



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 6, 2017
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 Bonnie Kennett at 604.873.7269, bonnie.kennett@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 - January 16, 2017

1. Business Arising from the Minutes 11:05 - 11:10 am
2. 349 West Georgia Street - (former Post Office site) 11:10-12:40 pm
Rezoning Application

The City of Vancouver has received an application to rezone 349 West Georgia Street (former Post Office site) from a Downtown (DD) District to a Comprehensive Development (CD-1) District to allow for redevelopment retaining the existing Post Office building and adding two residential towers and one office tower above. The proposal includes:

- Retention and rehabilitation of the heritage building and its conversion into a seven-storey podium containing retail along all street frontages, housing, office, and parking
- Adding three towers above podium, including 17 storeys of office, and 18 and 20 storeys of residential
- 799 residential units (372 market condominium units and 427 market rental units)
- An overall floor space ratio of 12.9 FSR
- Six levels of parking, including 1,168 bicycle spaces
- A 49-space childcare facility

The conservation plan prepared by Don Luxton & Associates Inc. presented the following major interventions:

- Preservation and rehabilitation of the Main Post Office building;
- Rehabilitation of the ground floor with new storefronts and street-oriented entrances;
- Redesign of the front plaza;
- Rehabilitation of the interior with the insertion of new floors between existing floors;
- A significant rooftop addition of the contemporary commercial and residential components.

The Main Post Office building is currently not listed on the Vancouver Heritage Register (VHR) but it has been evaluated as a potential "A" heritage resource. It is proposed to add the Post Office building to the VHR and to legally protect it (designate). Some building features like carved granite "postman" bas-relief, cornerstone inscription on the southwest corner of the building, three mosaics/murals, existing arms of Canada have been proposed for retention, relocation and designation. The Post Office concourse/lobby has been identified as a character-defining element but it is not clear at this time whether or not it would be possible to preserve some or all of its materials and finishes.

This rezoning application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder. A community open house took place on Tuesday, November 22, 2016 at the Fairmont Hotel Vancouver (900 West Georgia Street).

The applicant team and City staff will present the proposal, demonstrate how the scope of work and design development evolved, present the conservation plan and will be available to answer questions.

Issues:

- Overall proposal including a rooftop addition; form, scale and massing;
- Adaptive re-use approach (selection and appropriateness of uses);
- Conservation approach; rehabilitation of storefronts; rehabilitation of windows; retention levels;
- Public art elements (conservation approach, relocation, public access);
- Addition to the VHR and designation of the heritage building envelop (exterior of the podium, original materials, finishes, windows, architectural detailing) as well as carved granite "postman" bas-relief, cornerstone inscription on the southwest corner of the building (1955), dedication inscription (1957), existing arms of Canada, mosaics/murals, the Post Office concourse/lobby interior components, materials and finishes.

Applicant: Mark Thompson, Architect, Musson Cattell Mackey Partnership,
Donald Luxton, Heritage Consultant, Donald Luxton and Associates
John Cordonier, Developer, Bentall Kennedy

Staff: Michael Naylor, Senior Rezoning Planner
Paul Cheng, Senior Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: Project brochure

3. **Statement of Significance and Vancouver Heritage Register Subcommittee Report** 12:40 - 12:50 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of January 23, 2017, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

4. **New Business** 12:50 - 1:10 pm

Next Meeting:

DATE: Monday, February 27, 2017
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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