



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, March 28, 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 – February 28, 2022

11:10 – 11:15

**1. 365 Railway Street – Fleck Brothers Warehouse
Potential VHR-C, Heritage Designation
DP-2021-00844**

11:15 – 12:00

This development permit application proposes the retention and rehabilitation of an existing building known as the Fleck Brothers Warehouse, addressed at 365 Railway Street. The zoning applicable to the site is I-4 (Historic Industrial District or Railtown) within the Strathcona area of Downtown Eastside.

Erected in 1949, the heritage building is considered as a good example of Late Moderne-style industrial architecture deemed rare in Vancouver. The robust construction of the warehouse reflects its historic use as storage of heavy components, tools and materials. The concentration of industrial structures along the escarpment provided buildings such as the Fleck Brothers

Warehouse an advantageous access to both transcontinental railways and trans-Pacific shipping, with the rear of the warehouses backing directly onto the CPR main line.

The architectural drawings and Design Rationale were prepared by Perkins & Will (August 2021), including the Heritage Conservation Plan by Donald Luxton & Associates (August 2021). The proposal is to preserve the existing concrete structure in place, and to rehabilitate the building with a four-storey mass timber addition that is supported by the existing structural grid. Alterations to the existing openings of the historic front façade are proposed to provide updated storefront that improves accessibility and visibility from the street.

The applicant is seeking to add the Fleck Brothers Warehouse to the Vancouver Heritage Register (in 'C' evaluation category), and to designate the exterior and structure of the heritage building, with compensation in the form of extra density of up to 10% beyond the maximum permitted within the zone (from 5.0 to 5.5 FSR).

Issues:

1. Proposed level of structural retention, and consistency of conservation procedures proposed in the Conservation Plan with Standards & Guidelines (in particular those procedures developed for treatment of character-defining elements).
2. Compatibility of the new addition with the retained concrete walls of the heritage building.
3. Designation of the heritage building, and justification of density bonus of up to 10%, as compensation for designation.

Staff: Elijah Sabadlan, Heritage Planner
Carl Stanford, Development Planner
Cody Profili, Project Coordinator

Applicant: Quinn Macaskill, Allied Properties REIT
Powell Talverdi, Allied Properties REIT
John Lindsay, Allied Properties REIT
Hugh Clark, Allied Properties REIT
Alysia Baldwin, Perkins+Will Canada Architects
Ryan Bragg, Perkins + Will Canada Architects
Donald Luxton, Donald Luxton & Associates Inc

Attachments: Architectural Drawings, Design Rationale, and Conservation Plan

2. Commemoration Framework Presentation

12:00 – 1:00

The City of Vancouver and Vancouver Park Board are in the concept stage of the development of a proposed Commemoration Framework. Throughout extensive consultation on multiple policies and projects, we have heard communities share that existing policies in municipalities worldwide are not equipped to support truth and reconciliation, decolonization, or cultural redress in commemorative works, or to centre artist-driven and community-engaged practices. Communities have expressed concerns that this results in uneven commemorative landscapes that do not represent an accurate, equitable, or full picture of Vancouver's histories and communities. The proposed framework would guide the review and development of

commemorative works, including monuments, memorials, plaques, and other commemorative art forms, as well as commemorative naming and renaming of civic assets. Staff will present an overview of Vancouver's memorial landscape, draft planning process and emerging priorities for feedback and comment.

Staff: Eric Fredricksen, Head of Public Art, Cultural Services
Julia Hulbert, Arts & Culture Planner II, Vancouver Park Board
Metha Brown, Social Planner II, Cultural Services

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 1:00 – 1:10

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of March 7, 2022 will be presented. The report contains summaries of the SoS Subcommittee feedback on the two Statements of Significance and one Vancouver Heritage Register Evaluation reviewed at this meeting. It also recommends one building be added to the Vancouver Heritage Register.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: SoS Subcommittee Report to Vancouver Heritage Commission

5. New Business 1:10 – 1:30

ADJOURNMENT

Next Meeting:

DATE: Monday, April 11, 2022
TIME: 11:00 am
PLACE: TBA

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