



VANCOUVER HERITAGE COMMISSION

MINUTES

JANUARY 31, 2022

A meeting of the Vancouver Heritage Commission was held on Monday, January 31, 2022, at 11:02 am by electronic means via Webex.

PRESENT: Mollie Massie (Chair)
Crystal Hung (Vice-Chair)
James Evans
Paul Giles*
Michael Gordon
Mohammad Kashif Khan
Leslie Kowarsky
Hilary Macdonald
Joel Massey
Jenni Pace*
Shawn Preus

ABSENT:

ALSO PRESENT: Councillor Colleen Hardwick, Council Liaison
Trustee Estrellita Gonzalez, VSB
Elijah Sabadlan, Heritage Planner
James Boldt, Heritage Planner
Maxine Schleger, Heritage Planner Analyst

CITY CLERK'S OFFICE: Ana Denissenko, Committee Clerk

*Denotes absence from a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Leave of Absence Requests

None.

Approval of Minutes

MOVED by Commissioner Hung
SECONDED by Commissioner Evans

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, January 10, 2022, as circulated.

CARRIED UNANIMOUSLY
(Commissioner Pace absent for the vote)

**1. 343 West Pender Street – Hartney Chambers
VHR-B, Heritage Designation & Façade Retention
DP-2021-00952**

Staff:

Elijah Sabadlan, Heritage Planner
Kevin Spaans, Senior Development Planner (Metrocore)
Payam Fouladianpour, Project Facilitator

Applicant:

Byron Chard, Chard Development Ltd
Mark Whitehead, MCM Partnership
Donald Luxton, Donald Luxton & Associates

Elijah Sabadlan provided a presentation and subsequently responded to questions and comments.

Byron Chard, Mark Whitehead and Donald Luxton presented the historic context, statement of significance, conservation recommendations, design principles, and architectural expression to the Committee, and responded to comments and questions.

Following discussion, it was

MOVED by Commissioner Gordon
SECONDED by Commissioner Hung

WHEREAS

Hartney Chambers is an historic 1908-1909 building listed on the Vancouver Heritage Register as a “B”, and is located at 343 West Pender Street in the historic Victory Square area of downtown Vancouver.

THEREFORE BE IT RESOLVED THAT

1. The Vancouver Heritage Commission supports the Development Permit application for façade only retention of Hartney Chambers, and justification of density bonus of up to 10%, as compensation for designation; and
2. The Vancouver Heritage Commission supports the Heritage Conservation Plan prepared by Donald Luxton and Associates, as presented at the Vancouver Heritage Commission meeting on January 31, 2022, in particular:
 - a. The proposed conservation approach to Hartney Chambers and the demolition of the adjacent World Building; and
 - b. The proposed level of structural retention, authenticity, and integrity of character-defining elements

3. The Vancouver Heritage Commission supports the compatibility of the new structure with the retained exterior masonry walls of the Hartney Chambers (including, but not limited to: height; form, scale and massing; lack of setback, contemporary design); and
4. The Vancouver Heritage Commission supports compliance of the proposed, in particular the rooftop addition, with the Heritage Policies (2020), Section 3.1(d) and (e) and Victory Square Design Guidelines

Furthermore, it requests further design development on the following matters:

- Interior heritage elements, either through salvage and retention strategy, or through interpretation that reflects the character and quality of the heritage component
- Maintain the heritage architectural elements on all the entries to Hartney Chambers

CARRIED UNANIMOUSLY