



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, April 11, 2022

TIME: 11:00 am

PLACE: Webex Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Brian Fukushima brian.fukushima@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 – March 28, 2022 **11:10 – 11:15**

1. 305-325 Main Street **11:15 – 12:00**
VHR 'C' (305 Main Street)
DP-2021-00795

A development permit application (DP-2021-00795) has been submitted to consolidate and redevelop five parcels on the south-west corner of the intersection of East Cordova and Main Street with a new eleven storey, mass timber social housing project with approximately 114 social housing units, with ground floor and second floor commercial uses as well as a second floor community-serving theatre space.

The zoning applicable to the site is the Downtown Eastside Oppenheimer District Official Development Plan (DEOD ODP) which permits a maximum floor space ratio (FSR) of 7.0 for social housing projects and a maximum height of 30m to 36.6m (98 ft. to 120 ft.) for sites not exceeding 30.5m. The DEOD ODP allows for additional height for mass timber construction of

up to approximately 125.4 ft. in this case. The proposal indicates an FSR of approximately 6.5 and a maximum height of approximately 129'-4".

The existing site includes 305 Main Street, a two storey mixed-use building constructed in 1913 and listed on the Vancouver Heritage Register in the 'C' evaluation category. The site also includes a two-storey commercial building at 307 Main Street, built in 1908, the 10,000 sq. ft. Imperial Theatre at 319 Main Street built in 1974, and a one storey commercial building at 325 Main Street built in 1926. All these structures are proposed to be demolished for the new development.

A report prepared by Don Luxton and Associates dated March 27, 2020, analyzed the condition of the existing building at 305 Main Street and determined that it has lost structural integrity over time in part due to damage from a fire in the past, and that it is not viable to add to the building and achieve meaningful structural retention. Structural and code analysis submitted by the applicant also indicated the lack of viability of full retention or façade retention noting the permissible density under the current zoning.

Given the above the applicant took directions from the Vancouver Heritage Program and proposes a living heritage approach to achieve both heritage and social housing goals. Furthermore, this living heritage approach focuses not just on 305 Main Street, but the entire site. Architectural design and program of the proposed project commemorate the history of the site and the continuity of function and the community's connection. Some of the key elements include a new 2,600 community-serving theatre space secured with a Community Use Agreement; varying scales of retail spaces (from micro vending to storefronts) to support local entrepreneurship, and a learning space. A number of architectural and design elements are also proposed to commemorate the history of the site, its buildings, and the memory of development past.

Issues:

Staff are seeking comments on the following: in respect of the loss of the VHR building at 305 Main Street and the other structures and uses on the site, the application proposes:

- Replacement of the Imperial Theatre with a theatre amenity in a new building in celebration of community's living culture and heritage.
- Commemoration of the history of the site through architectural design references.

Staff:

James Boldt, Heritage Planner
Ji-Taek Park, Development Planner
Erica Tsang-Trinaistich, Project Coordinator
Zlatan Jankovic, Senior Heritage Planner

Applicants:

Marianne Amodio, Architect, MA+HG Architects Inc.: marianne@mahg.ca
Mark Shieh, Team Lead, Tomo Spaces: ms@tomospaces.com

Janice Abbott, Director / CEO, Atira Development Society:
janice_abbott@atira.bc.ca
Donald Luxton, Heritage Consultant, Donald Luxton and Associates:
donald@donaldluxton.com
John Atkin, Civic Historian: johnatkin@shaw.ca

Attachments:

The documents listed below are available at the following link (Note: it is recommended that the link is opened in Google Chrome. Place your cursor in the link and then press CTRL + Click):

[220411 VancouverHeritageCommission - Google Drive](#)

- Vancouver Heritage Commission Package
- Living Heritage Report
- Heritage Consultants Report
- Architectural Drawings

2. Chinatown – Cultural Heritage Assets Management Plan

12:00 – 12:30

The Chinatown Transformation Team will be presenting the latest draft of Cultural Heritage Assets Management Plan (CHAMP) for Chinatown. CHAMP is the product of four years community process in collaboration with the Legacy Stewardship Group. This presentation is an update to previous presentations to the Commission on the Plan. CHAMP centers cultural heritage in all work in Chinatown, and finds new ways to protect and promote both tangible and intangible cultural heritage. The Plan also serves as a foundation for a future UNESCO World Heritage Site application for Chinatown.

Staff presenting:

Belle Cheung, Senior Cultural Planner, Chinatown Transformation Team Co-lead
Helen Ma, Seniors Planner, Chinatown Transformation Team Co-lead

3. Broadway Plan – Heritage Consultant Report and Draft Heritage Strategy

12:30 – 1:15

As part of the development of the Broadway Plan, consultants engaged by the City have been assessing and analyzing a number of actions related to the heritage component of the Broadway Plan. These include identifying sites and precincts with concentrations of heritage value or character – cultural landscapes such as urban villages and streetscapes, and devising heritage approaches to inform Broadway Plan. In addition to tangible aspects of heritage, Consultants were mandated with exploration of intangible values as well as candidate sites and streetscapes for possible addition to the Vancouver Heritage Register, along with an engagement strategy. The consultants will present their work as an update to the Commission.

Staff have used this information to inform emerging heritage strategies and draft the heritage section of the Broadway Plan Report. Heritage staff will present the key heritage strategies for the area, while Broadway Plan staff will be available to answer questions related to the completion of the Plan.

Issues:

Staff are seeking the Commissions feedback on the following:

- The consultants work and conclusion to date;
- Support for the heritage section in the Broadway Plan

Staff:

James Boldt, Heritage Planner
Zlatan Jankovic, Senior Heritage Planner
John Grottenberg, Broadway Plan
Chris Mah, Broadway Plan
Matt Shillito, Broadway Plan
Zoe Acton, Broadway Plan

Consultants:

James Burton, Birmingham & Wood Architects: jburton@bwarc.ca
Marta Farevaag, Heritage Consultant: mfarevaag@pfs.bc.ca
Denise Cook d.cook@telus.net
Sandra Moore smoore@bwarc.ca

Attachments:

None (staff and the consultants will provide presentations).

5. New Business

1:15 – 1:30

ADJOURNMENT

Next Meeting:

DATE: Monday, May 9, 2022
TIME: 11:00 am
PLACE: Cascadia Meeting Room / WebEx

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