



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 1, 2021

TIME: 11:00AM

PLACE: WebEx Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Kevin Burris at 604.707.5412 or e-mail kevin.burris@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

1. **Leave of Absence Requests**
2. **Approval of Minutes**
3. **526 Granville St. – The Leckie Block** **11:15–12:15**
VHR “B”
RZ-2020-00053

The rezoning application has been received to rezone from DD to CD-1, under the Rezoning Policy for the CBD and CBD Shoulder, the site at 526 Granville Street. The site is occupied by the heritage building, the Leckie Block, which is listed on the Vancouver Heritage Register in a category “B”. The three-storey building was constructed in 1898-99 and is significant as part of the Victorian-era development of downtown Vancouver, and for its association with the venerable John Leckie & Co., the outfitter shop which sold fishing supplies and marine hardware to those who were seeking fortune in the Klondike or Kootenays, as well as the locally active canning industry. The building is a good example of the Romanesque Revival style of architecture, as designed by architect George William Grant. The Leckie Block, which was also

home to a branch of the Imperial Bank of Canada, represents the important contributions of the Leckie Company to Vancouver's commercial history.

The proposal is to retain and conserve heritage building facades and functionally integrate the existing heritage structure with a new 24-storey office addition, featuring:

- Commercial retail space at grade;
- A floor area of 11,685 sq. m (125,776 sq. ft.);
- A floor space ratio (FSR) of 20.98;
- A building height of 102.1 m (335 ft.);
- No vehicular parking is provided and 95 bicycle spaces are housed in the underground.

The primary conservation strategy for the Leckie Block consists of the following:

- Preservation and rehabilitation of the original location of the retained masonry walls, providing adequate protection and stabilization during the demolition and construction phases,
- Preservation, restoration and rehabilitation of the primary public frontages along the northeast laneway and Granville Street,
- Rehabilitation of the site through the construction of a new multi-storey modern tower above the existing three-storey structure,
- Design of the new addition to be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as outlined in Standard 11.
- Restoration of the commercial storefront to its original condition.

The applicant has obtained the engineering assessment by Fast & Epp Engineering on the physical condition of the heritage building, which informed the heritage conservation and retention approach. Associated SOS and conservation plan are made part of the application and are well integrated with the design development of the site's addition – office tower, generally in accordance with Standards and Guidelines for the Conservation of Historic Places in Canada. The heritage building will be subject to the Restoration Covenant registered on title to the property, which will provide ongoing protection from unsympathetic alterations in the future.

Issues:

- Proposed conservation plan, retention level, conservation strategies for the principal and lane facades;
- Compatibility and distinguishability of the rooftop addition (new tower);
- Integration of the tower structure with the heritage "podium" and its impact on retained heritage components, as visualized from the street/lane (public) view points.

Applicant will present the proposal, with staff in attendance to provide policy and heritage conservation related background, and answer questions.

Applicant:

- Ryan Bragg, Principal, Architect Ryan.Bragg@perkinswill.com
- Aik Ablimit, Architect Aik.Ablimit@perkinswill.com
- Donald Luxton, Heritage Consultant donald@donaldluxton.com

Staff:

- Zlatan Jankovic, Senior Heritage Planner
- Nicholas Danford, Rezoning Planner

- Carl Stanford, Development Planner

Attachments:

Project brochure, Conservation Plan with SOS, Engineering Report (shared electronically)

4. Strathcona Elementary – Building D 12:15–12:45
VHR “A”

The Vancouver School Board approached the Heritage Commission about possible options for the VHR “A” listed Strathcona Elementary School - Building D, to be used in a way that supports the local community.

The subject building is located on the Strathcona Elementary school grounds. This building was not included in the seismic upgrade project as the space was not required to support the student population of the school. However, the vacant Building D is significantly impacting use of the school grounds.

Presenters:

Janson Ho, VSB, VPO office, jjho@vsb.bc.ca

David Green, VSB, Treasurer, dgreen@vsb.bc.ca

Estrellita Gonzalez, Vancouver School Trustee, estrellita.gonzalez@vsb.bc.ca

Staff: Zlatan Jankovic, Senior Heritage Planner

Attachments:

VSB Letter (shared electronically)

5. New Business 12:45–1:05

Adjournment

Next Meeting:

DATE: Monday, February 22, 2021

TIME: 11:00AM

PLACE: WebEx Online

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