



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**MARCH 11, 2019**

A meeting of the Vancouver Heritage Commission was held on Monday, March 11, 2019, at 11:02 am, in the Town Hall Meeting Room, Main Floor, City Hall.

**PRESENT:** Michael Kluckner, Chair  
Jan Fialkowski, Vice-Chair  
Michael Gordon  
Denise Jacques  
Janet Leduc  
Craig Rogers

**ABSENT:** Richard Keate (Leave of Absence)  
Joel Massey (Leave of Absence)  
Mollie Massie (Leave of Absence)

**ALSO PRESENT:** Councillor Colleen Hardwick, Council Liaison  
Trustee Estrellita Gonzalez, Vancouver School Board Liaison  
Zlatan Jankovic, Senior Heritage Planner, City of Vancouver,  
Staff Liaison  
Haizea Aguirre, Development Planner, City of Vancouver  
Helen Cain, Heritage Policy Planner, City-wide and Regional  
Planning, City of Vancouver  
Hugh McLean, Heritage Planner, City of Vancouver  
Maxine Schleger, Heritage Planning Analyst, City of Vancouver

**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

MOVED by Commissioner Leduc  
SECONDED by Commission Fialkowski

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Massey for today's meeting.

CARRIED UNANIMOUSLY

## Approval of Minutes

MOVED by Commissioner Fialkowski  
SECONDED by Commissioner Jacques

THAT the Vancouver Heritage Commission approves the Minutes from the meeting of February 25, 2019.

CARRIED UNANIMOUSLY

### 1. Business Arising from the Minutes

None.

### 2. 2006 Whyte Avenue – Bell Residence VHR “B” DP-2018-01128

Issues:

- Conservation measures and compatibility of the new rear addition and top roof deck
- Designation in exchange for modest additional FSR
- Conservation Plan

Applicant:

- Dee Spencer, Design Professional, Terra Firma Design Ltd.

Staff:

- Hugh McLean, Heritage Planner
- Haizea Aguirre, Development Planner

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

MOVED by Commissioner Leduc  
SECONDED by Commissioner Rogers

WHEREAS

1. The building at 2006 Whyte Avenue (the “Bell Residence”) is listed as a “B” on the Vancouver Heritage Register;
2. The Bell Residence is a rare example of a Craftsman house built with the Prudential Builders prefabricated wall system;
3. The Bell Residence is part of an enclave of historic houses in Kitsilano Point initiated in 1908 by the Canadian Pacific Railway;
4. The RT-9 zoning in the area encourages retention of historic buildings;
5. The owners have offered to designate the Bell Residence in return for a 10% increase in density from 0.75 to 0.83; and

6. The owners are proposing no changes to the Bell Residence's principal façade.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission (the "Commission") supports the proposal to build a 3-storey addition of approximately 630 square feet at the rear of the house, as presented to the Commission on March 11, 2019;

FURTHER THAT the Commission supports the compatible design of the addition, and the Conservation Plan as presented, but recommends that the applicant consider design modifications of the addition to ensure that it is distinguishable from the original house; and

FURTHER THAT the Commission congratulates the applicant and the owner for their stewardship of the house.

CARRIED UNANIMOUSLY

### **3. Heritage Action Plan Update: Upcoming Council Reports**

Helen Cain, Heritage Policy Planner, City-wide and Regional Planning, provided an update on the Heritage Action Plan.

MOVED by Commissioner Jacques  
SECONDED by Commissioner Gordon

WHEREAS

1. The Vancouver Heritage Commission (the "Commission"), at its meeting on July 16, 2018, supported the integration of heritage into community planning in the forthcoming city plans, and supported the integration of built and cultural heritage into the City's heritage strategy;
2. The Commission agreed that its Statement of Significance subcommittee should test the proposed Heritage Register System Plan for a period of six (6) months; and
3. The Commission broadly agrees with staff's goals on the Heritage Action Plan.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission thanks staff for the Heritage Action Plan staff update provided at its meeting on March 11, 2019.
- B. THAT the Vancouver Heritage Commission identifies and expressed its concern that the splitting of the Vancouver Heritage Register into Class 1 and Class 2 will disadvantage buildings that are currently classified as Bs and are perceived in the development community to have more heritage value than Cs.
- C. THAT the Vancouver Heritage Commission wishes to draw attention to specific areas of the downtown – Granville Street and the 800 blocks of Cambie Street

and Beatty Street – for special attention by staff as the update to the Heritage Action Plan proceeds.

- D. THAT the Vancouver Heritage Commission (the “Commission”) identifies and expressed its concern with how some intangible elements of the city’s heritage will be recognized in the City’s heritage policies and its register, and how it will be reflected in the Commission’s duties as it responds to development applications.
- E. THAT the Vancouver Heritage Commission draws attention to the challenges facing Vancouver’s schools, specifically those that have historic value and are not on the Vancouver Heritage Register and the complexities of seismically upgrading heritage schools and getting that work funded.
- F. THAT the Vancouver Heritage Commission supports the integration of elements of intangible heritage, such as social spaces, into the planning process of the Broadway Plan and the forthcoming City-wide Plan.
- G. THAT the Vancouver Heritage Commission recognizes that the terms of reference for the City’s Planning Department and Heritage Group may be in a process of change following direction from Council.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:35 pm and reconvened at 12:50 pm.

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#### **4. Staff Update**

##### **(a) Staffing Update**

Zlatan Jankovic, Staff Liaison, introduced Maxine Schleger, Heritage Planning Analyst.

Mr. Jankovic announced that a second Heritage Planner position has been filled and the successful applicant will be starting their role on March 25, 2019.

##### **(b) Heritage Incentive Program Report**

Zlatan Jankovic, Staff Liaison, reminded the Commission that the Administrative Report dated January 25, 2019, entitled “Heritage Incentive Program,” will be presented to the Standing Committee on City Finance and Services on Wednesday, March 13, 2019.

MOVED by Commissioner Fialkowski  
SECONDED by Commissioner Gordon

WHEREAS

- 1. The Vancouver Heritage Commission (the “Commission”) provided qualified support to the Heritage Incentive Program, as presented to the Commission on

June 25, 2018, and that will be presented to the Standing Committee on City Finance and Services on March 13, 2019.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission asks the Chair to speak in favour of the Heritage Incentive Program report at the Standing Committee on City Finance and Services on March 13, 2019.
- B. THAT the Vancouver Heritage Commission asks staff to consider an evolution of the program to transfer density offsite across a broader area, for example Granville Street.
- C. THAT the Vancouver Heritage Commission requests that staff investigate programs that would serve the small number of important heritage sites requiring heritage remediation beyond the scope of the proposed program.

CARRIED UNANIMOUSLY

**(c) Applicant Presentation Materials**

Zlatan Jankovic, Staff Liaison, asked the Commission if less packaging, as part of the supporting application documents, is more preferred. The Commission agreed.

**(d) City Policies on Duplex**

Zlatan Jankovic, Staff Liaison, notified the Commission that an update report is currently being drafted for Council. More details to follow.

**(e) Fairmont Academy**

Zlatan Jankovic, Staff Liaison, advised that there are no updates at the moment.

**(f) City of Vancouver 2019 Heritage Awards**

Zlatan Jankovic, Staff Liaison announced that the 2019 Heritage Awards will be taking place on May 6, 2019.

**5. New Business**

**(a) Commissioners' Reports**

The Chair highlighted the significant heritage value of Delamont Park – City-owned land between West 7<sup>th</sup> Avenue and the Arbutus Greenway, and the enclave of houses surrounding it.

**Adjournment**

MOVED by Commissioner Leduc  
SECONDED by Commissioner Jacques

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next Meeting:**

DATE: Monday, April 8, 2019  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, City Hall

The Committee adjourned at 1:34 pm.

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