



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, November 22, 2021

**TIME:** 11:00 am

**PLACE:** City Hall, Joe Wai Meeting Room (1<sup>st</sup> Floor)

**PLEASE NOTE:**

- *If you are unable to attend this meeting, please advise Ana Denissenko at 604-871-6146 or e-mail [ana.denissenko@vancouver.ca](mailto: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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**Roll Call and Welcome** **11:00 – 11:05**

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

**Leave of Absence Requests** **11:05 – 11:10**

**Approval of Minutes – October 18, 2021** **11:10 – 11:15**

**1. 510 W Hastings Street – Standard Building** **11:15 – 12:30**  
**VHR-B, Designation and Heritage Incentive Program Grant Application**  
**DP-2021-00941**

The Standard Building (VHR-B) is a landmark Edwardian-era Beaux-Arts architecture designed by architects Russell, Babcock & Rice. It is valued as one of the earliest high-rise office structures in Downtown Vancouver, and as a representation of the Edwardian-era economic boom and the westward shift of the business district.

We received a development permit application that includes seismic upgrade and conservation work on the Standard Building. The application demonstrates a high level of retention and conservation, verifiable seismic upgrades, and life-safety upgrades, and is eligible to receive a grant under the Heritage Incentive Program (HIP). Since the heritage property is currently not

protected, its eligibility for HIP incentive is subject to its designation prior to a development permit issuance.

The cost estimates for this project is under review by Real Estate and Facilities Department, but according to findings so far, staff estimate that the financial incentive for the project would be between 2.75 to 3 million dollars, based on HIP Policy and Procedures.

The zoning applicable to the site is DD (Downtown District). The preservation and rehabilitation of the Standard Building's character-defining elements are outlined in the Heritage Conservation Plan (September 2021) prepared by Donald Luxton & Associates, generally in accordance with the *Standards & Guidelines for the Conservation of Historic Places in Canada*.

The major proposed conservation procedures outlined in the Conservation Plan include:

- stabilization of unreinforced exterior character-defining elements
- structural reinforcing of parapet
- localized structural improvements relating to mechanical improvements;
- localized masonry cleaning and repairs;
- preservation and repair of existing skylight;
- preservation and rehabilitation of wood windows;
- rehabilitation of steel windows;
- new roof membrane and associated roof drainage works;
- interior upgrades to public corridors, washrooms, stairwells, and services rooms; and,
- upgrades to elevators, security systems, HVAC systems, fire and life safety, plumbing, and electrical.

Should Council approve this grant application, the applicant will be required to designate the structure and exterior of the Standard building; a Designation By-law and Restoration Covenant to be prepared by Legal Services and registered on title. All agreed upon work and a site visit must be completed prior to release of grant funds.

Staff are seeking comments on the Heritage Conservation Plan, in particular the scope of work that is eligible for financial incentive under the HIP, as well as the required designation of the structure and exterior of the Standard Building.

**Issues:**

- Comments on the Heritage Conservation Plan, exterior work, proposed seismic upgrading (stabilization of unreinforced exterior character-defining elements) and life-safety upgrades
- Support for designation of the structure and exterior of the Standard Building
- Support for financial incentive through Heritage Incentive Program

**Staff:** Elijah Sabadlan, Heritage Planner

**Applicant:** Kieran Lynch, Colliers Project Leaders, [Kieran.Lynch@colliersprojectleaders.com](mailto:Kieran.Lynch@colliersprojectleaders.com)  
Gareth Keane, Colliers Project Leaders, [Gareth.Keane@colliersprojectleaders.com](mailto:Gareth.Keane@colliersprojectleaders.com)  
Daniel Hawreluk, Kasian, [Daniel.Hawreluk@kasian.com](mailto:Daniel.Hawreluk@kasian.com)

Donald Luxton, Donald Luxton & Associates, [Donald@donaldluxton.com](mailto:Donald@donaldluxton.com)  
Anthony El-Araj, Glotman-Simpson Engineers, [Aelaraj@glotmansimpson.com](mailto:Aelaraj@glotmansimpson.com)

**Attachments:** Presentation package (including Project Rationale, Conservation Plan, and set of application drawings)

**2. Statement of Significance and Vancouver Heritage Register Subcommittee Report** **12:30 – 12:40**

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of October 14, 2021 will be presented. The report contains summaries of the SoS Subcommittee feedback on the two Statements of Significance and one Vancouver Heritage Register evaluation reviewed at this meeting, and recommends that 1967 Napier St., St. Clare's Convent, be added to the Vancouver Heritage Register.

Staff: Maxine Schleger, Heritage Planning Analyst  
Attachments: None (To be presented at the meeting)

**3. New Business** **12:40 – 1:00**

**ADJOURNMENT**

**Next Meeting:**

DATE: Monday, December 13, 2021  
TIME: 11:00 am  
PLACE: City Hall, Joe Wai Meeting Room (1st Floor)

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