



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 19, 2023
TIME: 11:00 AM
PLACE: Business Centre Meeting Room, 2nd floor City Hall/
Webex Online

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Ana Denissenko, Committee Clerk, at email 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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Welcome and Roll Call

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

Leave of Absence Requests

Approval of Minutes – May 29, 2023 **11:00 – 11:05**

1. 800-876 Granville Street **11:05 – 12:05**
RZ-2022-00014

This application by Perkins+Will Canada Architects is proposing to rezone 800-876 Granville Street from DD (Downtown District) to CD-1 to permit the development of a 17-storey mixed-use commercial development containing office, retail, restaurant, and cultural uses. The proposed density is 13.58 FSR with a floor area of 60,527 sq. m (651,503 sq. ft.). The proposed height is 79.3 m (260 ft.). Four partial levels of underground parking accessed from the rear lane. The site is currently subject to the *Downtown Official Development Plan* (DODP) which allows for a floor space ratio (FSR) of up to 3.50 and a maximum building height of 27.4 m (90 ft.). There is currently no rezoning enabling policy under which to consider this proposal.

The subject site is located on the east side of the 800-block of Granville Street between Robson Street and Smithe Street and occupies almost the entire block face. The site frontage is 121.9 m (400 ft.) along Granville Street and 36.6 m (120 ft.) along Robson Street, with a total site area of

4,458 sq. m (47,985 sq. ft.). The site is currently zoned DD and developed with eight buildings of varying heights between two to four-storeys.

The site includes two heritage sites listed on the Vancouver Heritage Register (VHR) – the ‘A’ listed Commodore Ballroom at 868 Granville Street, designed by H. H. Gillingham and built in 1929, and the ‘C’ listed Norfolk Rooms at 876 Granville Street, designed by Parr & Fee and built 1910 – the latter being a mixed-use building also registered as a single room occupancy (SRO) hotel. The site also includes three character properties evaluated as having potential for the addition to the VHR:

- The Service Building at 800 Granville Street, designed by Townley and Matheson, built in 1922;
- The Cameron Block at 810 Granville Street, designed by Parr, Mackenzie, and Day, built in 1912;
- The Allen Rooms at 814 Granville Street, designed by Braunton and Leibert, built in 1913.

The proposed conservation plan envisions retention and conservation of the Commodore Ballroom, including its structure, and a facade-only retention of the other four heritage buildings, with a massive overarching rooftop addition. In its current form, the proposal is not consistent with the City’s *Heritage Policies*, in particular in terms of the extent of added height and facade-only retention approach for the four (out of five) heritage buildings affected.

Granville Street is located in the heart of downtown and is one of Vancouver's iconic pedestrian and transit-priority commercial high streets as it is served by several bus and rapid transit lines. It is characterized by a dense cluster of historically significant buildings, many of which are older theatres with large neon signage from the inter-war era and residential hotels or Single Room Accommodation (SRA) designated buildings. Many of these pre-1941 buildings are listed on the VHR, and several other buildings of heritage value are recommended for inclusion in the register. Granville Street has a distinctive “saw-tooth” building height profile, a result of relatively low buildings of varying heights, constructed on narrow 7.6 m (25 ft.) lots. As a major retail, service and tourist destination with a considerable amount of foot traffic, the Granville Entertainment District area is guided by City policies and guidelines to protect access to sunshine on Granville Street sidewalks, particularly during the noon to 2 pm period. For those reasons, buildings heights are kept lower than the surrounding area, to reduce shadowing on the public realm.

Additional context: The City has launched a planning program to shape the future of downtown Granville Street and imagine how this iconic and lively entertainment district at the heart of Vancouver will transform in the future. The objective of developing a new vision for Granville Street and the Granville Entertainment District is to help to re-establish Granville as an exciting, welcoming, safe and inclusive downtown destination. The proposed planning program focuses on supporting economic stimulus and cultural revitalization for the area, including new opportunities related to entertainment and live performance, dining and tourism, retail and office space, and limited rental and below market rental housing opportunities in appropriate locations, while balancing the need to preserve the area's unique heritage character. It will also consider public realm improvements, while leveraging its function as a pedestrian priority high street and transit hub. The proposed planning program includes a comprehensive review of land use and zoning, development and design guidelines, and area heritage policies.

Staff will introduce the application, provide policy background and be available for clarifying questions related to applicable policy and process. Applicant will present the proposal, including the heritage conservation strategy.

Issues:

- The overwhelming scale (height and volume) of vertical addition, its monolithic form spreading over multiple heritage sites, and the facade-only retention of four heritage buildings are generally not consistent with City's Heritage Polices.
- The rezoning proposal has been submitted ahead of the Granville Street and Granville Entertainment Distract Area Plan completion and associated polices and design guidelines development, including directions for rezoning and land use.
- Currently there is no rezoning enabling policy under which the proposal of this nature can be considered. However, the processing of it, although policy non-compliant, must occur as the proposal was formally submitted, triggering the review process.

Staff: Kent MacDougall, Rezoning Planner
Hiroko Kobayashi, Development Planner
Zlatan Jankovic, Senior Heritage Planner

Applicants:

Ryan Bragg, Practice Leader, Principal
Aik Ablimit, Senior Architect, Associate
Donald Luxton, Senior Cultural Heritage Advisor

Attachments: Project information distributed digitally

2. 1618 Stephens Street ("Mary McGregor Cottage") 12:05– 12:30
Proposed VHR 'C'
DP-2022-00883

The Mary McGreggor Cottage at 1618 Stephens is proposed to be added to the VHR in the 'C' category as part of a development permit application which proposes to build a new front yard infill building on the site under the RT-8 zoning. In return for a 10% increase in permitted density staff are seeking the completion and registration of a restoration covenant, which will ensure for the long term protection of the cottage, prior to issuance of the development permit. The development permit application has been approved subject to a number of conditions, including addition of the site to the VHR and completion of the restoration covenant. No heritage by-laws are proposed and no council approval is required. However, staff will briefly update on the proposal for information purposes, including the rationale for approving the additional 10% density in this case (the Statement of Significance (SOS) will be included in the SOS Sub-Committee update).

Staff: James Boldt, Heritage Planner
Heritage Consultant: John Atkin, History + Research

Applicant: Zach Lemders-Fitali, Design Professional, Formwerks Architectural

Attachments: Conservation plan

3. Statements of Significance and Vancouver Heritage Register Subcommittee Report 12:30 – 1:00

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of April 21 and June 2, 2023 will be presented. The report contains summaries of the SoS Subcommittee feedback on the five Statements of Significance and five Vancouver Heritage Register evaluations reviewed at these meetings. It also recommends that five buildings be added to the Vancouver Heritage Register.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: SoS Subcommittee Report to Vancouver Heritage Commission

4. New Business 1:00 – 1:30

ADJOURNMENT

Next Meeting:

DATE: Monday, July 10, 2023
TIME: 11:00 AM
PLACE: Joe Wai Room, Ground Floor, City Hall /
WebEx Online

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