

**ORIENTATION SESSION
GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, December 15, 2021
TIME: 4:00 pm
PLACE: WebEx Events

Please call 604-873-7056 if you are unable to attend this meeting.

1. Introduction **4:00PM - 4:30PM**

2. Election of Chair and Vice Chair **4:30PM - 5:30PM**

This is the first working session since the new members of the Gastown Historic Area Planning Committee have been elected, so the positions of Chair and Vice Chair is necessary for the Committee to nominate and elect.

Staff: Elijah Sabadlan, Heritage Planner

3. Adoption of Agenda and Minutes **5:30PM - 5:35PM**

Proposed meeting agenda and Minutes of May 19, 2021 to be adopted.

4. 302 Water Street - Edward Hotel **5:35PM - 6:45PM**
VHR-B (M), Heritage Incentive Program Grant Application
DP-2021-01001

The Edward Hotel (VHR-B) is a municipally designated heritage building within the Gastown Historic District National Historic Site (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. Staff conclude that 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.

The Real Estate and Facilities Department has completed their review of the preliminary cost estimates provided as part of their HIP grant application. The maximum grant for recommendation is up to \$991,700. This 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*).

The zoning applicable to the site is HA-2 (Gastown Historic Area). 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 major proposed interventions that are eligible under the HIP grant include:

- structural, life safety, and building systems upgrade under Major Vertical Addition (F4, S4, N4, A4, E5) to accommodate change of use from restaurant and office to restaurant and hotel, and to support proposed two-storey addition above roofline;
- stabilization, cleaning and repair of unreinforced exterior masonry; and,
- storefront rehabilitation along Cambie Street to reflect original historic configuration.

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:

- Comments on the 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, Heritage Conservation Plan, and set of application drawings)

5. New Business

6:45PM - 7:00PM

6. Next meeting

DATE: January 19, 2022

TIME: 4:00 pm

PLACE: WebEx Events