

VANCOUVER HERITAGE COMMISSION

MINUTES



February 28, 2011

A regular meeting of the Vancouver Heritage Commission was held on Monday, February 28, 2011, at 11:08 am in the Strathcona Meeting Room, Sub-ground, City Hall (453 West 12th Avenue).

Members Present:	Kim Maust, Vice-Chair Marian Brown Shelley Bruce Terence Brunette David Cuan Charlene Krepiakevich Jack Leung Orville Lim
Members Absent:	Judith Hansen (Leave of Absence) Richard Keate, Chair (Sick Leave) Tanya Southcott (Leave of Absence)
Also Present:	Marco D'Agostini, Senior Heritage Planner (<i>Staff Liaison</i>)
City Clerk's Office:	Tina Hildebrandt Meeting Coordinator

Attendance

There were no objections to granting Leave of Absence for Tanya Southcott for this meeting.

Note from Clerk:

Judith Hansen was granted Leave of Absence for this meeting on February 7, 2011.

Approval of Minutes

The minutes of the February 7, 2011, meeting were approved with the following amendment:

Item 3 (a):

Strike Kim Maust from the Seismic Upgrading Program and Vancouver Public Schools including Statements of Significance Sub-committee.

1. Business Arising from the Minutes

None

2. Conservation Projects

- (a) 1245 Harwood
VHR "B" (to be revised to "A")
DE, HRA application- 2nd review

Applicant: Michael Heeney, Bing Thom Architects
Dan Du, Bing Thom Architects
Don Luxton, Donald Luxton & Associates
Staff: Yardley McNeill, Rezoning, Heritage Planner

Staff and the Applicant presented the project and responded to questions.

Issues:

- i) Conservation/Rehabilitation approach to the building and the site;
- ii) Revised relationship between the tower and the heritage house; and
- iii) Proposed design for the front garden and street edge.

MOVED by Charlene Krepiakovich
SECONDED by Orville Lim

- A. THAT the Vancouver Heritage Commission supports the Conservation/ Rehabilitation approach to the building and the site at 1245 Harwood Street, but asks the applicant to consider removal of the 1930's addition;

FURTHER THAT the Commission recommends the restoration of the dormers as per the 1914 photographs; and

FURTHER THAT the Commission supports the revised relationship between the tower and the heritage house.

CARRIED UNANIMOUSLY

MOVED by David Cuan
SECONDED by Marian Brown

- B. THAT the Vancouver Heritage Commission recommend further design development of the front garden and street edge at 1245 Harwood Street and consider the inclusion of trees to filter the view of the property and to preserve the estate-like garden context of the heritage building.

CARRIED UNANIMOUSLY

**(b) 1075 West Hastings
Quadra Club (University Club) 1021 West Hastings
VHR "B" & Heritage Interiors Inventory
DP/Designation Application- 2nd review**

Applicant: Mark Whitehead, MCM - Musson Cattell Mackey Partnership
Mark Cote, Oxford Properties Group
Josh Chaiken, Kohn Pedersen Fox Associates
Robert Lemon, Robert Lemon Architect Inc.
Staff: Garry Papers, Planner, Urban Design and Development Planning Centre
Yardley McNeill, Heritage Planner

Staff and the Applicant provided an update and responded to questions.

Issues:

- (i) The revised tower design and relationship between the retained heritage façade, Marine Building and Guinness tower; and
- (ii) Proposed Conservation Plan.

MOVED by Orville Lim
SECONDED by Jack Leung

- A. THAT the Vancouver Heritage Commission supports the revised tower design and the relationship between the retained heritage façade of 1021 West Hastings Street, the Marine Building and the Guinness Tower, but requests the applicant reconsider the tapering of the lower overhang skit over the main entry to lessen the visual obstruction of the west wall of the University Club.

CARRIED UNANIMOUSLY

MOVED by Charlene Krepiakovich
SECONDED by Shelley Bruce

- B. THAT the Vancouver Heritage Commission supports the proposed Conservation Plan for 1021 West Hastings Street, requesting that consideration of the interior heritage pieces be incorporated into the design;

FURTHER THAT the Commission requests the Statement of Significance be refined.

CARRIED UNANIMOUSLY

**(c) St. George's Junior School
3851 West 29th Avenue
VHR "A" (M) (L)**

Applicant: Robert Lemon, Robert Lemon Architect Inc.
Neil Piller, Director of Operations, St. George's School
Markus Franiek, Building Committee, St. George's School
Staff: Marco D'Agostini, Senior Heritage Planner

Issues:

- (i) approval of Statement of Significance;
- (ii) adoption of Conservation Plan; and
- (iii) proposed roofing materials for Junior School Building.

Staff and the Applicant provided an update and responded to questions.

MOVED by Kim Maust
SECONDED by Terry Brunette

THAT the Vancouver Heritage Commission supports the Statement of Significance and the Conservation Plan for 3851 West 29th Avenue, as presented at its meeting on February 28, 2011;

FURTHER THAT the Commission approve the proposed roofing materials but strongly encourage the use of natural slate.

CARRIED UNANIMOUSLY

- (d) **817-819 Granville Street - 'The Power Block'**
(Project Address: 720 Robson Street)
VHR "B" (Designated Façade)
DE#414406

Applicant: Jorge Neitzke, Musson Catell Mackey Partnership, applicant
Robert Lemon, Robert Lemon Architect Inc.
Jason Zse, owner's representative
Staff: James Boldt, Heritage Planner
Michelle Au, Project Facilitator
Sailen Black, Development Planner

Staff and the Applicant provided an update and responded to questions.

Issues:

- (i) Statement of Significance and Conservation Plan for the 817 Granville Street Art Deco facade;
- (ii) Design of the new building with respect to the heritage character of 817 Granville Street; and
- (iii) Proposed demolition of the building at 712 Robson Street.

MOVED by Terry Brunette
SECONDED by Marian Brown

- A. THAT the Vancouver Heritage Commission supports the Statement of Significance and the Conservation Plan for the Art Deco façade at 817 Granville Street but opposes the demolition of a "B" listed building on the Heritage Register.

CARRIED
(David Cuan opposed)

MOVED by Terry Brunette
SECONDED by Marian Brown

- B. THAT the Vancouver Heritage Commission opposes the demolition of the building at 712 Robson Street and recommends retention of a) the building façade, or b) the building in it's entirety, with the application of heritage incentives to enable retention.

CARRIED
(David Cuan, Orville Lim and Kim Maust opposed)

3. Subcommittee Reports

(a) Heritage Awards Subcommittee

Hugh McLean, Heritage Planning Analyst, provided a brief verbal update on nominations for the upcoming Heritage Awards (*deadline was Friday, January 14, 2011, at 4:00 pm*).

4. Other Business

a) Leave of Absence Request.

There were no objections to granting a Leave of Absence for Marian Brown for the meeting on Monday, March 21, 2011.

b) Lord Kitchener Elementary

Charlene Krepiakevich expressed concern regarding the Vancouver School Board's application to demolish the main building of Lord Kitchener Elementary School and sought the Commission's advice.

In discussion, it was agreed to delegate this matter to the Seismic Upgrading Program and Vancouver Public Schools including Statements of Significance Sub-committee for further review.

In addition, Charlene Krepiakevich and Jack Leung expressed an interest in joining the sub-committee.

5. Next Meeting

Monday, March 21, 2011, 11:00 am
Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

The Commission adjourned at 2:27 pm

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