



VANCOUVER HERITAGE COMMISSION

MINUTES

July 16, 2018

A meeting of the Vancouver Heritage Commission was held on Monday, July 16, 2018, at 10:57 am, in the Town Hall Meeting Room, Main Floor, City Hall.

PRESENT: Michael Kluckner, Chair
Jenny Sandy, Vice-Chair
Jan Fialkowski
Denise Jacques
Richard Keate
Janet Leduc
Joel Massey
Mollie Massie
Anthony Norfolk
Craig Rogers

ABSENT: Julia Hulbert (Leave of Absence)

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Commissioner Casey Crawford, Park Board Liaison
Helen Cain, A/Senior Heritage Planner, Heritage Policy,
Staff Liaison
Zlatan Jankovic, A/Senior Heritage Planner, Heritage Policy

CITY CLERK'S OFFICE: Irina Dragnea, Meeting Coordinator

WELCOME

The Chair acknowledged that we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations and we give thanks for their generosity and hospitality on these lands.

Leave of Absence Requests

None.

Approval of Minutes

Commissioner Massie provided additional details regarding Item 4 New Business, in the June 26, 2018, minutes, as follows:

New Business

(a) Report on the First Shaughnessy Advisory Design Panel meeting

Commissioner Massie informed the Commission that the June 14, 2018, First Shaughnessy Advisory Design Panel meeting was cancelled due to lack of applicants.

MOVED by Commissioner Jacques
SECONDED by Commissioner Fialkowski

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of June 25, 2018, as amended.

CARRIED UNANIMOUSLY

VARY AGENDA

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Keate

THAT the Vancouver Heritage Commission vary the order of the agenda to deal with Item 2, entitled "Conservation Review," and Item 3, entitled "Heritage Action Plan", prior to dealing with Item 1, entitled "Business Arising from the Minutes."

CARRIED UNANIMOUSLY

Note: For clarity, these minutes are recorded in chronological order.

2. Conservation Review

(a) 1290 Homer Street (MacPherson & Teetzel Company Building) DP-2018-00572 VHR "C"

Issues: The following relaxations were requested:

1. Relaxation of off-street parking and loading requirements (additional Class A bicycle parking is being provided in lieu).
2. Encroachments:
 - Alignment of the east façade of the new addition with the east façade of the existing building, currently encroaching beyond the property line by approximately 8";
 - Reinstated historic cornice, projecting beyond the property line by approximately 3'-0" on Homer and Drake Streets; and
 - Stair and dock-leveler with associated guardrails, etc. beyond the property line, for access to the basement (Level 1) of the building, sunken below the level of the raised dock at Hamilton Street (existing condition).

Applicant:

- Derek Fleming, Architect, Acton Ostry Architects Inc.
- Elijah Karlo Sabadlan, Heritage Consultant, Don Luxton and Associates Inc.

Staff:

- Zlatan Jankovic, A/Senior Heritage Planner, City of Vancouver

Staff and the applicant provided an overview of the application and responded to questions.

The Vancouver Heritage Commission thanked the applicant and staff for their presentation on the MacPherson & Teetzel Company Building, noting the following comments made informally in the workshop format:

- Overall satisfaction with the direction of the architects;
- Concerns with the wood colouring;
- Different options to be explored for the outside materials;
- Might give the feeling of top heavy;
- The horizontal bands could be more narrow; and
- Potential lower ceiling height to be explored.

MOVED by Commissioner Keate

SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports the proposal to retain and rehabilitate the MacPherson & Teetzel Company Building at 1290 Homer Street, including the designation of the building and the addition of a three-storey rooftop addition as presented to the Commission at their meeting on July 16, 2018.
- B. THAT the Vancouver Heritage Commission commends the applicant for the high-level conservation work, including seismic upgrading, brick repair, preservation in-place of the heavy timber internal structure, and the preservation of existing windows.
- C. THAT the Vancouver Heritage Commission requests that the cladding be carefully considered for compatibility with the historic building, including its colour and tone, and the suitability of the vertical woodgrain; also, the thickness of the horizontal band between floors be considered for further design development; and

FURTHER THAT the Commission supports the restoration of the historic cornice and its encroachment into the public realm, and the encroachment of the east façade of the new addition to align with the east façade of the existing building, and any further encroachments required by the historic building.

CARRIED UNANIMOUSLY

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The Commission recessed at 11:51 pm and reconvened at 12:07 pm.

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3. Heritage Action Plan

Staff: Helen Cain, A/Senior Heritage Planner, City of Vancouver

Staff provided an update on the Review of the Heritage Program, specifically the Heritage Strategy and the Heritage Toolkit.

Council approved the Heritage Action Plan, in 2013, to refresh the Heritage Program through updates to the Heritage Register, financial incentives, application processes and measures to retain pre-1940 houses, trees and cultural space in heritage buildings. Since 2014, a number of policies, regulations and incentives have been introduced and three consultant studies were completed to inform the Heritage Register Update and Heritage Program Review, specifically:

- *Vancouver Thematic Framework*: a set of historical themes;
- *Heritage Register Update*: new categories, criteria and a gap analysis; and
- *Heritage Strategy*: draft vision, goals and directions and issues to address through completion of a citywide framework of policies and an action plan.

Study findings and emerging directions were shared for public comment in 2017 and results include support for completion of a Heritage Strategy similar to other City frameworks (e.g. Healthy City Strategy, Green City Action Plan). Based on consultant studies, and a new recent focus in City initiatives on living heritage, Planning will request that Council instruct staff to reorient the Heritage Action Plan to fully integrate heritage and community planning, address built and cultural heritage and dovetail citywide goals for reconciliation, culture and heritage.

A “Heritage Toolkit” is a term to describe a set of planning and regulatory tools, support tools, and protection tools. The proposed Heritage Toolkit was presented to address issues identified in consultant studies and shared with the public for feedback last year.

The following comments were made informally in the workshop format:

- The right wording is crucial when creating policies;
- Building Envelope Professionals should be brought in early in the process;
- There are important differences between restoration and “replication;”
- Will be great for staff to provide an example of the full toolkit for commissioners to become familiar with all tools; and
- Concerns about how to support heritage conservation through relaxations.

MOVED by Commissioner Leduc

SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports staff’s request to fully integrate heritage into community planning and the forthcoming citywide plan through changes and additions to the Heritage Action Plan that Council approved in 2013.
- B. THAT the Vancouver Heritage Commission supports the integration of built and cultural heritage, including the histories of Indigenous peoples and historically wronged cultural communities, as part of a comprehensive heritage strategy for the City of Vancouver.

- C. THAT, on the matter of the proposed Heritage Toolkit, the Vancouver Heritage Commission recommends that the City of Vancouver adopt the *National Standards & Guidelines for the Conservation of Historic Places in Canada* to control exterior alterations and ensure that new developments do not result in “façadism”.
- D. THAT the Vancouver Heritage Commission agrees that no property on the Heritage Register should be demolished due to a rezoning or a subdivision of the property.
- E. THAT the Vancouver Heritage Commission supports the adoption of the *Heritage Property Standards and Maintenance By-law* city-wide, and understands that an amendment to the *Vancouver Charter* could be sought to allow the City of Vancouver to provide maintenance for neglected protected heritage properties at the owner’s expense.
- F. THAT the Vancouver Heritage Commission supports the development and refinement of a process involving building inspectors, heritage planners, architects and consultants to ensure that character-defining-elements are not lost in the rehabilitation of heritage properties, and to identify roadblocks that are standing in the way of heritage projects and to ensure that all available tools are interpreted in the most liberal manner possible to allow projects to proceed.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

(a) Report Back – Heritage Incentive Plan (HIP)

At the request of the Commission at its previous meeting, June 25, 2018, members of the Heritage Action Plan Subcommittee met on July 9, 2018, to review the proposed Heritage Incentive Plan (HIP). Staff responded to requests for further information and answered questions; all communication was distributed electronically to the Commission members.

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Rogers

WHEREAS

- 1. The Heritage Incentive Plan (HIP), as presented to the Vancouver Heritage Commission (the “Commission”) on June 25, 2018, intends to replace the Heritage Building Rehabilitation Program (HBRP).
- 2. The Commission has heard no rationale for the discontinuation of the HBRP which includes Heritage Density Transfer and the “density bank”.
- 3. The Commission understands that the HBRP was a successful and widely supported program that funded a tremendous amount of heritage conservation in the recent past.

THEREFORE BE IT RESOLVED:

- A. THAT the Vancouver Heritage Commission (the “Commission”) requests that a thorough analysis of the Heritage Density Transfer Program be undertaken;
- FURTHER THAT the Commission suggests the continuation of on-site density bonusing for projects involving heritage conservation that meet the relevant standards and guidelines;
- AND FURTHER THAT the Commission supports the continuation of the Heritage Façade Rehabilitation Program on a city-wide basis with a proposed annual budget of \$300,000.
- B. THAT the Vancouver Heritage Commission gives qualified support for the Heritage Incentive Plan (HIP), as presented at its June 25, 2018, meeting, noting the following for staff consideration:
- the HIP program, as proposed, will address a gap in the City of Vancouver’s heritage strategy in its focus on seismic upgrading of unreinforced masonry buildings;
 - within the HIP program, a further development of the grant application process takes place in order to ensure that the process is as simple and as streamlined as possible with dedicated staff provided to process the applications;
 - the HIP program may be underfunded and the cap of \$4 million per grant may be inadequate to address complex projects that may arise; and
 - the HIP program to be closely monitored both for its efficiency and for the adequacy of its funding.
- C. THAT the Vancouver Heritage Commission supports the Heritage House Conservation Program, with a proposed annual budget of \$300,000, to be administered by the Vancouver Heritage Foundation, which will fill a gap in the City of Vancouver’s overall heritage strategy.

CARRIED UNANIMOUSLY
(Commissioner Sandy absent for the vote)

4. New Business

**(a) Statement of Significance
and Vancouver Heritage Register Subcommittee Report**

Staff circulated, reviewed and amended the report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held on July 9, 2018, and responded to questions.

MOVED by Commissioner Keate
SECONDED by Commissioner Fialkowski

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
- 2065 Beach Avenue – Leonard Thirkell Residence.
 - 4555 Dunbar Street – Dunbar Theatre.
- B. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as a C-listing:
- 2076 Pendrell Street – Vernon Thirkell Residence.
- C. THAT the Vancouver Heritage Commission requests that the Statement of Significance for the following building be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations:
- 2065 Beach Avenue – Leonard Thirkell Residence.
 - 2076 Pendrell Street – Vernon Thirkell Residence.
 - 4555 Dunbar Street – Dunbar Theatre.
 - 1168 East Hastings Street – Vernon Apartments.
 - 1180 East Hastings Street – Burns & Co. East End Meat Market.

CARRIED UNANIMOUSLY
(Commissioner Sandy absent for the vote)

(b) Report on the First Shaughnessy Advisory Design Panel meeting

Commissioner Massie informed the Commission that the July 5, 2018, First Shaughnessy Advisory Design Panel meeting was cancelled due to lack of applicants.

Adjournment

MOVED by Commissioner Keate
SECONDED by Commissioner Jacques

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Commissioner Sandy absent for the vote)

Next Meeting:

DATE: Monday, September 10, 2018
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

The Commission adjourned at 2:55 pm.

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