These Minutes will be adopted at the next meeting of the Vancouver Heritage Commission

VANCOUVER HERITAGE COMMISSION

October 23, 2006

Minutes

A regular meeting of the Vancouver Heritage Commission was held on Monday, October 23, 2006, in Committee Room # 1, Third Floor, City Hall, at approximately 11:00 a.m.

Members Present:  Richard Keate, Chair
*Councillor Suzanne Anton
Megan Balmer
James Burton
Cam Cathcart
Cheryl Cooper
Karen Jarvis
Kim Maust

Members Absent:  Brad Alberts (Sick Leave)
Denise Cook (Leave of Absence)
Doris Zibauer (Leave of Absence)

Also Present:  *Commissioner Korina Houghton, Vancouver Park Board

Also Absent:  Trustee Allan Wong, Vancouver School Board

City Clerk's Office:  Diane M. Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

Attendance

There were no objections to granting Leave of Absence for Denise Cook and Doris Zibauer for this meeting.

Adoption of Minutes

Minutes of the October 2, 2006 meeting were adopted as amended:

b)  21 Water Street - Swift Canadian Packing House - VHR “C”, (M), Enquiry

The vote on the motion was amended to reflect that Councillor Anton, Cameron Cathcart and Denise Cook were opposed to i. of the motion.
The motion as amended:

RESOLVED

THAT with regards to the project at 21 Water Street (Swift Canadian Packing House), the Vancouver Heritage Commission (VHC) generally supports the project as presented at the October 2, 2006 meeting, specifically noting the following:

i. proposed doors and windows on ground level be of wood construction to be in the style and scale of the original elements and with non-reflective glazing;
ii. windows on the 2nd floor be of wood construction to be in the style and scale of the original elements and with non-reflective glazing;
iii. windows on the upper south façade be of wood construction to be in the style and scale of the original elements and with non-reflective glazing;
iv. new windows on the upper east side be aluminum and in matching proportion to the existing upper east side windows;
v. colour assessment to be done to determine original colours and placement on windows, doors and exterior elements; and any new paint to reflect that assessment; and
vi. support of the design of the awnings

CARRIED
( Councillor Anton, Cameron Cathcart and Denise Cook opposed to i.)

VARY AGENDA

The Commission agreed to vary the order of the agenda in order to review Business Arising from the Minutes of October 2, 2006 Item 5b) 1402 McRae: Redevelopment Co-design Workshop Group at the meeting’s end. For ease of reference, the minutes are recorded in numerical order.

1. Business Arising from the Minutes of October 2, 2006

Item 5b) 1402 McRae: Redevelopment Co-design Workshop Group

The Chair provided an update and John Ward, Heritage Planner was asked to provide Commission members with a copy of the Greencroft Transfer of Density Report by Ray Spaxman (VHC meeting April 25, 2005 - Item 5B).

2. Conservation Review

a) 375 Main Street (185 - 199 East Hastings Street - Dawson [Ford] Biding)
VHR “B” - DE

Issues:

i) selection of window type and the window design proposed (in particular, the width of sashes, both upper and lower).
Applicant: Eric Pattison, Architect
Staff: Zlatan Jankovic, Heritage Planner

Staff, along with the applicant, reviewed the project, originally presented to the VHC at the pre-application stage on August 8, 2005, and responded to questions relating to colours and windows.

RESOLVED

THAT, regarding the project at 375 Main Street (185-199 East Hastings Street - Dawson [Ford] Building), the Vancouver Heritage Commission (VHC) supports the project as presented at the October 23, 2006 meeting.

CARRIED UNANIMOUSLY
(Councillor Anton not present for the vote)

b) 168 Powell Street - New Development - DE # 410717

Issues:
1) contextual fit within Historic Area of Gastown, the scale and form of proposed development, compatibility with existing streetscape;
2) extensive use of contemporary building materials (no brick/wood proposed), lack of intermediate and top cornices, proposed windows differ in scale, proportion, configuration and fenestration from historic patterns found in Gastown;
3) lower façade, storefront character, configuration, level of detailing;
4) implementation and interpretation of HA-2 Design Guidelines.

Applicant: Jim Huffman, Senior Associate; Jeff Skinner, Architect, Busby Perkins & Will
Adrienne Brown, Landscape Architect, PWL Partnership

Staff: Zlatan Jankovic, Heritage Planner

Staff, along with the applicant, reviewed the project, along with the issues of Gastown Historic Area Planning Committee (GHAPC) as noted in their October 18, 2006 minutes and the Gastown HA-2 Design Guidelines adopted by Vancouver City Council on August 1, 2002 (distributed - on file), and responded to questions relating to materials/textures, including sustainability; intermediate cornice; design elements; windows; landscaping/rooftop access; exterior corridors; and LEEDS.

RESOLVED

THAT, regarding the project at 168 Powell Street, the Vancouver Heritage Commission (VHC) supports the project, in principle, noting specifically the following:

- support for:
  a. the contextual fit, scale, form, and compatibility of development;
  b. extensive use of contemporary building materials;
  c. use of red painted concrete;
d. the applicant’s implementation and contemporary interpretation of the HA-2 design guidelines; and

FURTHER THAT the VHC recommends revisions to the intermediate cornice design to make it stronger and suggests raising the sill level of the 2nd floor windows to that end; and

FURTHER THAT the VHC suggests a strong red colour that is closer to Gastown brick colour.

CARRIED
(Karen Jarvis and Richard Keate opposed)
(Councillor Anton not present for the vote)

c) 158 - 160 East Pender Street, HA-1 - VHR “A”, Municipal Designation, DE# 410769

Issues:
i) Conservation Plan proposed
   Applicant: James Lee, Architect, JLA Architecture
              Doug Chan, President, Chin Wing Chun Society;
   Staff: Zlatan Jankovic, Heritage Planner

Staff, along with the applicant, reviewed the project and responded to questions relating to windows.

RESOLVED

THAT, regarding the project at 158 - 160 East Pender Street, the Vancouver Heritage Commission (VHC) supports the project as presented at the October 23, 2006 meeting noting specifically the following:

• support for the Conservation Plan, noting the preferred preservation treatment strategy as described by the Standards and Guidelines for the Conservation of Historic Places in Canada; and
• encourage the Applicant to research and use original colours.

CARRIED UNANIMOUSLY

The VHC commends the Applicant for their initiative to preserve this Society building.
3. **Sub-committee Reports**

a) **Sub-committee Review**

The Commission reviewed the Sub-committees.

**RESOLVED**

THAT the following Sub-committees be discharged:

- St. Paul’s Hospital
- Clark House Project
- Preservation of Joy Kogawa House
- Statements of Significance Working Groups
- Vancouver Schools & Victory Square
- Victory Square Project
- Public Realm
- False Creek Flats

CARRIED UNANIMOUSLY

The revised list is attached to these Minutes.

b) **2007 Heritage Awards Planning Sub-committee**

Cheryl Cooper requested that a report from the 2007 Heritage Awards Planning Sub-committee be on the agenda for the next meeting.

The Commission agreed that the date for the Awards could be any night during Heritage Week.

4. **Correspondence**

There was no Correspondence to be circulated.

5. **Other Business**

a) **Commercial Heritage Properties Incentive Fund (CHPIF) Program Closure: Update**

Zlatan Jankovik, Heritage Planner, reviewed the update (attached to agenda) on the closure of the CHPIF program and the proposal that the Commission recommend Council support the reopening of the program or create a replacement program.

He noted an error in bullet 3 (delete words “or inclusion of and therefore contributes to”).

**RESOLVED**

THAT Cameron Cathcart prepare a Report to Council on the Commercial Heritage Properties Incentive Fund Program Closure, incorporating the recommended action submitted at the October 23, 2006 VHC meeting.
CARRIED UNANIMOUSLY

The Meeting Coordinator will consult with Mr. Cathcart regarding an appropriate date for submission to Council and provide him with a report template and procedural information.

b) Update on City Hall Windows

Mark Lau, Acting Manager of Facility Development, and Yardley McNeill, Heritage Planner, provided an update on the refurbishment of City Hall Windows. A further report is forthcoming.

RESOLVED

THAT the Vancouver Heritage Commission requests Heritage Planning staff forward to Facilities Development staff aspects of the Standards and Guidelines for Conservation of Historic Places in Canada which highlight the principles governing work to existing wood windows.

CARRIED UNANIMOUSLY

c) Development Permit Board - VHC Representation

- November 20, 3:00 p.m. CR # 1 James Burton (Karen Jarvis alternate)
- December 4, 3:00 p.m. CR# 1 Kim Maust (Karen Jarvis alternate)

d) Leaves of Absence

There were no objections to granting Leave of Absence for Cam Cathcart and Richard Keate for the November 20, 2006 meeting and that James Burton would Chair the meeting.

Next Meeting:

Monday, November 20, 2006 - 11:00 a.m.
Committee Room # 1 - Third Floor, City Hall

The meeting was adjourned at 2:15 p.m.

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## VANCOUVER HERITAGE COMMISSION SUB-COMMITTEE MEMBERS - AS OF OCTOBER 23, 2006

<table>
<thead>
<tr>
<th>SUB-COMMITTEE NAME</th>
<th>MEMBERS - DATE APPOINTED</th>
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<tbody>
<tr>
<td>First Shaughnessy Design Panel</td>
<td>Richard Keate: Jan. 28/02; Feb. 10/03; Apr. 5/04</td>
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<tr>
<td>Southeast False Creek (established September 13/04)</td>
<td>James Burton: Sept. 13/04 Cam Cathcart: Sept. 13/04 Karen Jarvis: July 18/05 Kim Maust: July 18/05</td>
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<tr>
<td>Burrard Bridge (established January 10/05)</td>
<td>Brad Alberts: Jan. 10/05 James Burton: Jan. 10/05 Cam Cathcart: Jan. 10/05 Cheryl Cooper: Jan. 10/05</td>
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<tr>
<td>Cambie Street Boulevard (established June 6/05)</td>
<td>James Burton: June 6/05 Karen Jarvis: June 6/05 Doris Zibauer: June 6/05</td>
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<tr>
<td>Seismic Upgrading Program and Vancouver Public Schools including Statements of Significance (established July 18/05)</td>
<td>Megan Balmer: September 12/05 Kim Maust: September 12/05 Doris Zibauer: September 12/05</td>
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<tr>
<td>Vancouver Heritage Register Update (established September 12/05)</td>
<td>Cheryl Cooper: September 12/05 Karen Jarvis: September 12/05 Kim Maust: September 12/05 Doris Zibauer: September 12/05</td>
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<tr>
<td>2007 Heritage Awards Planning (established September 11/06)</td>
<td>Cheryl Cooper: September 11/06 Kim Maust: September 11/06 Doris Zibauer: September 11/06</td>
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<tr>
<td>2007 Heritage Awards Jury (established September 11/06)</td>
<td>Brad Alberts: September 11/06 James Burton: September 11/06 Denise Cook: September 11/06 Alternate: Cheryl Cooper: Sept. 11/06</td>
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