



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, December 13, 2021

TIME: 11:00 am

PLACE: City Hall, Joe Wai Meeting Room (1st 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.*
 - *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 – November 22, 2021 **11:10 – 11:15**

1. Introduction of new Commission members **11:15 – 11:45**

On November 16, 2021, Vancouver City Council approved the following:

THAT the following individuals be appointed to the Vancouver Heritage Commission, terms to commence December 6, 2021, and end December 3, 2023:

James Evans
Paul Giles
Hilary Macdonald
Joel Massey
Shawn Preus

Around the table introduction of members.

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| 2. Motion to commend the work of the Commissioners,
whose term ended on December 6, 2021 | 11:45 – 11:55 |
| 3. 2022 Schedule Approval | 11:55 – 12:00 |
| 4. 302 Water Street – Edward Hotel
VHR-B (M), Heritage Incentive Program Grant Application
DP-2021-01001 | 12:00 – 1:30 |

The Edward Hotel (VHR-B) is a municipally designated heritage building within the Gastown Historic Area District (HA-2). It was built in 1906 featuring Classical Revival and Romanesque Revival architecture. It is valued for its association with Charles Edward Beckman, and its early use as a Gastown hotel, with commercial services on the ground level and lodging rooms on the upper levels, that served the area's seasonal population in the early twentieth century.

We received a development permit application for the Edward Hotel, which includes the structural and seismic upgrading of its primary structure to accommodate a two-storey addition above the roofline. It also includes the rehabilitation of the storefront along Cambie Street that reflects the original historic configuration of the building on the ground level. A Heritage Conservation Plan was prepared by Donald Luxton & Associates, along with a Structural Assessment Report (RJC Engineers) and an Inspection Life Safety Report (Cornerstone). The reports conclude that the structure appears to be in good condition for a building this age, and upgrades required (Major Vertical Addition) to accommodate the proposed development is feasible without compromising the integrity of the heritage building and its surviving original character-defining elements. The proposal is generally consistent with Vancouver Heritage Program, Heritage Policies, and Standards and Guidelines for the Conservation of Historic Places in Canada.

Staff reviewed the preliminary cost estimates, and determined the maximum grant for recommendation of up to \$991,700. The grant was calculated using the formula of \$100 per total floor area (9,917 sqft), up to 50 percent of the eligible cost (as per Section 6 of the HIP Policies and Procedures).

Should Council approve this application, the applicant will enter into requisite agreements with the City prepared by Legal Services and registered on title, confirming the Heritage Consultant conducts quality assurance of the rehabilitation throughout the duration of the planning and construction phase. 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 are eligible for financial incentive under the Heritage Incentive Program, as well as the proposed two-storey addition above the roofline, and the storefront rehabilitation.

Issues:

- Heritage Conservation Plan, in particular: 1) the extent of proposed structural, life safety, and building systems upgrading; 2) the proposed two-storey addition above the roofline; and, 3) the storefront rehabilitation
- Support for financial incentive through Heritage Incentive Program

Staff: Elijah Sabadlan, Heritage Planner
Hiroko Kobayashi, Development Planner

Applicant: David Lin, Owner's representative, davidlindesignstudio@gmail.com
Gillian Brennen, MCM Partnership, gbrennen@mcmparchitects.com
Mark Thompson, MCM Partnership, mthompson@mcmparchitects.com
Meredith Anderson, Read Jones Christoffersen Ltd, manderson@rjc.ca
Donald Luxton, Donald Luxton & Associates, Donald@donaldluxton.com

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

5. New Business

1:30 – 2:00

ADJOURNMENT

Next Meeting:

DATE: Monday, January 10, 2022
TIME: 11:00 am
PLACE: City Hall, Joe Wai Meeting Room (1st Floor)

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