



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, May 14, 2018
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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Adoption of Minutes 11:00 - 11:10 am

Minutes of the April 30, 2018, meeting to be approved.

1. Business Arising from the Minutes 11:10 - 11:15 am

2. Conservation Review 11:15 am – 12:15 pm

**(a) Waterfront Tower - 555 W. Cordova
Pre-Application Workshop**

The proposal to construct a mix-use office tower on this location between the CPR Station and The Landing buildings was originally submitted as the Development Application on November 3, 2014. The Vancouver Heritage Commission (VHC) has reviewed and supported the original proposal on December 8, 2014. However, the Development Permit has not been issued as the project design development continued. This proposal is presented to the VHC for information purposes only. When submitted as a revised Development Permit Application, the Commission will have an opportunity to review the final submission.

The development site is located at the northern edge of the Vancouver Downtown District, (subarea B). It is also part of the Central Waterfront Hub Framework which identifies this area as the principal focal point of the regional transportation network, where multiple rail, road, marine and air transportation modes converge. The site is located within the Central Waterfront Hub planning area and the project is generally consistent with its planning framework.

Sitting next to the existing heritage "A" municipally designated CPR Station and just west of the heritage "B" municipally designated The Landing Building; the project is at the entrance to the historic district of Gastown. The site is surrounded by other significant buildings, such as Canada Place, the Convention Centre, Granville Square and the Seabus Terminal.

The applicable zoning is:

- DD - B ZONING DISTRICT, SUB AREA 5
- Max FSR: 9. May be increased for Hotels
- Max Building Height: 91.4m (300ft)
- Height increase to 137.2m (450ft) w/ Permit Board approval
- Site Area: 7,653m²
- Max buildable area: 68,877m²
- Waterfront Station existing area: 17,573m²
- Estimated available area: 51,304m²

The proposed site FSR is 6.46, proposed total FSR area is 49,433 m² and the proposed maximum height is 114.1m (127.1m geodetic height).

The proponent will present the project, associated Heritage Impact Assessment study, and elaborate on urban design complexities of the site, in particular as they relate to the Central Waterfront Hub Framework. In addition, the proponent will explain how the proposed development responds to the existing historic context, and the proximity of two significant heritage buildings. Planning staff will be in attendance to provide further clarification, as required.

Applicant:

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

Staff:

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

Attachments:

- Waterfront Tower – 555 West Cordova Street
- Project package including reduced drawings, Statements of Significance, Heritage Impact Assessment study and architectural/urban design analysis circulated by mail.

(b) 349 West Georgia St – Main Post Office – DP-2018-00380 12:15 – 1:15 pm
VHR “A” proposed for heritage protection
Heritage Conservation Plan

The proposal has been received to rehabilitate the historic Main Post Office building, listed under category “A” on the Vancouver Heritage Register, by preserving and rehabilitating the building podium, removing the rooftop addition and adding a significant new office use component on top of the existing structure. The massive postal facility occupies entire city block bounded by West Georgia, Homer, Dunsmuir and Hamilton Streets. The overall condition of the building is good, original character-defining elements are present and in good condition, the original commissioned artwork found in the interior and exterior remain intact and in good condition as well.

The proposed rehabilitation strategy consists of the following major conservation components:

- preservation of the exterior character-defining elements (podium),
- rehabilitation of the exterior walls at ground level and storefronts to allow for street-oriented services and activities,
- preservation and rehabilitation of windows,
- preservation of original canopies,
- rehabilitation of the front plaza along West Georgia Street,
- rehabilitation of the interior space, including significant structural retention and insertion of new floors,
- demolition of the existing three-storey rooftop office block,
- construction of two office towers connected by a double-storey massing above the roofline,
- salvage and repurpose number of interior features,
- relocate and restore an existing painted mural (by Orville Fisher),
- relocate and restore an existing tile mural (by Paul Huba),
- relocate and restore dedicated inscription,
- relocate and restore postman bas-relief,
- preserve two identical 5.8 meter cast-aluminum Arms of Canada by Pearson Iron Works on the primary historic façade.

The applicant has submitted well-developed heritage conservation strategy (Heritage Strategy Set) accompanied with the Conservation Plan dated April 23, 2018, prepared by Donald Luxton and Associates Inc.; both documents being generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. The original drawings of the historic building have also been submitted for reference purposes.

The site is located in the Downtown Area C1, sub-area 4 where zoning permits 7 FSR. The proposed is 10.93 FSR (1,421,795 sf). The Downtown Official Development Plan (ODP) section 3.9 allows for the Development Permit Board to increase the density (FSR) in exchange for heritage conservation (compensation for heritage conservation related costs) subject to prior approval by City Council and heritage designation of the building already listed on the Vancouver Heritage Register. An increase of 3.93 FSR reflects the value of heritage conservation cost as assessed by the City's Real Estate Department. The 3.93 FSR also includes 10% bonus (0.7FSR) for onsite heritage conservation. The South tower is 21 storeys with a geodetic maximum height of 369'-5". The North tower is 22 storeys with a geodetic maximum height of 368'-0". Both towers are well below the maximum allowable height determined by the view cone restrictions.

The Main Post Office building will be designated (protected by a heritage designation by-law) as a condition of the Development Permit.

The applicant will present the proposal, heritage rehabilitation strategy and associated conservation plan. Staff will be in attendance to provide further information, as required.

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:

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

Staff:

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

Attachments: Project package including heritage strategy set, heritage conservation plan and reduced drawings circulated by mail.

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

1:15 -1:30 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of May 7, 2018, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

Attachment: Report to follow by e-mail and copies to be provided at meeting

4. New Business

1:30: -1:45 pm

Next Meeting:

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

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