



VANCOUVER HERITAGE COMMISSION

MINUTES

May 14, 2018

A meeting of the Vancouver Heritage Commission was held on Monday, May 14, 2018, at 11 am, in the Town Hall Meeting Room, Main Floor, City Hall.

PRESENT: Michael Kluckner, Chair
Jan Fialkowski
Richard Keate
Joel Massey
Mollie Massie
Anthony Norfolk
Craig Rogers
Jenny Sandy, Vice-Chair

ABSENT: Julia Hulbert (Leave of Absence)
Denise Jacques (Leave of Absence)
Janet Leduc (Leave of Absence)

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Commissioner Casey Crawford, Park Board Liaison
Trustee Judy Zaichkowsky, Vancouver School Board Liaison
Helen Cain, Heritage, Acting Staff Liaison

CITY CLERK'S OFFICE: Bonnie Kennett, 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 Sandy
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Fialkowski from the June 4, 2018, meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

The Chair clarified a few points in the April 30, 2018, minutes regarding Item 3 (b) Staff Liaison Update, and provided additional detail as follows:

- Several large application projects will be presented at the May 14 meeting;
- Staff will present the Heritage Strategy and answer questions. Discussion is scheduled for the June 25 and July 17 meetings;
- Staff will provide a second presentation on July 17 on the new Heritage Incentive Program. The Commission will be asked to pass a motion on the components of the Heritage Action Plan, including the Heritage Strategy, Heritage Register and Heritage Incentive Program. Staff will be available to answer questions.
- A report on the Heritage Action plan is scheduled for September 18, 2018.

MOVED by Commissioner Sandy
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of April 30, 2018, as amended.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None.

2. Conservation Review

(a) Waterfront Tower – 555 West Cordova Pre-Application Workshop

Applicant:

- Laura Jimenez, Architect, Adrian Smith + Gordon Hill Architecture
- Graham Barron, Architect, B+H Architect
- Mathew Cavanaugh, Cadillac Fairview
- Robert Lemon, Heritage Consultant

Staff:

- Jason Olinek, Development Planner
- Zlatan Jankovic, Heritage Planner

The Chair noted an amendment to the agenda as follows:

- Delete from the last sentence in paragraph two, “and the project is generally consistent with its planning framework”.

Staff and the applicant provided an overview of the proposal to construct a mix-use office tower at 555 West Cordova Street and responded to questions.

The Vancouver Heritage Commission thanked the applicant and staff for their detailed presentation on the Waterfront Tower at 555 West Cordova Street, noting the following comments made informally in the workshop format:

- Will there be material impacts on the station itself? The consensus was there wouldn't;
- Public realm extensions were supported enthusiastically;
- How did the height of the building go from 11 storeys to 26?;
- The City is working on a study with the Port of Vancouver on terms of reference; this is going on now, and will continue until at least March 2019;
- The architect says that it is a smaller building than the 2014 one, but it is more square;
- The bronze war memorial statue is not mentioned in the material presented but would need to be incorporated into the public space planning. Location, treatment and restoration of it need to be studied;
- The City ought to finish the Waterfront Hub Study first before approving a building of this scale;
- Concerns with added traffic activity – the Granville Street extension should be considered;
- The design as presented is not subordinate, is distinguishable, but is not compatible [these being generally accepted criteria for new buildings adjoining heritage one];
- Pulling the building back from the street is great; it is an interesting building, but it will take away from the two jewels [Waterfront Station and The Landing]; not a cohesive tidy picture. Building says “look at me.”;
- The juxtaposition of the new structure will emphasize the heritage buildings. Bookending the plaza will make it more lively; mix is important, adding not subtracting to the city's fabric;
- The new building should be visually compatible and subordinate but is neither: it looms over the waterfront station, somewhat overpowering. Upper part of the building overhangs the station;
- Seems quite high, can it be made smaller?;
- Much improved from previous application, much more visible heritage facades;
- Fourth storey public access, will likely be a viewing platform says the developer;
- Shifting of the base around the corner is the best part of the project;
- Faceting of the tower is contentious i.e. there were comments for and against;
- Robust heritage buildings can stand up without being submissive;
- Public realm additions to the former parking lot will be totally positive;
- Resolution of the ground floor of the new building works; the architect and heritage consultant note the new podium line of the new building reflecting the station's height;
- Building shouldn't be this tall - more modest will fit in better;
- Love the rotation, pushing the building back; the space created will dominate more than the height of the tower to any pedestrian; and
- The 11-storey height was set for a reason. A good site for a boutique office tower of 11 storeys, which would be compatible because of scale with the heritage buildings.

The Chair thanked the applicants and staff for the thoughtful discussion.

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The Commission recessed at 12:17 pm and reconvened at 12:27 pm.

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**(b) 349 West Georgia Street – Main Post Office – DP-2018-00380
VHR (A) proposed for heritage protection
Heritage Conservation Plan**

Issues:

- Heritage rehabilitation strategy for the site, overall approach
- Heritage conservation plan; proposed heritage conservation procedures, specifically for storefronts and windows
- Artwork conservation procedures
- Support for the heritage designation

Applicant:

- Mark Thompson, Architect, MCM Partnership
- Donald Luxton, Heritage Consultant, Donald Luxton & Associates
- John Cordonier, Developer, Quadreal Property Group
- Tony Astles, Developer, Bentall Kennedy LLP

Staff:

- Zlatan Jankovic, Heritage Planner
- Paul Cheng, Development Planner

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

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission enthusiastically supports the application for rehabilitation of the former Main Post Office building at 349 West Georgia Street including the preservation and rehabilitation of the building podium, the increase in porosity of the Homer, Dunsmuir and Hamilton facades, the design treatment of the Georgia Street side, and the addition of the office component atop the existing structure, as presented to the Commission at its meeting on May 14, 2018.

THAT the Commission supports in general the Conservation Plan, noting with approval the strategy to retain and rehabilitate the maximum amount of original fabric, including but not limited to windows, doors and wall elements.

THAT the Commission supports the preservation of the two aluminum Arms of Canada on the primary historic façade facing Georgia Street.

THAT the Commission understands the intention of the applicant to relocate postal elements salvaged from the building, probably in the retail concourse, and supports the relocation and restoration of the Orville Fisher and Paul Huba murals and dedicatory panel although the Commission is unable to comment on their proposed new locations.

THAT the Commission supports the relocation of the “Robert Winter” inscription and the Paul Huba postman bas relief to the southeast corner of the building.

FURTHER THAT the Commission commends the architects, developer and heritage consultants for their detailed and thoughtful treatment of this landmark building. The Commission supports the designation of the building as part of this development permit process.

CARRIED UNANIMOUSLY

**3. Statement of Significance
and Vancouver Heritage Subcommittee Report**

Staff circulated, reviewed and amended the report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held on May 7, 2018, and responded to questions.

MOVED by Commissioner Norfolk
SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
- 669 East 21st Avenue – Wait House; and
 - 1455 West Georgia Street – IBM Building.
- B. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:
- 3645 Fraser Street – Swarbrick House; and
 - 1168 East Hastings Street – Vernon Apartments.
- C. THAT the Vancouver Heritage Commission does not support adding the building at 3629 Fraser Street – Carlson Building, to the Vancouver Heritage Register.
- D. THAT the Vancouver Heritage Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations::
- 669 East 21st Avenue – Wait House;
 - 3629 Fraser Street – Carlson Building;
 - 3645 Fraser Street – Swarbrick House; and
 - 1445 West Georgia Street – IBM Building.
- E. THAT the Heritage Assessment for 1168 East Hastings Street – Vernon Apartments, be used as the basis to prepare a Statement of Significance and to revise the Vancouver Heritage Register Evaluation accordingly.

CARRIED UNANIMOUSLY

4. New Business

(a) Vancouver Heritage Foundation – Heritage House Tour

The Chair reminded Commissioners that the annual Vancouver Heritage Foundation, Heritage House Tour will be on Sunday, June 3, 2018. Commission members have complimentary tickets available for pick up on the day of the tour at 3590 Cypress Street between the hours of 9 am and 3 pm. Tickets can also be picked up during office hours at the Heritage Foundation offices at 402-510 West Hastings Street.

(b) Report on the First Shaughnessy Advisory Design Panel meeting

Commissioner Sandy provided an update from the May 3, 2018, First Shaughnessy Advisory Design Panel meeting where an application at 3688 Hudson Street was presented.

(c) Report on Development Permit Board

Commissioner Norfolk provided an update from the April 30, 2018, Development Permit Board meeting noting a project at 1150 Barclay Street.

Adjournment

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, June 4, 2018
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

The Committee adjourned at 1:30 pm.

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