



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 27, 2016
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, 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 - 11:05 am

Leave of Absence Requests

Approval of Minutes -June 6, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
(a) 33 W. Cordova - DE419722 11:10 am -12:10 pm
Stanley Hotel VHR "B", M and New Fountain Hotel VHR "B", M

An application has been received to develop an 11-storey, mixed-use building with 214 dwelling units (80 non-market rental and 134 market rental) over four underground levels of night club (music venue), bicycle parking and storage on this heritage designated site in Gastown. The site consists of two heritage buildings, the Stanley Hotel and the New Fountain Hotel, both listed in the VHR under "B" category and municipally designated. Both buildings offer Single Room Accommodation (SRO) and shelter beds, and are in a general state of disrepair. Eighty (80) units of replacement SRO housing are to be owned and operated by BC Housing (Portland Hotel Society) and rented at income assistance level. No additional parking provision or payment-in-lieu of parking spaces has been offered. The proposal is to demolish both heritage buildings, except for their principal facades that would be retained and rehabilitated, and to construct a new 110 ft. high building with 8.57 FSR.

The applicant has submitted the Heritage Impact Assessment study in which it has been concluded that the proposal "significantly impacts the historic resources due to the substantial demolition of both buildings, the alteration of the remaining front facades, and the size of the proposed new building" (see page 39, Heritage Impact Assessment). In the accompanying Conservation Plan prepared by Donald Luxton & Associates, conservation procedures were developed for the retention and rehabilitation of the two principal facades. Generally, the dominating conservation treatment proposed is rehabilitation which, in this

case, accommodates removal of much of the original building structure as well as some important principal facade exterior building features and fabric. Although found in good condition, main cornices on both buildings are proposed to be removed and replaced with “new interpretation” of the same elements, to accommodate lowering the original parapet heights (see page 18 of either conservation plan). In addition, the conservation plan proposes replacement of existing storefronts with limited consideration of their preservation or restoration (“the existing storefront will be rehabilitated with a new sympathetic storefront, which may be contemporary in its design”), (see page 16 of either conservation plan). Some preservation treatment can be found in procedures proposed for masonry conservation, while the restoration approach is generally limited to a window treatment. The assessment of physical condition of heritage windows, doors and storefronts has not been provided.

The applicant has requested a heritage façade grant of \$100,000 through the Heritage Façade Rehabilitation Program in recognition of conservation efforts to retain the two principal facades. The applicant’s team will present the proposal and provide more details. Staff will be available to offer clarification and policy interpretation, as required. Concurrently with processing of this application, the City has initiated the Blood Alley Square/Trounce Alley Redesign project which will be presented to the VHC shortly.

Issues:

- demolition of two designated heritage buildings in a designated historic area, loss of original historic fabric and associated historic character
- proposed built form and massing, 8.57 FSR and the height of 110 ft (HA-2 District Schedule limits height to 75 ft)
- impact on Gastown, municipally and nationally designated historic district
- compatibility of the proposed design with HA-2 Design Guidelines
- compatibility of the proposed night club use and its potential impact on the community
- “facadism” as a redevelopment tool, especially given that retained facades are not fully functionally integrated with new construction above ground floor
- historic storefronts are proposed to be replaced rather than preserved or restored
- removal of cornices in good condition and replacement with simplified “interpretations” of originals (Stanley Conservation Plan, Page 18)
- removal of historic fabric of a pediment wall, generally in good condition, (see conservation plan, page 18)
- is the proposed façade conservation effort eligible for the heritage façade grant through the City’s Heritage Façade Rehabilitation Program (note: one of the HFRP eligibility criteria is that the proposed work “must comply with all heritage conservation standards”)?

Applicant: Henriquez Partners Architects, Rui Nunes, Architect
Provincial Rental Housing Corporation, Mathew Brodie, Owner
Westbank Projects Corp., Ian Gillespie, Developer
Donald Luxton & Associates Inc., Don Luxton, Heritage Consultant

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

Attachments: project brochures including Conservation Plan, Heritage Impact Assessment and reduced architectural drawings

(b) 5400 Cartier Street (Vancouver College) 12:10 - 12:55 pm
Pre-Application
VHR 'B'

Currently Vancouver College is undertaking a program to upgrade and replace several structures on the site, which is listed on the VHR in the 'B' category. The school is a campus comprised of a number of buildings, halls, and annexes. The applicant will explain the history of the site and the development which has occurred over time, and the College's current plans, which involve replacement of a number of older buildings on the site, as well as other options which have been explored. The Director of Planning has directed the applicant to present the College's preferred pre-application option to the Commission for advice and comments.

Issue: Replacement of existing historic structures

Staff: James Boldt, Heritage Planner

Applicant: Mark Ostry, Architect
Milos Begovic, Architect

Attachments: Proposal Package and SOS

(c) 5471 Wales Street - Cantone Residence 12:55 - 1:40pm
DE418819 - Designation By-law
VHR 'B'

The building at 5471 Wales Street was constructed in 1919 by the Cantone family, Italian immigrants who arrived in Canada in 1907 and resided in the house until the 1940s when the Henkelmans, from Germany, purchased the site and remained in the house until recently. The site is listed on the Register in the 'B' category.

The development application proposes to retain the house, move it forward on the site, convert it to contain two strata Dwelling Units and to develop five new buildings on the site as generally permitted under the RT-11 zoning (the first heritage project in the zoning which was recently created). The maximum permitted density is 0.90 FSR and the proposed FSR is 0.98 or 9% over the maximum permitted. Up to nine Dwelling Units are permitted for the site and nine are proposed. The RT-11 zoning does not prescribe any particular style with regard to new development.

The SOS was reviewed by the SOS Subcommittee in July 2015 and was supported but referred back to the consultant with comments and requested revisions.

Issue: Conservation Plan
Compatibility of new development

Staff: James Boldt, Heritage Planner

Applicant: Sandra Moore, Architect

Attachments: Conservation Plan, SOS, and Drawing package

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

1:40 - 2 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of June 13, 2016, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

4. New Business

Next Meeting:

DATE: Monday, July 18, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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