



## VANCOUVER HERITAGE COMMISSION

### MINUTES

DECEMBER 7, 2020

A meeting of the Vancouver Heritage Commission was held on Monday, December 7, 2020, at 11:05 am, via electronic means.

**PRESENT:** Michael Kluckner, Chair  
Randip Bakshi  
Paul Giles\*  
Michael Gordon, Vice-Chair  
Doreen Leo  
Joel Massey  
Mollie Massie  
Jenni Pace  
Craig Rogers\*  
Shirley Shen\*

**ALSO PRESENT:** Councillor Colleen Hardwick, Council Liaison  
Zlatan Jankovic, Senior Heritage Planner, Planning, Urban Design and Sustainability, Staff Liaison  
Hugh McLean, Heritage Planner, Planning, Urban Design and Sustainability  
Amber Knowles, Heritage Planner, Planning, Urban Design and Sustainability  
Maxine Schleger, Heritage Planning Analyst, Planning, Urban Design and Sustainability

**CITY CLERK'S OFFICE:** Kathy Bengston, Committee Clerk

\* Denotes absence for a portion of the meeting.

### WELCOME

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

### Leave of Absence Requests

None.

## Approval of Minutes

MOVED by Commissioner Massie  
SECONDED by Commissioner Pace

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, November 16, 2020, as circulated.

CARRIED UNANIMOUSLY

### 1. **555 West Cordova Street – Waterfront Tower DP-2019-01035**

The applicants provided an overview of the application and responded to questions.

MOVED by Commissioner Massie  
SECONDED by Commissioner Gordon

#### WHEREAS

1. The Canadian Pacific Railway (CPR) Waterfront Station is a municipally designated building of historic importance to the City of Vancouver, an “A” on the Vancouver Heritage Register (VHR), and is the transportation hub for the downtown area;
2. The Kelly-Douglas Warehouse Building at 375 Water Street, also known as The Landing, is municipally designated and a “B” on the VHR;
3. The Angel of Victory monument is listed on the VHR monument registry, stands at the southeast corner of Waterfront Station, and is of approximately the same vintage as buildings 1 and 2;
4. The ensemble of 1, 2 and 3 represent a "Gateway to Gastown," the HA-2 Historic Area, and a shift in scale and materiality from the more recent buildings of the City to the south and west to smaller, lower buildings primarily of masonry, together forming a richly coloured palette;
5. The City of Vancouver's heritage policies include the following: “An addition to the side or rear of a heritage property may be considered, on a site-specific basis, subject to:
  - a. the availability of land on the development site to accommodate the addition;
  - b. the impact on the existing heritage property, and architectural and urban design considerations.”
6. There is insufficient land to accommodate the proposed size of the Waterfront Tower, as in 5a., necessitating a cramped base and a significant cantilever above the Waterfront Station;

7. The City of Vancouver subscribes to the *Standards and Guidelines for the Preservation of Historic Places in Canada*, which states in Section 11. Conserve the *heritage value and character-defining elements* when creating any additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place;
8. The proposed Waterfront Tower is not complementary to buildings 1 or 2 either in its materiality or its angular form which visually clashes with its neighbours, as in 5b.;
9. The proposed Waterfront Tower, while actually a separate building, is not subordinate due to its height and massing, including its cantilever above the Waterfront Station, and is sited so close to the station that from most angles the tower appears to be an addition to the station; and
10. The Waterfront Hub Study framework, which is council policy, stipulates a transition in height from west to east and a distancing of new buildings from the Waterfront Station.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission does not support the application to build the Waterfront Tower, or any other tower of the same materiality or size, on the proposed site at 555 West Cordova Street.
- B. THAT the Vancouver Heritage Commission requests that ongoing planning processes, including the Waterfront Hub Study begun in 2009, lead to specific and enforceable policies on materiality, scale and colour that respect the Gastown Historic District and Waterfront Station, and ensure a gradual transition from the contemporary business district to Gastown and Victory Square.
- C. THAT the Vancouver Heritage Commission requests that staff explore tools including zoning, transfer of density and density banking to relieve any future development pressure on the land adjoining Waterfront Station.
- D. THAT the Vancouver Heritage Commission requests that staff become engaged in finding a permanent solution to halt the deterioration of the Angel of Victory statue, which may involve its move inside the Waterfront Station, so that it can continue to speak of the sacrifices and futility of the First World War and of all wars.
- E. THAT the Vancouver Heritage Commission requests that the future design for all public realm aspects of the site reflect consultation with the local First Nations.

CARRIED  
(Commissioners Massey and Rogers opposed)

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The Commission recessed at 12:49 pm and reconvened at 1:00 pm.

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

Matthew Halverson, Project Manager, and Danica Djurkovic, Director, both of Facilities Planning and Development, presented the Britannia Community Centre renewal plan, which included the vision, project values and objectives, directions from the master plan, including planning principles and features, and the engagement phases for 2021.

Lindsay Grant, Indigenous Engagement Specialist, provided background information including First Nations values. Britannia is located on the unceded ancestral territories of the Musqueam, Squamish, and Tsleil-Waututh, and the area is also unique for the large and diverse community of urban Indigenous residents and history of urban Indigenous community building. The following are key values highlighted by staff:

- Embedding Respect and Recognition: centring Musqueam, Squamish, and Tsleil-Waututh culture and visibility throughout the site while also exploring appropriate ways to reflect the diverse urban Indigenous community;
- Honoring the role of Elders: creating dedicated space for Elders which reflects their roles as respected knowledge keepers and supports intergenerational connections;
- Creating Gathering Spaces: designing spaces that can accommodate small and large community gatherings while maintaining the feeling of being “human scale” and reflecting space priorities identified by the Indigenous community (e.g. use of natural materials, indoor/outdoor connections, spaces appropriate for ceremonies, and facilities for preparing food or feasts); and
- Supporting Marginalized Community Members: creating welcoming, low-barrier spaces where people can relax in safety without feeling under surveillance.

The Commission thanked staff for its update.

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

Staff presented on the CPR Roundhouse and responded to questions.

MOVED by Commissioner Massey  
SECONDED by Commissioner Massie

WHEREAS

1. The CPR Roundhouse is a provincially designated building and an “A” on the Vancouver Heritage Register;

2. The 20 large doors that open into the former engine bays from the turntable plaza are exhibiting signs of deterioration;
3. The doors, and their design with a peak, are a modification c. 1984 when the Roundhouse was being rehabilitated for Expo '86, and are thus not original either in their materials or their design to the originals, which were rectangular;
4. The peaked doors and window glass represent a long-lasting modification of the original and have become a part of the building's heritage; and
5. A short-term repair solution is not necessarily desirable.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the proper rehabilitation of doors to their current design so that they will last a long time (the "medium" intervention in the Engineering Report), with the reuse wherever possible of existing hardware;

FURTHER THAT an environmentally sustainable strategy be used to consider window replacement wherever possible without violating fundamental heritage values.

CARRIED UNANIMOUSLY  
(Commissioners Giles and Rogers absent for the vote)

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

Staff provided a report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of November 16, 2020, and responded to questions.

MOVED by Commissioner Pace  
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission support adding 317 Prior Street, David Main Residence to the Vancouver Heritage Register as a C-listing and that the Vancouver Heritage Evaluation be referred back to staff to complete the necessary revisions;

FURTHER THAT the Vancouver Heritage Commission request that the Statements of Significance for the following buildings be referred back to the consultants for revisions:

- 317 Prior Street – David Main Residence
- 525 Seymour Street – Yorkshire Building
- 535 Seymour Street – Georgian Building
- 526 Granville Street – Leckie Block

CARRIED UNANIMOUSLY  
(Commissioners Giles, Rogers, and Shen absent for the vote)

**5. New Business**

**(a) Commission Term Extension**

The Chair informed the Commission of the term extension until April 30, 2021, and to inform the Committee Clerk if you will be resigning before the end of your 2020 term.

**(b) Hugh McLean Retirement**

MOVED by Commissioner Gordon  
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission wishes to thank Hugh McLean for his many years of service to Vancouver's heritage, and wishes him well on his retirement.

CARRIED UNANIMOUSLY  
(Commissioners Giles, Rogers, and Shen absent for the vote)

**ADJOURNMENT**

MOVED by Commissioner Massie  
SECONDED by Commissioner Massey

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioners Giles, Rogers, and Shen absent for the vote)

**Next Meeting:**

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

The Commission adjourned at 2:18 pm.

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