



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, January 13, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Tina Hildebrandt at 604.873.7268 or e.mail tina.hildebrandt@vancouver.ca.*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>.*
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Roll Call 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held December 9, 2013.

1. Business Arising from the Minutes 11:05 - 11:10 am

2. Introduction of new Commission Members 11:10 - 11:20 am

3. Election of Chair and Vice-Chair (2014) 11:20 - 11:30 am

The Meeting Coordinator will conduct the election for Chair and Vice-Chair for 2014.

4. Appointment of Liaisons to the Development Permit Board and First Shaughnessy Advisory Design Panel 11:30 - 11:40 am

The Commission to appoint liaisons to the Development Permit Board and First Shaughnessy Advisory Design Panel for 2014.

5. Conservation Review

11:40 - 12:40 pm

(a) Waterfront Tower - 601 W. Cordova St.
Enquiry

The enquiry was received to develop a mixed-use office tower on a site located on W. Cordova St. immediately east of the CPR Station building. The proposal is to construct a 24-storey, 127.1 m tall tower with 41,205 m² of commercial / office space.

The subject site is at the edge of the Downtown and Gastown districts and in between two designated heritage buildings, the CPR Station and The Landing. It is one of the sites referenced by the Central Waterfront Hub Framework which was adopted by City Council on June 11, 2009. The Framework has established a number of development principles and directions for the future development of the study area which also apply to this site. It has been recognized that the heritage impact analysis of new development on adjacent municipally designated heritage buildings as well as on the Historic Area of Gastown should result with a solution that complements existing landmarks, built form and urban character. The Framework suggested that this particular site could accommodate 11-storey building with approx. 6,100 m² floor area which is significantly less than currently proposed.

Although the site is not located within Gastown Historic Area boundaries, this enquiry was presented to the Gastown Historic Area Planning Committee (GHAPC) on December 18, 2013, because of the development's potentially significant impact on the historic character of Gastown. The proposal was generally supported, with recommendations to improve visibility of the east façade of the CPR Station building, improve design of the lower portion of the proposed tower (including its "origami" treatment) and to present the improved proposal to the GHAPC at the development permit application stage. The proponent has retained a conservation consultant to develop the Statement of Significance for the CPR Station building, which is currently being finalized.

The applicant has provided a project package to inform and solicit input and feedback from the Vancouver Heritage Commission, and will present the project. Staff will be in attendance to provide additional information, as required.

Issues:

- (i) Does the proposal (and its heritage impact assessment) adequately address heritage related concerns and opportunities as identified by the Central Waterfront Hub Framework (see pages 29, 30, 35, 37 of the excerpt provided); and
- (ii) Design of the lower façade, in particular the interface with the CPR Station building and Cordova Street

Applicants: Matthieu Grady, B+H Architect
Adrian Smith + Gordon Hill Architecture, Laura Jimenez
Robert Lemon, Robert Lemon Architect
Cadillac Fairview, Owner

Attachments: Waterfront Tower - 601 Cordova St., Vancouver BC
Excerpt from the Central Waterfront Hub Framework (4 pages)

Staff: Zlatan Jankovic, Heritage Planner
Paul Cheng, Development Planner

(b) 1081 Burrard Street - St. Paul's Hospital 12:40 - 1:20 pm

Staff and the applicant team will provide an introduction of the concept for the phased development of the hospital site, as well as preliminary plans for the new Ambulatory Care Building to be constructed on the property. There will be further presentations in the future as more detailed planning evolves. The draft Statement of Significance has been provided but will be reviewed at the upcoming Sub-Committee meeting.

Applicants: Ray Wolfe, Senior Associate, Stantec Architectural Ltd.
Donald Luxton, Principal, Donald Luxton and Associates

Attachments: Introduction memo and draft Statement of Significance

Staff: Marco D'Agostini, Senior Heritage Planner
James Boldt, Heritage Planner

6. Sub-Committee Reports 1:20 - 1:40 pm

Report from SoS/VHR Sub-Committee.

7. New Business

Next Meeting:

DATE: February 3, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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