



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**MAY 13, 2019**

A meeting of the Vancouver Heritage Commission was held on Monday, May 13, 2019, at 11:01 am, in the Town Hall Meeting Room, Main Floor, City Hall.

**PRESENT:** Michael Kluckner, Chair  
Jan Fialkowski, Vice-Chair  
Michael Gordon  
Denise Jacques  
Richard Keate  
Doreen Leo  
Joel Massey  
Mollie Massie

**ABSENT:** Janet Leduc (Leave of Absence)  
Jenni Pace  
Craig Rogers (Leave of Absence)

**ALSO PRESENT:** Councillor Colleen Hardwick, Council Liaison  
Susan Chang, Development Planner, City of Vancouver  
Sahisna Chitrakar, Planning Analyst, City of Vancouver  
Zlatan Jankovic, Senior Heritage Planner, City of Vancouver  
Hugh McLean, Heritage Planner, City of Vancouver  
Holly Sovdi, Planner, City of Vancouver

**CITY CLERK'S OFFICE:** Irina Dragnea, Meeting Coordinator  
Tamarra Wong, Meeting Coordinator

### WELCOME

The Chair acknowledged that we are on the traditional and unceded territories 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 Fialkowski  
SECONDED by Commissioner Keate

THAT the Vancouver Heritage Commission approves leaves of absence for Commissioner Leduc for today's meeting and Commissioner Massie for the June 3, 2019, meeting.

CARRIED UNANIMOUSLY

## **Approval of Minutes**

MOVED by Commissioner Keate  
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approves the Minutes from the meeting of April 29, 2019.

CARRIED UNANIMOUSLY

### **1. Business Arising from the Minutes**

None.

### **2. 1517 Comox Street – George Residence VHR “B” DP – 2017 – 01277**

Issues:

- Conservation measures
- Designation in exchange for additional FSR and infill residence
- Compatibility of new infill residence

Applicant:

- Neil Robertson, Stuart Howard Architects
- Dewhirst Lessard Consulting, Heritage Consultant

Staff:

- Zlatan Jankovic, Senior Heritage Planner, City of Vancouver
- Susan Chang, Development Planner, City of Vancouver

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

MOVED by Commissioner Gordon  
SECONDED by Commissioner Jacques

WHEREAS

1. The George Residence at 1517 Comox Street has a “B” evaluation on the Vancouver Heritage Register.
2. The proposal to retain and rehabilitate the heritage house generally complies with the principles for adaptation and reuse of historic buildings.
3. The laneway infill building, as presented to the Vancouver Heritage Commission on May 13, 2019, conforms to the RM-5 zoning and is distinguishable in style from the heritage building.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission (the “Commission”) supports the proposal to retain, rehabilitate and designate the George Residence at 1517 Comox Street;

FURTHER THAT the Commission supports the addition of the infill building as presented at its meeting on May 13, 2019, including its modern, flat-roofed design;

FURTHER THAT the Commission supports the increase in density from 0.91 FSR to 1.37 FSR in return for the heritage designation of the building;

FURTHER THAT The Commission applauds the applicant for the retention of the existing siding and glazing on the heritage building and for the replacement of the two non-conforming doors at the rear of the building; and

FURTHER THAT the Commission suggests the applicant perform a colour investigation of the original heritage building and consider complementary colours for the infill.

CARRIED UNANIMOUSLY

**3. 741-745 East Broadway  
VHR “C”  
PS – 2019 – 00169**

Issues:

- Conservation measures
- Designation in exchange for height relaxation
- Compatibility with new development

Applicant:

- Chris Knight, Gair Williamson Architects
- Don Luxton & Associates, Heritage Consultant

Staff:

- Zlatan Jankovic, Senior Heritage Planner, City of Vancouver
- Susan Chang, Development Planner, City of Vancouver

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

MOVED by Commissioner Keate  
SECONDED by Commissioner Massie

WHEREAS

1. The 1912 commercial and residential building at 741-745 East Broadway is one of the few surviving from the period when East Broadway evolved from a residential street to a commercial arterial on the city’s streetcar network.
2. The building has been proposed for addition to the Vancouver Heritage Register in the “C” category.
3. The owner has offered to retain, rehabilitate and designate the building.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission (the "Commission") supports the proposal to designate and integrate the building at 741-745 East Broadway, into a new mixed-use development, as presented at its meeting on May 13, 2019;

FURTHER THAT the Commission supports the design of the new building to the west, which is complementary, yet distinguishable, and applauds the 2.8 metre setback from the heritage building;

FURTHER THAT the Commission supports the half-storey addition to the rear of the heritage building;

FURTHER THAT the Commission supports the request for a height relaxation on the site in return for the heritage designation of the building;

FURTHER THAT the Commission applauds the applicant for the quality of the presentation, including the bird's-eye-view and perspective drawings that clearly show the integration of old and new and the relationship of the project to the street; and

FURTHER THAT the Commission suggests that the applicant investigate opportunities for complementary mosaic tile treatments and colours to enhance the relationship between the heritage building and the new building.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:00 pm and reconvened at 12:15 pm.

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#### **4. Broadway Plan – Overview and Update**

Holly Sovdi, Planner, and Sahisna Chitrakar, Planning Analyst, provided a presentation on the Broadway Plan, and responded to questions.

The Vancouver Heritage Commission thanked staff for their presentation on the Broadway Plan, noting the following comments made informally in the workshop format:

- Commission members should be included in the various advisory committees to make sure a heritage perspective is included in the Broadway Plan goals; and
- The importance of staff clearly communicating their support for the existing communities along the Broadway corridor.

#### **5. Staff Update**

Staff noted that there will be a report back on the City of Vancouver 2019 Heritage Awards in early July.

Staff provided a brief update of city-wide rezoning, in particular the implementation of outright duplexes.

**6. New Business**

**(a) Commissioners' Reports**

Commissioner Kluckner mentioned that each Commissioner has one complimentary ticket for the 2019 Heritage House Tour.

**Adjournment**

MOVED by Commissioner Massie  
SECONDED by Commissioner Keate

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next Meeting:**

DATE: Monday, June 3, 2019  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, City Hall

The Commission adjourned at 1:27 pm.

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