



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: June 16, 2008
Author: Yardley McNeill
Phone No.: 604.873.7582
RTS No.: 07419
VanRIMS No.: 08-2000-20
Meeting Date: July 8, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: 1955 Wylie Street- Heritage Designation (Maynard's Building)

RECOMMENDATION

- A. THAT Council designate the building known as Maynard's at 1955 Wylie Street in the "B" category of the Vancouver Heritage Register, as municipally protected heritage property;
- B. THAT Council instructs the Director of Legal Services to bring forward for enactment the bylaw to authorize the designation.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of A and B.

COUNCIL POLICY

Heritage Policies and Guidelines: Council Policy states that resources identified in the Vancouver Heritage Register have historic significance and that the City's long-term goal is to protect these resources through voluntary designation. Council Policy further states that legal designation is a prerequisite to granting certain bonuses and incentives.

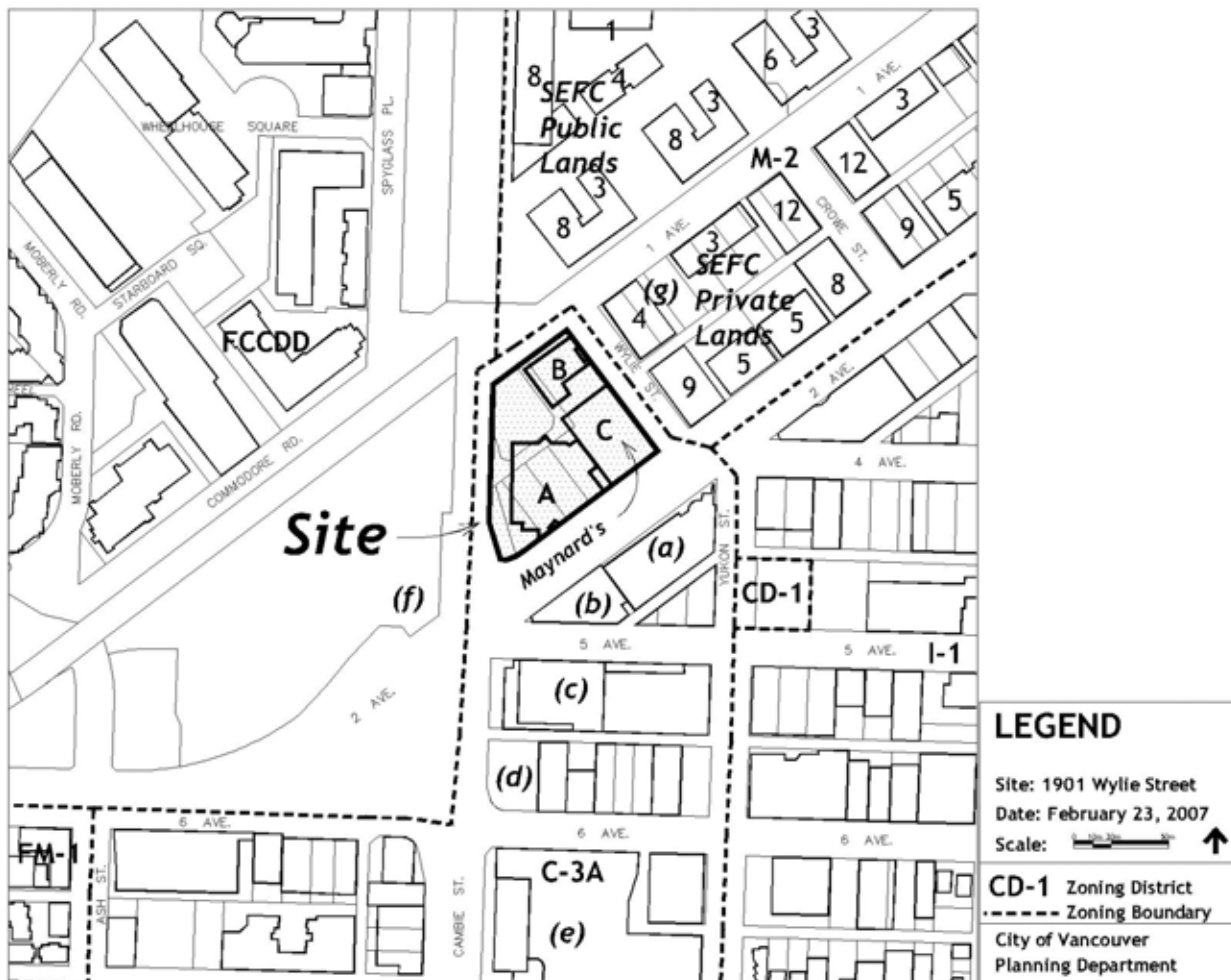
PURPOSE and SUMMARY

The purpose of the report is to seek Council's approval to designate the building at 1955 Wylie Street as municipally designated heritage property.

BACKGROUND

The development site at 1901 Wylie Street is comprised of seven legal parcels and includes the existing City lane and a small portion of road, recommended to be closed and sold for incorporation into the site. The site contains the Maynard's building at 1955 Wylie Street which is listed in the "B" category on the Vancouver Heritage Register. The surrounding context is as follows:

- (a) 2055 Yukon Street (Montreux); 9-storey retail/artist live-work
- (b) 450 West 2nd Avenue (Nye Building); 1-storey commercial VHR "B", Designated
- (c) 2120 Cambie Street (Vancouver Police Bldg/ICBC); 7-storey office
- (d) 495 West 6th Avenue; 7-storey artist live-work/retail
- (e) 2290 Cambie Street (Canadian Tire/Best Buy); 4-storey retail
- (f) Canada Line Olympic Station (under construction)
- (g) 1920 Wylie (Best Building); 4 storey residential VHR "B", Designated



On March 12, 2007, the Development Permit Board reviewed a preliminary development permit application DE# 410693 for 1901 Wylie Street (see reduced drawings in Appendix B). The proposal would retain, restore and rehabilitate the Maynard's Building (referenced as building 'C' on the site map) for retail and residential uses; and construct two new residential buildings - a 12-storey building (with ground floor retail) fronting 2nd Avenue (referenced as building 'A') and a nine-storey building fronting 1st Avenue (referenced as building 'B'). The project would contain a total of 246 dwelling units and provide three levels of underground parking. In exchange for the restoration of the heritage building, an on site density bonus of 10% (20,325 square feet) was requested through the Development Permit Board and would be utilized in the two new buildings proposed for the site.

Section 3.2.5 of the Zoning and Development Bylaw and the Heritage Policies and Guidelines provide the Development Permit Board with discretion in approving an increase of up to 10% FSR beyond the maximum prescribed within the C-3A Zoning District Schedule. The Development Permit Board approved the increase in FSR and placed a condition on the permit that the heritage building be designated prior to issuance of the Development Permit.

DISCUSSION

Heritage Value and Proposed Rehabilitation

The building at 1955 Wylie Street commonly known as Maynard's is listed in the "B" category on the Vancouver Heritage Register. It was constructed in 1919 and used as a repair shop and warehouse serving the industrial uses in the area. The building is a good example of an Edwardian brick industrial warehouse and is part of a collection of early 20th century industrial buildings, including the Best Building at 1920 Wylie Street, the warehouse at 365 West 2nd Avenue, and the Nye Building at 450 West 2nd Avenue. Given the changes in the area, the Maynard's building is one of only a few remaining heritage buildings on the former industrial lands (see "Statement of Significance" Appendix A).

The proposed rehabilitation will permit the building to be retained in an economically viable manner. The building will retain its commercial use at grade, but will be rehabilitated to market residential units on the upper floors including a 2- storey addition proposed for the roof. The addition will be set-back from the parapet to maintain the visual hierarchy of the heritage building as seen from the street. The conservation of the building will follow Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada and will include seismic upgrades. A Restoration Covenant will be applied to the site to secure the timely restoration and rehabilitation of the building as well as restrict occupancy of the remainder of the site, until the work is completed on the heritage building.

The owner has signed the requisite "Heritage Designation Compensation Agreement" which waives the owner's right to any future claim for compensation arising from the designation of the site.

VANCOUVER HERITAGE COMMISSION

The preliminary development application was reviewed by the Vancouver Heritage Commission on December 11, 2006. The Commission unanimously resolved as follows:

RESOLVED

THAT, regarding the project at 1955 Wylie , "The Maynard's Building" , the Vancouver Heritage Commission (VHC) supports in general the preliminary development permit application as presented at the December 11, 2006 meeting, noting specifically, support for the following:

- the two storey glassy addition set back as generally indicated on the drawings, subject to greater detail development of that addition;
- the language of the two-storey addition being related to the new buildings adjacent the heritage building;
- the applicant considering reinstating the original 2nd floor window rough openings;
- the garage door and entrance to parking on Wylie Street;
- inconspicuous landscaping;
- Statement of Significance and Conservation Plan; and

FURTHER THAT additional information on existing original wood windows and potential for replication for any replacement windows be considered.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

The Maynard's Building at 1955 Wylie Street, is a valuable asset to the memory of the former industrial lands along 2nd Avenue and is worthy of protection through legal designation. In exchange for additional density for use on site, the Development Permit Board has required the Maynard's Building be municipally designated as a condition of issuance of the Development Permit. Staff and the Vancouver Heritage Commission support the retention, rehabilitation and designation of the building.

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BC TELEPHONE CO. CONSERVATION PLAN

**BC TELEPHONE COMPANY OFFICES AND GARAGE CONSERVATION PLAN
11 SEPTEMBER 2006**

for Tri Power Development LP and Michelange Panzini Architects

1.0 INTRODUCTION

This report has been commissioned to accompany as Development Application for the rehabilitation of the historic BC Telephone Company Office and Garage building, known as the Maynards Building.



FIGURE 1: View from West 2nd and Wylie Streets

2.0 Statement Of Significance

Name of Historic Place

BC Telephone Company Office and Garage

Address

415 West 2nd Avenue (also 1955 Wylie Street), Vancouver BC Canada

Description of Historic Place

The former BC Telephone Company Office and Garage, now known as the Maynard's Industries Ltd. auction house, is a large two storey brick-clad concrete frame building located at the corner of West 2nd Avenue and Wylie Street in the South-East False Creek industrial area and beside

BC TELEPHONE CO. CONSERVATION PLAN

the Cambie Bridge. The building is listed on the Vancouver Heritage Register in the "B" category.

Heritage Value of Historic Place

The heritage value of the B.C. Telephone Company Office and Garage building is based on several factors including its connection to B.C. Telephone Company, its role in the evolution of Southeast False Creek industrial area, as part of a cluster of three early brick buildings in the immediate area as a building with characteristic elements of vernacular industrial design and as a visual landmark in a prominent location. The site is of historic value, commemorated with a City of Vancouver centennial plaque, as the termination of a trail, blazed in 1861, linking New Westminster with the Royal Naval Reserve at Jericho. Original drawings on file show that the building was built in 1929 as the office and garage of BC Telephone Company. It was subsequently renovated in 1964 and 1986.

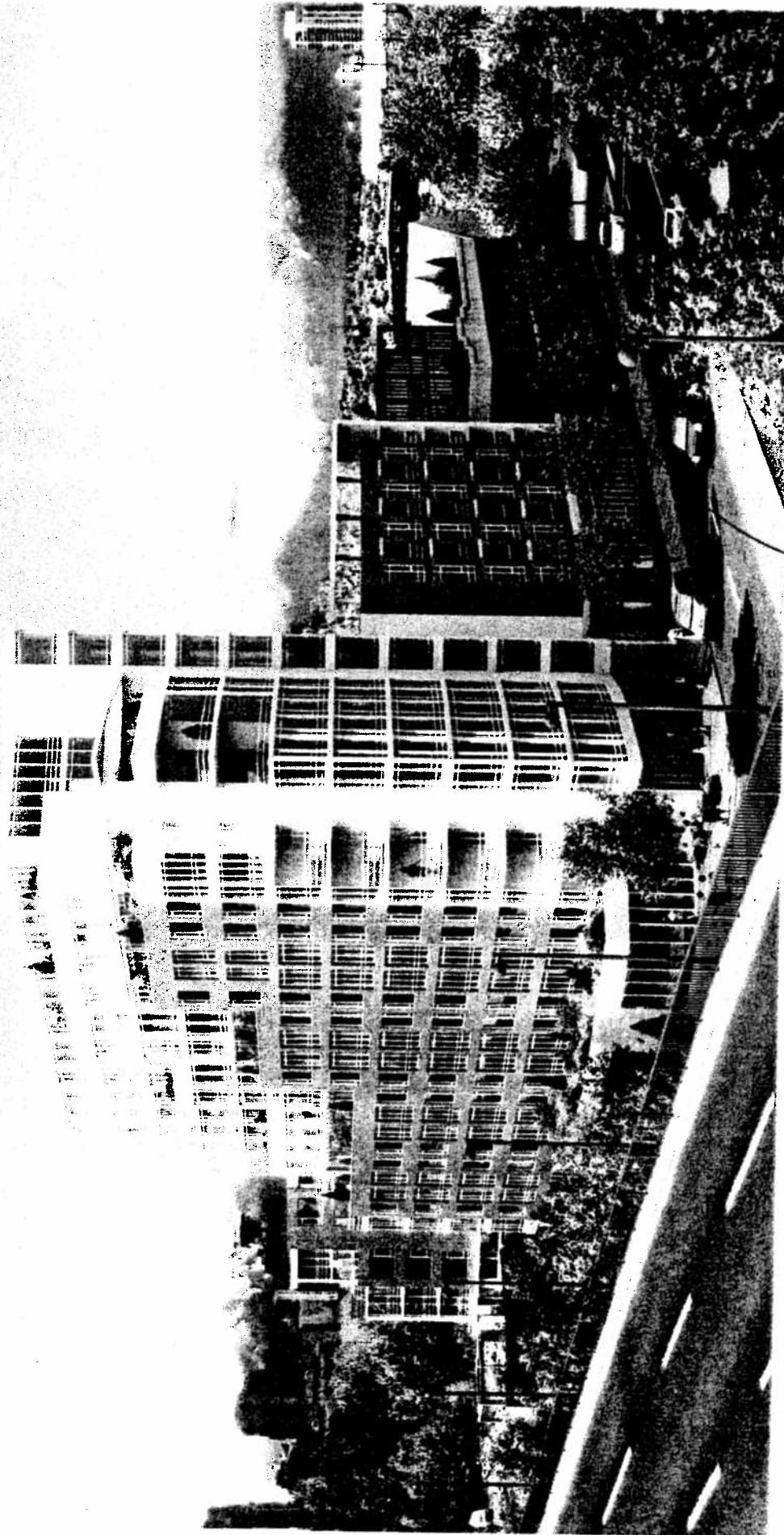
The presence of the B.C. Telephone Company in the emerging industrial area of South East False Creek is indicative of the growth of Vancouver southward. It also signals a shift in the area from marshy tidal flat area to the industrial uses it has had for most of the 20th century. Immediately across the Wylie Street is the former B.C. Telephone Company offices (now Best) building dating from 1915 and across West 2nd Ave. is the former Nye's Service Station a designated heritage building from the early automobile era of the city.

Brick vertical pilasters with brick infill and stone sills make for a strong and restrained example of industrial vernacular design, not dissimilar to earlier examples in Gastown and later examples in Yaletown. Subsequent changes have been made to the windows along West 2nd Ave. and Wylie Street, but generally the building is quite intact to this day. The interior features robust concrete columns and beams.

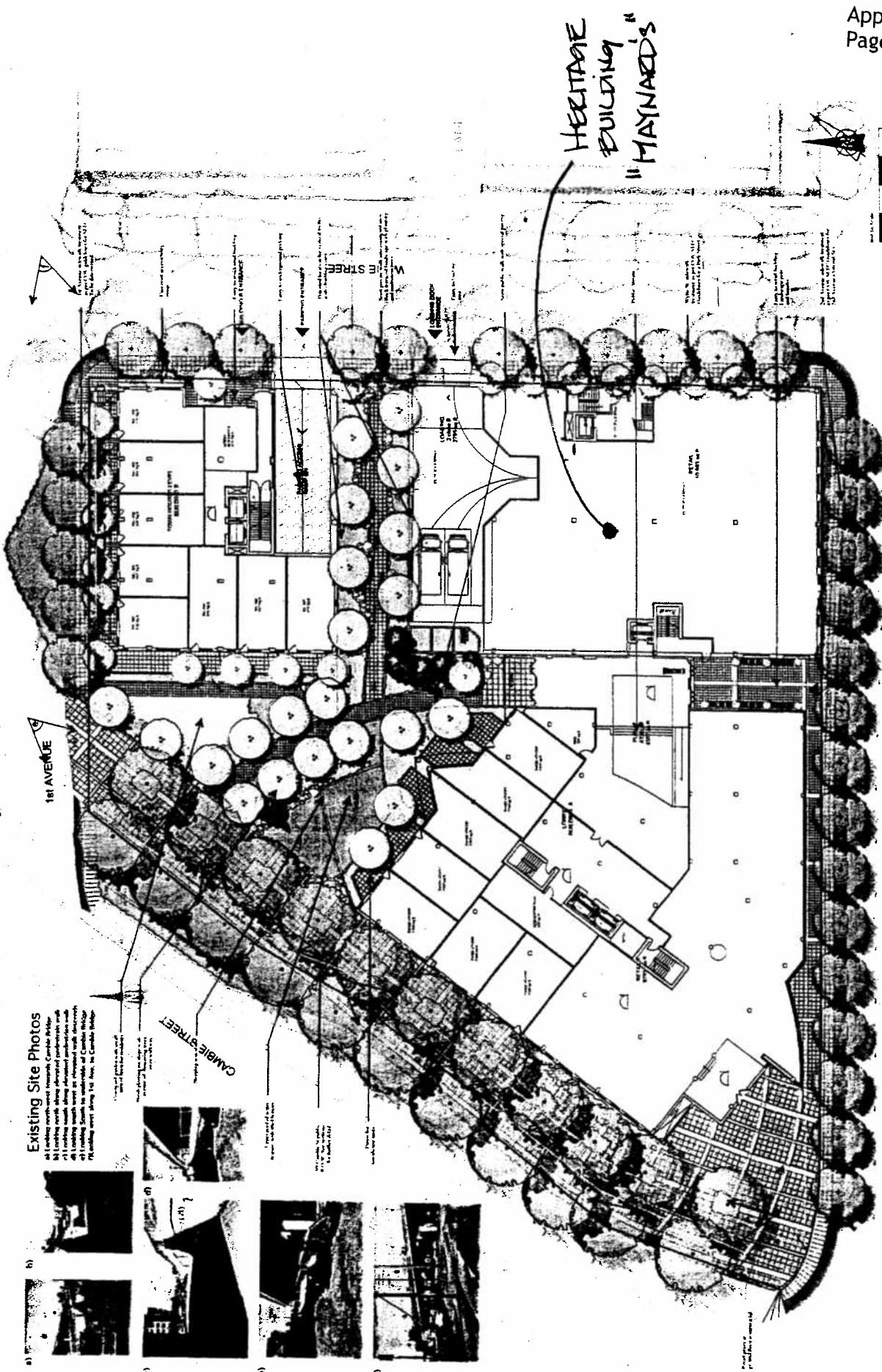
The building has been the Maynards building since 19XX. It remains a prominent visual landmark in the area, being the westernmost structure in the South East False Creek area and being quite visible from the Cambie Bridge.

Character-Defining Elements

- location as part of industrial area of South-east False Creek
- prominent corner siting, height and visibility from Cambie Bridge
- proximity to earlier B.C. Telephone Company (now Best) building across Wylie St. and to Nye's Service Station across West 2nd Avenue
- repetitive bays of brick pilasters with triple banked windows and concrete sills
- low profile with strong, simple horizontal cornice
- raised section with partial third floor over Wylie St. Entrance
- stone detailing around Wylie St. Entrance
- loading doors and vehicular access points on all facades
- commemorative City of Vancouver 1886-1986 centennial plaque reading:
"The False Creek Trail: A trail was blazed to this point in 1861 to link New Westminster, then the capital of the mainland colony of British Columbia, with the Royal Naval Reserve at Jericho. The Trail stopped here due to government restraint"



"MAYNARDS"
HERITAGE BURG.



Existing Site Photos

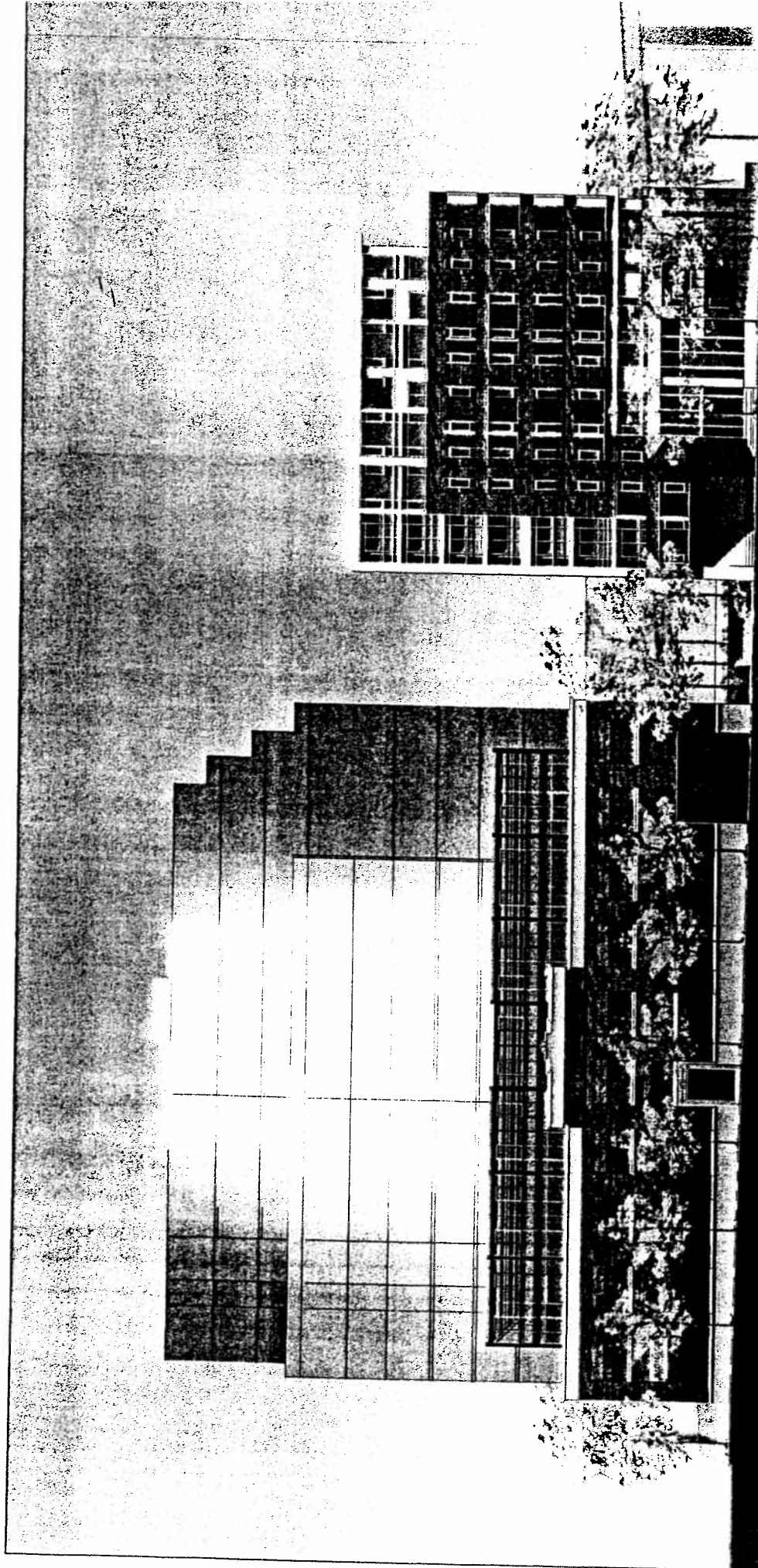


- a) Looking north-west towards Cambridge Street
- b) Looking north along Cambridge Street
- c) Looking south along Cambridge Street
- d) Looking south-west at intersection with Cambridge Street
- e) Looking south-east at intersection with Cambridge Street
- f) Looking west along 1st Ave. to Cambridge Street

preliminary development permit
ground floor landscape plan

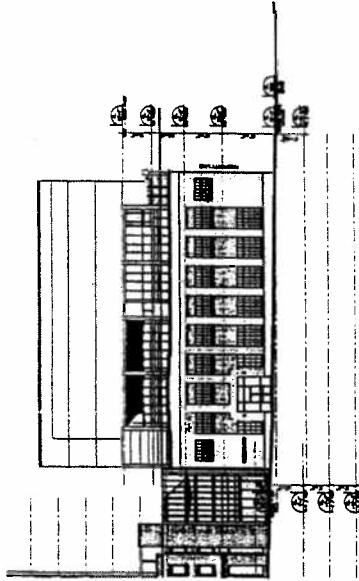
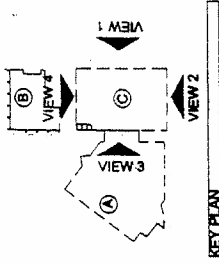
Michel Ange Panyini Architects
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November 2018

6.2 NORTH-EAST ELEVATION - WYLIE STREET

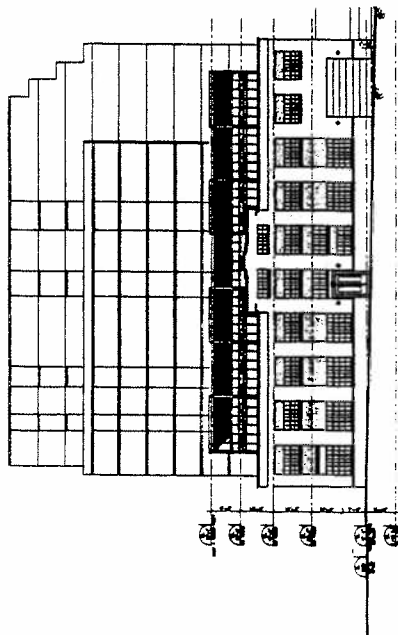


MAYNARD'S AT THE BRIDGE, Wylie St., Vancouver, BC

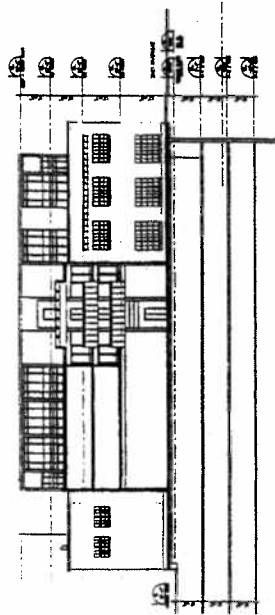
4.10 MAYNARD - BUILDING C



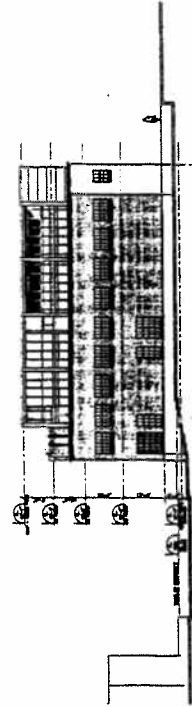
VIEW 2 - West 2nd Avenue - South Elevation



VIEW 1 - Wylie str. - East Elevation



VIEW 3 - Courtyard Elevation



VIEW 4 - Back Elevation