



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, March 15, 2021

TIME: 11:00 am

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

Leave of Absence Requests

Approval of Minutes – February 22, 2021

- 1. 4949-5255 Heather St.- Heather Lands and 657 W 37th Ave. – Staff Update**
RZ-2020-00048 **11:10 – 12:10**

On October 2, 2020, the City received the Heather Lands [rezoning application](#). The proposal is to rezone the site from CD-1 (80) and CD-1 (52A) to a new CD-1 (Comprehensive Development) District. The proposal is for a master-planned redevelopment of the 21-acre site with buildings between 3 and 28 storeys, a childcare facility, a school site, a park and public open space, office space, retail space, and a Musqueam, Squamish, and Tsleil-Waututh cultural centre. A virtual open house was held from January 11-31, 2021.

This is a non-voting session to inform the Commission on the status of the rezoning proposal, present the site's [Cultural Interpretive Plan](#), and outline the proposed feasibility study for relocation of the Fairmont building. A subsequent presentation to the Commission will be scheduled later this year to provide details about the outcome of the Fairmont building feasibility study.

Background: On [April 9, 2018](#) and [April 16, 2018](#) staff presented to the Vancouver Heritage Commission with an update on the development of the Heather Lands Policy Statement and sought the Commission's advice on the approach to the Fairmont Building.

Following this, City Council unanimously approved the [Heather Lands Policy Statement](#) in May 2018. The conclusion was that the retention of the Fairmont building on the site is contrary to the spirit and intent of reconciliation. As such, Council directed staff to explore the feasibility of relocating the Fairmont building off-site, including identification of a receiver site, and to report back as part of the rezoning process. If no off-site relocation alternative can be found, the building would be demolished.

Applicant:

Martin Nielsen, Partner, DIALOG (MNielsen@dialogdesign.ca)
Emma Artis, Architect, DIALOG (EArtis@dialogdesign.ca)
Brennan Cook, MST Development Corp. (bcook@mstdevelopment.ca)
Elisa Campbell, Canada Lands Company (ecampbell@clc.ca)
John Burke, Canada Lands Company (jburke@clc.ca)

Staff:

Zak Bennett, Planner, Major Projects
Scott Bell, Planner, Major Projects
Kirsten Robinson, Senior Planner, Major Projects

Attachments:

Heather Lands Policy Statement Website – <https://vancouver.ca/heather-lands>
Heather Lands Rezoning Application Website - <https://shapeyourcity.ca/heather-lands>
Heather Lands Cultural Interpretive Plan - <https://rezoning.vancouver.ca/applications/heatherlands/heather-lands-rezoning-cultural-interpretive-plan.pdf>
April 9, 2018 Vancouver Heritage Commission meeting minutes - <https://vancouver.ca/docs/council/vher20180409min.pdf>
April 16, 2018 Vancouver Heritage Commission meeting minutes - <https://vancouver.ca/docs/council/vher20180416min-special.pdf>

**2. 534-550 Cambie St. – Rz-2020-00066
VHR “C” - potential**

12:10 – 1:10

An application has been received to rezone 534-550 Cambie Street from DD to CD-1, under the Rezoning Policy for the CBD and CBD Shoulder. There is a heritage structure located on site which has been evaluated as having potential for addition to the VHR as “C” category.

The proposal is to retain and conserve the two heritage building facades and functionally integrate the retained heritage structure with a new 22-storey office addition, featuring:

- Commercial retail space at grade;
- A floor area of 25,204 sq. m (264,009 sq. ft.);
- A floor space ratio (FSR) of 17.4;
- A building height of 92.1 m (302 ft.)
- 195 vehicular parking space and 308 bicycle spaces housed in five levels of underground.

The two-storey masonry heritage building, known as the Cleland-Kent Building, was constructed in 1925. It is valued for its vernacular commercial architecture and its role in the development of the Victory Square as a hub for newspaper, printing, and engraving businesses. The building is associated with the Scurry family who operated a boarding facility in the building as well as with Joe Fortes, the City's first official lifeguard, as this place was his home for a short period of time.

The heritage evaluation was conducted by staff and reviewed by the VHC SOS subcommittee. Statement of Significance and Conservation Plan were prepared and submitted. The proposal is to retain and conserve the two facades, principal and lane, as well as partial return wall at the rear elevation. The proposed heritage conservation procedures are generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

The conservation consists of the following procedures:

- Preservation of the original masonry, with repairs and partial replacement, as required.
- Preservation of architectural metalwork including cornices with repairs and replacement in-kind, where required.
- Preservation of original fenestration openings and windows (upper front façade) and replacement of those that are not original or deteriorated beyond repair with wood window assemblies.
- Preservation and rehabilitation of original door openings with preservation of original doors and new compatible doors, where required.
- Restoration and rehabilitation of the storefront to resemble the original historic appearance.

The heritage building will be added to the Vancouver Heritage Register as a category "C" resource and the Restoration Covenant will be registered on title to secure heritage conservation and ongoing maintenance, as a condition of the rezoning enactment.

Issues:

- Conservation Plan is limited to the retention and conservation of two building facades
 - Integrity of the proposed conservation
 - Functional integration with the new structure and uses
- Integration of a public art or commemorative element in celebration of the site's association with Joe Fortes and Scurry family in a publically accessible and/or visually exposed area, within the new development
- Addition of the retained portion of the heritage building to the VHR

Applicant will conduct the presentation with staff in attendance to provide necessary policy background and process clarification.

Applicant:

Dan Cupa
Vice President, Development, PC Urban

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Mark Thompson
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Don Luxton
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Alyssa Semczyszyn
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Cam Cathcart
Vancouver Remembrance Day Committee & Friends of Victory Square
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Staff: Nick Danford, Rezoning Planner
Carl Sanford, Development Planner
Zlatan Jankovic, Senior Heritage Planner

Attachments: [Download all associated files \[mcmexchange.com\]](#)

3. New Business

1:10 – 1:20

Adjournment

Next Meeting:

DATE: Monday, April 12, 2021
TIME: 11:00 am
PLACE: WebEx Online

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