



**NOTICE OF MEETING
VANCOUVER HERITAGE COMMISSION
A G E N D A**

DATE: Monday, February 18, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

PLEASE NOTE: Agendas and Minutes are available on the City of Vancouver Civic Agencies' website at www.vancouver.ca/ctyclerk/civicagencies/civicindex.htm

If you are unable to attend the meeting please call Nicole Ludwig at 604.873.7191 or e-mail at nicole.ludwig@vancouver.ca.

Adoption of Minutes **11:00-11:05 am**

Minutes of the January 21, 2013, meeting to be approved.

1. Business Arising from the Minutes **11:05-11:10 am**

2. Presentation from Vancouver Heritage Foundation **11:10-11:50 am**

The Vancouver Heritage Foundation recently published a research paper that includes a public survey and key informant interviews on heritage conservation in the city. The research paper reveals what Vancouverites think about heritage buildings and their connection to current city priorities of affordability and energy efficiency.

The full research paper is available at this link
<http://www.vancouverheritagefoundation.org/wp-content/uploads/2013/01/Conserving-Heritage-Report-FINAL.pdf>

Presenter: Diane Switzer, Executive Director of the Vancouver Heritage Foundation
Attachments: Two page information graphic with key findings

3. Conservation Review

(a) 150 E. Cordova
DE416465

11:50-12:35 pm

Located at 150 East Cordova Street, this 50 x 122 site is currently vacant. It is at the border of the HA-2 Gastown zoning district, with the zoning changing to the DEOD Downtown Eastside Development District, Sub Area 1: Main and Hastings, to the east and rear (south) of the site, across the lanes.

The immediate context is a mixture of building types, including both historical buildings and those of more recent vintages. To the west is a recently constructed 3 storey artist studio building, across the flanking lane to the east are lower 1 and 2 storey commercial buildings fronting on Main Street, and across the rear lane to the south are primarily 9 storey residential hotels, with some 1 and 2 storey commercial buildings in between, fronting on East Hastings Street. The buildings across East Cordova Street on the north side include 5 and 6-storey residential and institutional buildings.

The proposal is 9 storey mixed-use building, with a commercial unit at the ground floor and 8 storeys of residential above. A total of 61 residential units are proposed, with a mix of studio, and 1 and 2 bedroom units, five of which are 2 storey loft units. The primary residential entry is located at East Cordova. The gross floor area is 46,163 SF. The height of the building to the top of the roof deck is 76ft - 79ft, depending where it is measured (due to the drop in grade on this site). Seven parking spaces are provided at the ground floor, as well as two car-share spaces. Vehicular parking and garbage storage areas are accessed from the lanes. There is no underground parkade proposed as the site width would not accommodate conventional underground parking. The applicant is proposing payment-in-lieu for the remainder of the required parking spaces (4 spaces). Bicycle parking and bulk storage lockers are provided at the basement, with the building serviced by two elevators. The roof top is proposed to be developed as garden and patio space for use of the residential units.

The overall design and architectural expression is required to meet the expectations of the HA-2 Design Guidelines for new buildings. The design is intended to be a modern interpretation of the historical Gastown character. The design seeks to respect the predominant patterns of building form, height, fenestration, façade composition and materiality, while proposing a more contemporary aesthetic in terms of the building details.

The Gastown Heritage Area Planning Committee received the presentation on January 16, 2013 and because of the complexities of the project, and its importance for Gastown, the Committee requested that the item be deferred to the February meeting for further discussion.

Issues:

- (i) Compliance of the proposed design with HA-2 Design Guidelines;
- (ii) Compatibility of the proposed design with the historic character of Gastown; and
- (iii) Height relaxation (of up to 4ft above 75ft limit)

Applicant: Christopher Bozyk Architects Ltd., Nick Bray, RIBA
Attachments: Reduced drawings
Staff: Marie Linehan, Development Planner
Zlatan Jankovic, Heritage Planner

(b) 498 Carrall Street (1 East Pender) - DE 415524
VHR B (M)

12:35-1:20 pm

The application was received to rehabilitate this significant Chinatown heritage building. The proposal is to adaptively re-use the building, retain the existing built form and massing, rehabilitate the exterior, and change the uses to office and parking (on the ground floor) and community theatre (on the second floor).

498 Carrall Street (1 East Pender), also known as The Chinese Times Building, is listed in the "B" evaluation category on the Vancouver Heritage Register and it is municipally designated heritage site. The heritage value of the building is found in its architecture, the choice of brick as a construction material as well as in its direct association with individuals, organizations and uses that played important roles in the Chinese community. The building was home to the Chee Kung Tong, the Chinese Freemasons, associated with the earliest immigration of Chinese to British Columbia during the Fraser River Gold Rush of 1858 and the establishment of the community in both, BC and Canada. The second significant tenant was the newspaper, the Chinese Times, which had its offices here from 1930s until 1990s. (Please refer to the attached Statement of Significance for more information on heritage values and character defining elements).

The conservation plan by Soren Rasmussen Architects is generally consistent with the Chinatown HA-1 Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada. The chamfered building corner will be retained, the "cheater floor" feature retained and modified to provide adequate access and headroom, the large cornice fully restored, the bay windows on E. Pender St. preserved and repaired, storefront windows on Pender St. restored as per the original configuration, the facade on Carrall St. rehabilitated to better accommodate new uses. The conservation plan also includes four significant new elements: the garage entrance and the theatre entrance on Carrall Street, the extensive fixed canopy along both principal facades, and the building projection onto Carrall Street located above the new theatre entrance.

The applicant has requested heritage incentives through the Heritage Building Rehabilitation Program (HBRP), in exchange for the conservation of building's heritage features. The incentives consist of \$100,000 façade grant (two grants of \$50,000 each) and the property tax exemption over the period of up to 10 years. The property tax exemption incentive has not been determined yet.

The application was presented to Chinatown Historic Area Planning Committee in December 2012 and January 2013, and was generally supported, with further requests, as follows:

"That the Chinatown Historic Area Planning Committee generally supports the proposal for 498 Carrall Street (1 East Pender) - DE 415524 with the following considerations:

- a) suggestion that the overall support of the new design element of the bay window, and that the entrance and the bay window be treated as a unified element, and that it remain a unique and contemporary component of the project;
- b) requests that further design consideration be given to the canopy in regard to width, length and the need for continuous coverage around the building, and strongly encourages that the projection of canopy be reduced, and that a fragmented canopy may be more fitting with the neighborhood;

- c) requests that the applicant review the design of the rhythm of the mullions and sill heights to keep with the historical context of the building;
- d) requests that more effort be made to reduce the industrial character or visual prominence of the garage door; and
- e) strongly encourages the inclusion of neon signage with the project.”

Issues:

- (i) New building projection on Carrall Street, its design and encroachment;
- (ii) Continuity of proposed fixed canopy, its design and projection; and
- (iii) The character of E. Pender Street storefronts

Applicant: Soren Rasmussen Architects Inc.
Attachments: Conservation plan and architectural drawings
Staff: Paul Cheng, Development Planner
Zlatan Jankovic, Heritage Planner

4. Sub-Committee Reports

Presentation by SoS/VHR Subcommittee for items reviewed on January 28 (material enclosed) and February 18, 2013 (material to follow).

5. New Business

6. Next Meeting

DATE: Monday, March 11, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

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