

**NOTICE OF MEETING  
GASTOWN HISTORIC AREA PLANNING COMMITTEE  
A G E N D A**

DATE: Wednesday, May 21, 2014  
 TIME: 4 p.m.  
 PLACE: Water Street Café, 300 Water Street, Vancouver

*Please call 604-873-7141 if you are unable to attend this meeting*

---

- 1) Adoption of Agenda and Minutes 4.00PM - 4.05PM

Proposed meeting Agenda and Minutes of February 19, 2014 to be adopted.

- 2) 256 Carrall Street (Boulder Hotel) - DE 417522 4.05PM - 5.05PM  
 B, (M)

In 2007, Council approved an incentive package for the rehabilitation of the Boulder Hotel and construction of the new building on adjacent Pig & Whistle site, 15 W. Cordova Street. The HRA was registered on title. However, since the SRA conversion dues were not paid the SRA Conversion Permit expired. At the same time, the development permit (DE) application process was not completed either, so the DE application expired too. As a result, the project did not proceed.

In 2013, the new owner applied for a DE permit to rehabilitate the Boulder Hotel in exchange for already approved incentives (existing HRA), and requested that the property tax exemption be added to the previously approved incentive package. The new Housing Agreement has been recently negotiated and agreed upon, in principle. The new SRA Conversion Permit will be required and the applicant will need to pay conversion dues.

The proposed Boulder Hotel conservation plan is similar to what was originally offered but it provides higher level of structural retention, no rooftop addition and no underground parking. The scope of work does not include adjacent Pig & Whistle site. The Real Estate Services conducted the shortfall cost analysis and confirmed the shortfall cost of approximately \$5.5-6.0 M. The Conservation plan is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and HA-2 Design Guidelines. The heritage building will be structurally and seismically upgraded and building systems will be updated.

In exchange for heritage conservation the owner is asking that the existing incentive package of \$3,191,250 as per the previously approved HRA, be increased to approx. \$3,550,000 by adding a Property Tax Exemption incentive of approximately \$350,000.

Incentives	2007 Proposal	2013 Proposal
Façade grant	\$100,000	\$100,000
Bonus Density (58,000 sf)	\$2,900,000	\$2,900,000
Residual Density (3,825sf)	\$191,250	\$191,250
Property Tax Exemption	\$0	\$350,000
<b>Total:</b>	<b>\$3,191,250</b>	<b>\$3,550,000</b>

This project requires an SRA Conversion/Demolition permit to remove 22 designated rooms from the SRA inventory and to convert them to eight one-bedroom rental units. The Housing Agreement would secure eight rental units for the life of the building and would ensure that units could not be stratified. The applicant would be required to pay the Conversion Levy of \$105,000. This application has been processed through the Heritage Building Rehabilitation Program.

The applicant and staff will present the project, conservation plan, associated housing arrangements and will provide information on the approval process. In addition to new development permit, the SRA Permit, Housing Agreement, Property Exemption By-law and amendment to the existing HRA (or a new HRA) would be required. The proposal is subject to Council's approval. It is planned that the application will be presented to City Council in July, 2014. This application will also be presented to VHC on May 26, 2014.

- Issues:
- a) Is the proposed conservation plan compatible with the Standards and Guidelines for the Conservation of Historic Places in Canada, HA-2 Design Guidelines?
  - b) Requested incentive package.

Applicant: Aaron Keshow, property owner  
KC Mooney Architect, Architectural Consultant  
Jim Lehto, Conservation Consultant

Staff: Zlatan Jankovic, Heritage Planner

Attachments: Project rationale with drawings (sent out by mail)

## 2) Water Street Road Works

5.05PM - 6.00PM

Through fall of 2013, a consultant was procured to conduct a geotechnical and cost benefit analysis of pavement structure options for Water Street. Findings of the study and updates on potential next steps will be presented.

Staff: Jeff Moi, Streets Engineer, COV  
Lisa Leblanc, Senior Engineer-Community Plans, COV  
Zlatan Jankovic, Heritage Planner, COV

Attachments: will be distributed at the meeting

Next meeting:

DATE: June 18, 2014  
TIME: 4.00 p.m.  
PLACE: Water Street Café, 300 Water Street, Vancouver, BC