



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 3, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Bonnie Kennett at 604.873.7269, bonnie.kennett@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 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes - September 12, 2016

1. **Business Arising from the Minutes** 11:05 - 11:10 am
2. **Conservation Review**
 - (a) **VHC - 1500 W. Georgia - RZ-2016-00015** 11:10 - 12:10 am

The rezoning application was received to rezone the property at 1500 W. Georgia Street from DD to CD-1 to permit a 43 storey high-rise tower, with approximately 217 market residential units and retail use on the ground floor. The proposed site FSR is 11.47 with approximate total floor area of 496,451 sf. The building height is 134.07 m above the base surface and does not intrude into existing view cones. This rezoning is being considered under the Rezoning Policy for the West End.

The north-west side of the property is occupied by Crown Life Place, a twenty-storey office tower overlooking a trapezoidal reflecting pool and one-storey retail building located at the opposite end of the site. This postmodern building, designed by Peter Cardew of Rhone & Iredale, has recently been evaluated for its heritage values and found eligible for addition to the Vancouver Heritage Register in the "A" evaluation category. At the same time the Statement of Significance (SOS) was developed. The VHC SOS Subcommittee has reviewed and supported both - heritage evaluation and the SOS.

Although no construction work has been proposed for the Crown Life Place building, the plaza with its expansive reflecting pool, waterfall and variety of materials used will be significantly affected. The new underground parking and building services necessitate a complete rebuild of the water basin and its waterfall. It is intended that the new plaza would capture the spirit of the heritage plaza in form and scale but express contemporary design and materials. The

water passage, to bring in more pedestrian traffic was incorporated, trees added across the plaza in a “loose, flowing arrangement”, and series of islands and stepping stones sprinkled throughout to enhance usability. The plaza (including the pool, waterfall, selection of materials as well as trees along the perimeter of the site) has been identified in the SOS document as a character-defining element of the site. As such, its alteration is subject to the Standards and Guidelines for the Conservation of Historic Places in Canada. The one-storey building to the north-east of the site has not been found as having heritage value and it will be deconstructed to allow for a new tower.

If approved, this rezoning application would result, among other things, with addition of Crown Life Place to the Vancouver Heritage Register, and its designation as a protected heritage property. The applicant and staff will present the rezoning proposal and provide additional information as required.

Issues:

- reconstruction of the plaza (reflecting pool and its various components), modification of its form, change of material palette, addition of trees, insertion of a passageway, grade adjustment, Georgia Street and other public views
- integration of the new tower form within the existing heritage site, impact on the existing heritage site (building and plaza)
- support for adding the site to the Vancouver Heritage Register in the ‘A’ evaluation category,
- support for the protection of Crown Life Place and its plaza by heritage designation.

Applicant: Francl Architecture, Stefan Aepli, Architect
Bosa Properties, Hermann Nuessler, Developer
PFS Studio, Chris Phillips, Landscape Architect
Heritage, Donald Luxton, Heritage Consultant

Staff: Zlatan Jankovic, Heritage Planner
Sailen Black, Senior Development Planner
Yan Zeng, Rezoning Planner

Attachments: Project brochure with the set of reduced drawings, urban design analysis and Statement of Significance

(b) 868 Granville St. - Commodore Ballroom 12:10 pm - 12:55 pm
VHR “A”
DP- 2016-00241

The application was received to rehabilitate the storefronts of the Commodore Ballroom, the heritage building is listed in the ‘A’ evaluation category on the Vancouver Heritage Register. The proposed conservation scope consists of elements of preservation, restoration and rehabilitation, and it is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. The applicant was asked to develop the Statement of Significance (SOS) for the building in preparation for the development of the conservation plan. The SOS was prepared and reviewed by the Vancouver Heritage Commission SOS Subcommittee. The document is currently being finalized.

Main components of the proposed conservation plan are:

- rehabilitation of the existing storefront entrances
- preservation and restoration of the existing large canopies at the eastern and westernmost bays
- replacement of other canopies with a more appropriate design
- restoration of the juliet balcony at the westernmost bay
- preservation and restoration of the original tilework and brickwork after removal of existing steel canopy
- new signage concept design (subject to separate sign permit application).

The applicant and staff will present the proposal and provide additional information as required.

Applicant: Marianne Amodio, Architect, AIBC
Donald Luxton, Heritage Consultant

Staff: Zlatan Jankovic, Heritage Planner

Attachments: reduced project drawings including the SOS and conservation plan

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:55 - 1:05 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of September 23, 2016, will be presented. Please note that the Subcommittee report will be distributed at the Commission meeting.

Staff: Hugh McLean, Heritage Planning Analyst

4. Heritage Awards r Subcommittee Report

Preliminary planning for the 2017 City of Vancouver Heritage Awards is underway. As a result, the Commission is requested to establish a new Heritage Awards Planning Subcommittee to assist with planning for this event.

5. New Business

Next Meeting:

DATE: Monday, October 24, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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