



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, January 31, 2022

TIME: 11:00 am

PLACE: Webex Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Ana Denissenko at 604-871-6146 or e-mail ana.denissenko@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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Roll Call and Welcome **11:00 – 11:05**

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

Leave of Absence Requests **11:05 – 11:10**

Approval of Minutes – January 10, 2022 **11:10 – 11:15**

1. 343 West Pender Street – Hartney Chambers **11:15 – 12:00**
VHR-B, Heritage Designation & Façade Retention
DP-2021-00952

City received a development permit application for the redevelopment of the heritage building known as the Hartney Chambers, at 343 W. Pender Street. The zoning applicable to the site is Downtown District, sub-area C2 (Victory Square). The building was built in 1908-1909 featuring Edwardian-era architecture with surviving original Neo-classical detailing. It is valued for its association with architect William F. Gardiner, and for its association with Victory Square area as an important commercial and retail district in Vancouver in the early twentieth century.

A Heritage Conservation Plan prepared by Donald Luxton & Associates (August 2021), along with a Design Rationale by Musson Cattell Mackey Partnership (November 2021), included a

summary of the structural assessment by Read Jones Christoffersen Limited Engineers in January 2020.

The proposal includes retention and conservation of the two principal façades of the heritage building, the Hartney Chambers, and redevelopment of the adjacent building to the north, the World Building, at 426 Homer Street. These interventions would allow for the construction of a new seven-storey commercial building. The lower two levels of the proposed three-storey rooftop addition are not set back from the heritage façades. They feature vision glazing and spandrel panelling that are divided by metal mullions that carries the vertical expression of the historic stone pilasters below. The applicant is seeking to designate the retained façades, with compensation in the form of extra density of up to 10% beyond the maximum permitted within the zone, and other bylaw relaxations.

Issues:

1. Heritage Conservation Plan, in particular:

- Proposed conservation approach to the Hartney Chambers and the adjacent World Building;
- Proposed level of structural retention, authenticity, and integrity of character-defining elements

2. Compatibility of the new structure with the retained exterior masonry walls of the Hartney Chambers (including, but not limited to: height; form, scale and massing; lack of setback, contemporary design)

3. Compliance of the proposed, in particular the rooftop addition, with the Heritage Policies (2020), Section 3.1(d) and (e) and Victory Square Design Guidelines.

4. Designation of façade-only retention and justification of density bonus of up to 10%, as compensation for designation.

Staff:

Elijah Sabadlan, Heritage Planner
Kevin Spaans, Senior Development Planner (Metrocore)
Cody Profili, Project Coordinator
Payam Fouladianpour, Project Facilitator

Applicant:

Sunny Sandher, Chard Development Ltd
Mark Whitehead, MCM Partnership
Donald Luxton, Donald Luxton & Associates

[Attachments:](#)

Conservation Plan, Design Rationale, Updated Architectural and Landscape Drawing Packages, and Model Photographs

2. Vancouver Plan Update – Phase 3 & 4

12:00 – 12:50

Staff will provide an update on Vancouver Plan engagement and emerging directions including further detail on the key planning considerations, as well as some early learnings from engagement activities. There will be an opportunity to discuss how the Vancouver Plan further advances and integrates the Vancouver Heritage Program Vision and Goals with reference to the heritage-related ideas being considered for the next phase of engagement (Spring 2022).

The Vancouver Plan process was launched in 2019. When completed, it will deliver a city-wide framework for growth and change, including an overall vision for land use, supporting policies, and a series of implementation tools. To date, work on the Plan has involved three key phases of activity:

Phase 1: Listen and Learn + Recovery (Fall 2019 – Sept 2020) - The first phase of planning work sought to understand what matters most to communities. In addition to identifying key areas of immediate priority, the input received in this phase also helped inform goals and aspirations for the longer term. This included core challenges, the things that bring community members joy, and ideas on how the City could move forward. Phase 1 work helped to identify 10 Provisional Goals to guide planning work.

Phase 2: Developing Emerging Directions (October 2020 – July 2021) – The second phase of work explored trends and forecasts that could impact the outcome of our future and engaged the public in discussions of how the City could best achieve the 10 Provisional Goals. This phase also included focused engagement on the topic of Complete Neighbourhoods. Input received during this phase affirmed that existing ‘status quo’ City policies would not deliver the sort of future desired by residents, and that the Vancouver Plan needs to deliver a new approach to manage growth and change.

Phase 3 (Fall 2021): Policy and Land Use Ideas – In October 2021, the City launched Phase 3: Policy and Land Use Ideas. This phase was built around ‘3 Big Ideas’ that emerged from Phase 2 engagement (Equitable Housing and Complete Neighbourhoods; An Economy that Works for All; Climate Protection and Restored Ecosystems), and sought input on some key land-use choices for how Vancouver could grow into the future.

Staff are now reviewing feedback gathered in Phase 3 in preparation for the final stage of planning work. Phase 4 will involve the release of the draft Vancouver Plan and involve further public engagement activities.

Information on the Vancouver Plan and related engagement activities can be found at vancouverplan.ca. In particular, Commission members may wish to review the Phase 3 Discussion Guide that was produced: <https://vancouverplan.ca/wp-content/uploads/PDS-Vancouver-Plan-Discussion-Guide-FINAL-2021-10-18.pdf>

Staff:

Andrew Pask, Senior Planner; Planning, Urban Design & Sustainability
James O’Neill, Planner; Planning, Urban Design & Sustainability

3. Broadway Plan Update - Refined Directions, and Next Steps

12:50 – 1:40

The Broadway Plan will be a comprehensive area plan that focuses on opportunities to integrate new housing, job space, and amenities around the Broadway Subway. Council approved the Terms of Reference for the Broadway Plan in June 2018. The general study area is between Clark Drive and Vine Street, from 1st Avenue to 16th Avenue.

Phase 1 public engagement launched in March 2019. Community input from that phase helped shape a set of Guiding Principles for the plan, which were adopted by City Council in October 2019. Staff presented an update on Broadway Plan to the Commission on May 13, 2019 and

also to Commission members during a Joint Council Advisory Committee session with Vancouver Plan on November 28, 2019.

After significant delays due to COVID-19, the Emerging Directions for the plan were shared for public engagement in February and March 2021 (Commission members participated in a Joint Council Advisory Committee session prior to the launch of the Emerging Directions in January 2021). Based on community feedback and additional technical work, the Refined Directions for the plan were created and shared with the public for feedback in November and December 2021.

Staff will present an update and overview of the Broadway Plan Refined Directions, focusing on the land use and heritage directions. Staff will also provide an update on next steps in the planning process, particularly related to the development of heritage policies, the work plan for the recently retained heritage consultant, and plan implementation.

Here are links to background documents that may be of interest:

<https://shapeyourcity.ca/broadway-plan> (Broadway Plan webpage with all engagement materials, Council reports, Area Profile, Terms of Reference, and other documents)

<https://syc.vancouver.ca/projects/broadway-plan/redefined-directions-complete-boards.pdf> (Full set of display boards for the Refined Directions public engagement)

<https://www.youtube.com/watch?v=OmgDVW5k7UE> (Summary “virtual presentation” for the Refined Directions public engagement)

Staff:

John Grottenberg, Lead Planner, Broadway Plan

Matt Shillito, Acting Director, Special Projects Office

4. New Business

1:40 – 1:50

ADJOURNMENT

Next Meeting:

DATE: Monday, February 28, 2022

TIME: 11:00 am

PLACE: TBA

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