

**Vancouver Heritage Commission resolutions on proposed Waterfront Tower,
555 West Cordova, 7 December 2020 (DRAFT)**

Vote 2 in favour of the development, 8 against the development

WHEREAS

1. The CPR Waterfront Station is a municipally designated building of historic importance to the City of Vancouver, an A on the Vancouver Heritage Register (VHR), and is the transportation hub for the downtown area, and

2. The Kelly-Douglas Warehouse Building at 375 Water Street, also known as The Landing, is municipally designated and a B on the VHR, and

3. The Angel of Victory monument is listed on the VHR monument registry, stands at the southeast corner of Waterfront Station, and is of approximately the same vintage as buildings 1 and 2, and

4. The ensemble of 1, 2 and 3 represent a "Gateway to Gastown," the HA-2 Historic Area, and a shift in scale and materiality from the more recent buildings of the City to the south and west to smaller, lower buildings primarily of masonry, together forming a richly coloured palette, and

5. The City of Vancouver's heritage policies include the following: "An addition to the side or rear of a heritage property may be considered, on a site-specific basis, subject to:

- (i) the availability of land on the development site to accommodate the addition,
- (ii) the impact on the existing heritage property, and architectural and urban design considerations."

6. There is insufficient land to accommodate the proposed size of the Waterfront Tower, as in 5(i), necessitating a cramped base and a significant cantilever above the Waterfront Station, and

7. The City of Vancouver subscribes to the Standards and Guidelines for the Preservation of Historic Places in Canada, which states that additions to heritage buildings should be distinguishable, complementary and subordinate, and

8. The proposed Waterfront Tower is not complimentary to buildings 1 or 2 either in its materiality or its angular form which visually clashes with its neighbours, as in 5(ii) and

9. The proposed Waterfront Tower, while actually a separate building, is not subordinate due to its height and massing, including its cantilever above the Waterfront Station, and is sited so close to the station that from most angles the tower appears to be an addition to the station, and

10. The Waterfront Hub Study framework, which is council policy, stipulates a transition in height from west to east and a distancing of new buildings from the Waterfront Station.

THEREFORE BE IT RESOLVED THAT

The Vancouver Heritage Commission does not support the application to build the Waterfront Tower, or any other tower of the same materiality or size, on the proposed site.

And furthermore, the Commission requests that staff explore tools including zoning, transfer of density and density banking to relieve any future development pressure on the land adjoining Waterfront Station.

And furthermore, the Commission requests that staff become engaged in finding a permanent solution to halt the deterioration of the Angel of Victory statue, which may involve its move inside the Waterfront Station, so that it can continue to speak of the sacrifices and futility of the First World War and of all wars.

And furthermore, the Commission requests that the future plaza design reflect consultation with the local First Nations.