



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, December 7, 2020

TIME: 11:00 am

PLACE: WebEx Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Kathy Bengston at 604.871.6146 or e-mail kathy.bengston@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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WELCOME

The Chair to acknowledge we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Roll Call

Leave of Absence Requests

Approval of Minutes – November 16, 2020

- 1. 555 West Cordova Street – Waterfront Tower DP-2019-01035 11:15 – 12:15 pm**

A development permit application has been received for 555 West Cordova Street. The portion of the site on which the development is proposed is presently vacant but is part of a larger property that includes the historic CPR Waterfront Station (VHR A-listing, municipal designation) and the Angel of Victory Monument (VHR Monument). It is located immediately west of the HA-2 Gastown Historic Area, next to the Kelly-Douglas Warehouse at 375 Water Street (VHR B-listing and municipal designation).

The proposal comprises the following:

- Construction of a 26-storey office tower situated immediately to the north-east of the CPR Waterfront Station (on the same property).
- Proposed viewing platform on the fourth floor, bicycle storage, end of trip facilities and loading space below grade, pursuant to the site's DD (Downtown District) Zoning.

Summary:

- Zoning: DD ('B' Zoning District, Sub-area 5)
- Permitted Height: 91.4 m (300 ft.)
- Height increase may be permitted to 137.2 m (450 ft.) subject to Development Permit Board approval
- Site area 7,653 m² (82,379 sq.ft)
- Maximum buildable area: 68,877 m² (741,410 sq.ft)
- Waterfront Station Existing Area: 17,688 m² (190,398 sq.ft.)
- Estimated Available Area 51,304 m² (552,250 sq.ft.)

The proposed total floor area is 35,586 m² (383,057 sq.ft.) and including the existing station area, totals 50,770 m² (546,502 sq.ft.), an FSR of 6.63. The proposed maximum height is 114.7 m (376 ft.).

This proposal was presented to the Heritage Commission at a pre-application workshop on May 14, 2018. Minutes of that meeting are also included.

The applicant will explain how the proposed development responds to the existing historic context, and the proximity of two significant heritage buildings, along with how they have responded to comments made at the Commission's 2018 workshop. Planning staff can provide further clarification, as required. The Commission is requested to provide its comments on this new development, particularly focusing on the exterior alterations and the impact on neighbouring heritage assets.

Issues:

- Impact on neighbouring heritage buildings: CPR Waterfront Station (601 West Cordova) and Kelly-Douglas Warehouse (375 Water) and compatibility of proposed finishes in relation to those buildings.
- Proposed relocation of the Angel of Victory Monument.
- Impact on the overall neighbourhood and historic area of Gastown.
- Compatibility of the proposed development in the context and planning concepts of Waterfront Hub Study.

Staff:

Hugh McLean, Heritage Planner
Carl Stanford, Development Planner
Kaveh Imani, Project Facilitator
Kevin McNaney, Director, Special Projects Office
Hale Jones-Cox, Planner, Special Projects

Applicant:

Adrian Smith + Gordon Gill Architecture
Heritage Consultant: Robert Lemon

Attachments:

- Elevations, Plans, Heritage Impact Statement
- Statement of Significance - 601 West Cordova Street, CPR Waterfront Station and Angel of Victory – updated to July 2020; Statement of Significance – 375 Water Street, Kelly-Douglas Warehouse
- VHC Minutes – May 14, 2018

2. Britannia Renewal (1661 Napier St.) – Staff Update

12:15 – 12:45 pm

The City of Vancouver, along with Project Partners (Vancouver School Board, Vancouver Board of Parks and Recreation, Vancouver Public Library, and Britannia Community Services Society) are initiating the rezoning phase of the Britannia Renewal. Taking direction from the Master Plan (<https://council.vancouver.ca/20180711/documents/cfsc2.pdf>), this current stage of work includes the development of a Rezoning Application for the site and a detailed Functional Program for the first building phase.

When opened in 1976, the Britannia Community Centre pioneered a unique integrated service delivery model, combining educational, recreational and social services on one central campus. Britannia remains the heart of the community, and continues to provide important social services to a vibrant and diverse community. The majority of the site's facilities are reaching the end of their life and now require significant upgrading. Robust community engagement will accompany the rezoning process. Project Partners will work with local First Nations, urban Indigenous residents, and the broader community to understand how to acknowledge importance of place, heritage, and reconciliation/cultural redress in the rezoning and functional programming process.

Community supported values that will guide this process include:

- Take action on reconciliation
- Honour history and culture
- Importance of sharing and caring
- Be accessible, welcoming, and safe for all
- Support well being and growth of the individual and community
- Optimize resilience and sustainability

City staff from Facilities Planning will provide an update on the Britannia Renewal, including an overview of the directions from the Master Plan and community engagement process for the rezoning.

Staff: Danica Djurkovic, Director of Facilities Planning and Development
Michelle Schouls, Associate Director, Facilities Planning
Matthew Halverson, Project Manager, Facilities Planning
Monica Bennington, Engagement Specialist

**3. 181 Roundhouse Mews – CPR Roundhouse – Inquiry
VHR “A”, “P”**

12:45 – 1:05 pm

Planning staff have been working on an inquiry through Real Estate Services to address necessary repair and rehabilitation work on the large doors of the CPR Roundhouse at 181 Roundhouse Mews in Yaletown (VHR A-listing, provincial designation).

The CPR Roundhouse, parts of which date to 1888, is significant for its association with the earliest development of Vancouver and a monument to the influence and evolution of industry in British Columbia since the 1880s.

The 20 large doors that enclose what were originally engine bays, and which now enclose various recreation, meeting and office spaces for the Roundhouse Community Centre, are exhibiting significant areas of deterioration. Documentation shows that the doors are not original to the building, but were replaced as part of its rehabilitation circa 1984 prior to its re-opening as part of Expo 86 and subsequent conversion to a community centre.

The proposal summarizes several options that are part of the heritage consultant's Conservation Plan, noting low, medium and high intervention strategies.

Input from the Commission is sought on the two options presented in the engineer's report.

Issues:

- Condition of existing doors and the need for repair and replacement and the preferred course of action
- For replacement, whether it should be in whole or in part

Staff:

Hugh McLean, Heritage Planner
Desh Jehman, Project Coordinator, Real Estate and Facilities Management

Attachments:

- Roundhouse Community Centre – Train Shed Feature Door Preservation/Replacement – Design Development Report, JRS Engineering, October 2020
- Roundhouse Conservation Plan, October 2020, Donald Luxton and Associates (as part of the report by JRS Engineering)

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

1:05 – 1:15 pm

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of November 23, 2020 will be presented. The report contains summaries of the SoS Subcommittee feedback on the four Statements of Significance and one Vancouver Heritage Register evaluation reviewed at this meeting, and recommends one property be added to the Vancouver Heritage Register.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments:

- Reports from the Statements of Significance and Vancouver Heritage Register Subcommittee Meeting of November 23, 2020

5. New Business

1:15 – 1:25 pm

Adjournment

Next Meeting:

DATE: Monday, January 11, 2021
TIME: 11:00 am
PLACE: WebEx Online

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