



VANCOUVER HERITAGE COMMISSION

MINUTES

FEBRUARY 6, 2017

A meeting of the Vancouver Heritage Commission was held on Monday, February 6, 2017, at 11:00 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

PRESENT: Richard Keate, Chair
Lori Kozub Hodgkinson
Julia Hulbert
Michael Kluckner
Joel Massey
Mollie Massie
Kim Maust, Vice-Chair
Anthony Norfolk

ABSENT: Jan Fialkowski (Leave of Absence)
Jenny Sandy (Leave of Absence)
Cassandra Sclauzero (Leave of Absence)

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Commissioner Casey Crawford, Park Board Liaison
Marco D'Agostini, Senior Heritage Planner, Staff Liaison

CITY CLERK'S OFFICE: Maria Castro, Meeting Coordinator

Leave of Absence Requests

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Michael Kluckner

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Jan Fialkowski, Jenny Sandy and Cassandra Sclauzero for this meeting.

CARRIED UNANIMOUSLY

MOVED by Commissioner Richard Keate
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Lori Kozub Hodgkinson, Richard Keate and Joel Massey for the meeting on February 27, 2017.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Mollie Massie
SECONDED by Commissioner Julia Hulbert

THAT the Vancouver Heritage Commission approve the minutes from the meeting held January 16, 2017, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None.

2. 349 West Georgia Street - (former Post Office site) Rezoning Application

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

Staff and the applicant reviewed the application and responded to questions.

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission supports the application for the adaptive re-use of 349 West Georgia Street, including the retention and rehabilitation of the historic podium, the former postwar structural steel and concrete industrial one-of-a-kind National Post Office, as presented at its meeting on February 6, 2017, noting the following:

- The high level of retention of the podium's character defining elements including the three significant historical art pieces;
- The retention of the historic embodied energy, setting a strong precedent for sustainability;
- The significant public art contribution that will form a part of the application;
- The respectful intervention to the grade plane designed to allow for an animated adoptive reuse of the entire building;
- The innovated adaptation of the podium's internal grid to create new useful spaces throughout, including parking, lofts, retail and office;
- The heritage designation of the project; and
- The respectfully designed compatible and distinguishable residential additions atop the podiums, contrasting vertical rhythms on one elevation to horizontal elements on another, enhancing the distinguishability of the additions with new asymmetrical elements versus the symmetrical, new dynamic elements versus the static, and lightness of design versus the heavy impenetrable historic industrial base.

FURTHER THAT the Commission asks that further consideration be given to greater retention of the lobby hall, including preservation of the internal character elements, ie. The granite and terrazzo, the banisters, and the postal boxes;

FURTHER THAT the Commission asks that further design consideration be given to strengthening the residential additions to bring about a greater architectural pride, including the use of colours and corners;

FURTHER THAT, the Commission asks that the applicant keep the granite "postman" art sculpture in its original location;

FURTHER THAT the Commission asks that further design consideration be given to the water feature and layout of the courtyard, ensuring that the feature does not preclude year round use; and

FURTHER THAT the Commission asks that further design consideration be given to the recess between the podium heritage building and the towers above to strengthen the separation.

CARRIED UNANIMOUSLY

* * * * *

The Commission recessed at 12:31 pm and reconvened at 12:40 pm.

* * * * *

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report

Staff reviewed the Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held January 23, 2017, and responded to questions.

Staff: Hugh McLean, Heritage Planning Analyst

MOVED by Commissioner Richard Keate
SECONDED by Commissioner Mollie Massie

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:
 - 1218-1220 Melville Street - Melville Duplex
 - 1222 Melville Street - Morrow Residence
 - 1022 Odium Drive - Cawthorn Residence

- B. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
 - 647 Bute Street - Ellis Residence
 - 752 East Pender Street - Adolphus Duclos House

- C. THAT the Vancouver Heritage Commission supports the re-evaluation of 601 Bute Street, Stadacona Apartments, from a B-listing to an A-listing on the Vancouver Heritage Register, based on new information obtained on the architects.

- D. THAT the Vancouver Heritage Commission requests that the Statement of Significance for the following building be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations:
 - 1812 West 19th Avenue - Hughes Residence
 - 601 Bute Street - Stadacona Apartments
 - 647 Bute Street - Ellis Residence
 - 1218-1220 Melville Street - Melville Duplex
 - 1222 Melville Street - Morrow Residence
 - 1022 Odium Drive - Cawthorn Residence

CARRIED UNANIMOUSLY

4. New Business

None.

ADJOURNMENT

MOVED by Commissioner Julia Hulbert
SECONDE by Commissioner Anthony Norfolk

THAT this meeting be adjourned.

CARRIED UNANMIOUSLY

Next Meeting:

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

The Commission adjourned at 12:45 pm.

* * * * *