



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 12, 2016
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Meeting Date: March 8, 2016

TO: Vancouver City Council

FROM: Acting General Manager of Development Services in consultation with the Director of Legal Services

SUBJECT: Heritage Designation and Heritage Revitalization Agreement - 22 East 5th Avenue - Cemco Electrical Manufacturing Company Factory

RECOMMENDATION

- A. THAT Council add the existing building at 22 East 5th Avenue (PID: 029-709-920; Lot D, Block 31, New Westminster District, Plan EPP47844 (the "site")), known as the Cemco Electrical Manufacturing Company Factory (the "heritage building") to the Vancouver Heritage Register in the 'B' evaluation category.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the exterior north and west facades (the "heritage facades") of the heritage building as protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement to:
 - i. secure the rehabilitation and long-term preservation of the heritage facades; and
 - ii. vary the *Zoning and Development By-law* in respect of the site to permit the construction of an addition to the heritage building as proposed under Development Permit Application No. DE419206 (the "DP Application") and as more particularly described in this report, and that the HRA shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.

- D. THAT Recommendations A to C be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

The purpose of this report is to seek Council approval to add the Cemco Electrical Manufacturing Company Factory at 22 East 5th Avenue to the Vancouver Heritage Register in the 'B' evaluation category, and to designate the heritage facades as protected heritage property and to approve a Heritage Revitalization Agreement (HRA) for the site to ensure the rehabilitation and long-term protection of the heritage facades. Under the current I-1 zoning applicable to the site, the existing building could be demolished and the site redeveloped with a density of up to 3.00 floor space ratio (FSR) without Council approval. As incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage facades, an increase in permitted density, as well as other zoning variances, are proposed to permit the development as set forth in the DP Application and as described in this report. The Acting General Manager of Planning and Development Services is prepared to approve the DP Application should Council approve the recommendations of this report.

COUNCIL AUTHORITY

Pursuant to Section 582 of the *Vancouver Charter*, Council, by resolution, may establish a heritage register identifying real property that Council considers to be heritage property and, by resolution, to add such properties to the register from time to time.

Pursuant to Section 592 of the *Vancouver Charter*, Council, by by-law, may enter into a Heritage Revitalization Agreement with an owner of heritage property which may vary or supplement certain kinds of by-laws and permits, including the *Zoning and Development By-law*.

Pursuant to Sections 593 and 594 of the *Vancouver Charter*, Council, by by-law, may designate real property, in whole or in part, within the City of Vancouver as protected heritage property.

Pursuant to Section 595 of the *Vancouver Charter*, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in the market value of the property caused by the designation. Often this, along with additional compensation to offset rehabilitation costs incurred under an HRA, is achieved by way of by-law variations contained in the HRA so as to permit an otherwise impermissible development.

The proposed heritage designation and HRA for the heritage building require Council approval at public hearing and by-law enactment pursuant to Sections 592, 593, and 594 of the *Vancouver Charter*.

The following Council policies are applicable to the project:

- *Heritage Policies and Guidelines (April, 1991)*
- *Green Buildings Policy for Rezonings (July, 2010, last amended June, 2014)*
- *Mount Pleasant Guidelines (January, 1998)*

The *Heritage Action Plan*, which was approved in December 2013, responds to citizen and Council desire to encourage and support heritage conservation in the City. A number of actions were approved including maximizing the use of available tools to conserve the City's heritage resources.

GENERAL MANAGER'S COMMENTS

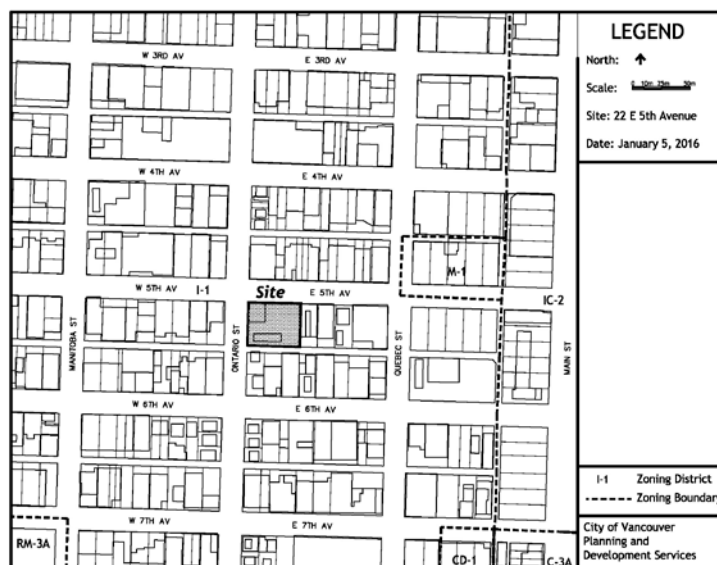
The Acting General Manager of Planning and Development Services RECOMMENDS approval of A, B, C, and D.

STRATEGIC ANALYSIS

Site and Context

The site is located in the Mount Pleasant neighbourhood in an area zoned I-1 (see Figure 1). The *I-1 District Schedule of the Zoning and Development By-law* permits Industrial, Manufacturing, and Wholesale uses, with some provisions for General Office use. The total area of the subject site is 1,683 square metres (18,117 square feet). A six metre (twenty-foot) wide paved lane exists at the rear of the site.

Figure 1: The site and the surrounding zoning



Heritage Value

Built in 1942, the Cemco Factory is part of the legacy of industrial development of lands in the Mount Pleasant neighbourhood south of False Creek, which once was a primarily residential area (see Appendix B). The heritage building dates from a time of economic austerity and is representative of the many small industries which supported the war effort during the Second World War. Cemco commissioned the factory to house its expanding electronics business which supplied equipment for ships being constructed in local shipyards. Not much is known about the company, as is the case with many industries during the War which were subject to a certain amount of secrecy and security. Cemco remained at the site for a couple of years after the War ended, and then ceased to exist. Until recently, the building was occupied by N. Jefferson Ltd., a family owned textile supplier which has been operating since 1926 and continues to do so at a new location.

The factory displays the traditional organization of an industrial plant, with a taller office structure for managers who oversaw (often literally) the operations on the main floor, which in this case, is a large open area which facilitated assembly lines. Like many home-front industries of the era, a large number of women were employed at Cemco (see Appendix A). The exterior facades are made from "board formed" concrete (the concrete forms were comprised of boards which created the exterior imprint on the building when the concrete was poured). This technique was expedient and inexpensive- requirements of construction during the War. The Art Deco style suited itself to the type of monolithic expression of the technique and many building were designed and built in this way during the 1930s and 1940s.

The Cemco Factory was designed by Australian-born architect H.H. Simmonds. In the 1920s and 1930s, Simmonds was commissioned by the City to replace several pavilions at Hastings Park with a consistent grouping of Art Deco buildings including the surviving Livestock Building (1929), the Women and Fine Arts Building (1931) and the Forum (1933), all of which bear similarity in scale and design to the Cemco Factory. Many Simmonds buildings, including movie theatres and churches, utilized large concrete shells for their main halls, and survive to this day.

Features of the heritage building include cast pilasters with stepped-profile capitals which project above the parapet, and many original office block windows including double-hung wooden sash windows in the office block as well as original factory floor windows. A separate building on the east side of the site, built later, is being retained and is not a part of the project (see Appendix B).

It is proposed to add the heritage building to the Vancouver Heritage Register in the 'B' evaluation category.

Development Application and Proposed Incentives

If approved, the incentives and compensation to be provided to the owner for the heritage designation and the rehabilitation and conservation obligations in the proposed HRA will be in the form of variances to the *Zoning and Development By-law*, including a density variance, as set forth in the DP Application and as described below. The zoning applicable to the site is I-1. The DP Application proposes to retain and restore the heritage facades of the building and to construct four new floors of General Office use above the existing building's roof level. The

maximum density for the site is 3.0 FSR under the current zoning. The application proposes a density of 3.08 FSR (see Table 1). A variance of the amount of General Office use is proposed which forms the main economic benefit for the heritage building's façade conservation strategy (see Table 1 and Appendix D). The HRA is to also provide a relaxation for some parking, loading, and mechanical room areas located above grade (see Appendix D and the drawings in Appendix C). The ground floor is proposed to be industrial or manufacturing uses, which is consistent with the zoning requirements to achieve higher densities for General Office floors.

Table 1: Zoning Density Summary

Item	Required or Permitted	Proposed
Overall Density	3.00 FSR 5,050 m ² (54,363 square feet)	3.08 FSR 5,167 m ² (55,597 square feet) Excluding parking, loading and some mechanical floors
General Office	Maximum 1.0 FSR FSR (1684 m ² / 18,122 sq. ft.) + 1 sq. ft. for each sq. ft. of manufacturing or industrial uses on the ground floor up to an additional 1.0 FSR (i.e. maximum 2.0 FSR which is 3,368 m ² or 36,240 sq. ft.)	2.6 FSR 4,461 m ² (48,000 square feet)
Industrial or Manufacturing Uses	Minimum 1.0 FSR 1684 m ² (18,122 sq. ft.) on ground floor to achieve maximum General Office	0.50 FSR 842 m ² (9,060 sq. ft.)

Due to the floor levels relative to the existing heritage facades which are retained, the full 1.0 of ground floor manufacturing or industrial uses could not be achieved through use of a mezzanine, which, in new development, is often how the full 1.0 FSR of such uses at the first floor level is achieved. Staff support the lower amount proposed provided efforts to maximize the amount of manufacturing or industrial uses at the ground level.

A height variance is also proposed (see Appendix D) to allow for the development as proposed and the steeply sloping site grades (see Context Elevations in Appendix C).

Staff have considered the potential impact of the proposed development with the variacnes as proposed, the results of notification (see the Results of Neighbourhood Notification section), the conservation approach, and the compatibility of the development with the zoning (see the discussion below), and conclude that the DP Application is supportable. The Acting General Manager of Planning and Development Services is prepared to approve the DP Application subject to Council approval of the recommendations of this report.

Compatibility with Existing Zoning and Land Use Regulations

The Intent of the *I-1 District Schedule* is to:

"... permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. It is also the intent to permit advanced technology industry, and industry with a significant amount of research and development activity. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations in this schedule."

The application is consistent with the intent of the *I-1 District Schedule*. The uses proposed are permitted in the zoning and compatible with light industrial uses and surrounding uses including residential.

Condition of the Heritage Building and Conservation Approach

The Cemco Electrical Manufacturing Company Factory is in good condition. The Conservation Plan proposes to retain and rehabilitate existing original windows where possible. The existing structure internally is "stick-framed" and inadequate in several areas and is proposed to be replaced to allow for the new addition. While retention of facades without the existing internal structure is often not supportable or viable, in the case of "board formed" facades from the 1920s to 1940s, due to their monolithic expression and heavy concrete structure, retention is often possible and supportable. In this case, staff support the Conservation Plan proposed for the heritage building façade retention strategy and conclude that the rehabilitation scheme is consistent with good conservation practice.

Results of Neighbourhood Notification

Eighty-six surrounding property owners were notified of the application. Three responses were received from two properties. Two responses expressed opposition. One expressed support for retention of the heritage facades but not the project overall. All responses expressed concerns primarily regarding shadowing impacts on surrounding properties, view impact to residential properties, and the lack of public open houses and a public meeting during the process regarding the proposal (see Appendix F). The proposal will create limited shadowing impacts, and no view impacts to residential properties beyond what would be the case with a fully compliant application. The level of public consultation was commensurate and consistent with the processing of a development permit application.

Staff considered the results of neighbourhood notification and concluded that the application is supportable with design development conditions to address the overall height of the addition.

Comments from the Urban Design Panel and the Vancouver Heritage Commission

On September 9, 2015, the Urban Design Panel reviewed the DP Application and did not support the proposal, primarily because a lower, squatter addition was preferred. On September 14, 2015, the Vancouver Heritage Commission reviewed the DP Application and supported the proposal unanimously, noting the proposed massing assists in the conservation of the heritage facades as well as the perception of the original building form. Staff assessed the comments of both advisory groups and concluded that the massing as proposed is

preferable and supportable, noting that the overall height of the building is to be reduced (see Appendix E).

Public Benefits

Development Cost Levies (DCLs): DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The subject site is in the City-wide DCL District of \$57.16/m² (\$5.31/sf) for industrial areas. On this basis, a DCL of approximately \$295,000 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL bylaw rate amendment provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Heritage: The owner has offered to conserve and rehabilitate the heritage building and to accept the designation of the heritage building's exterior as protected heritage property, which is a highly valued community feature. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into an HRA which, among other things, will secure the conservation and rehabilitation of the heritage building. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$1,030,000.

See Appendix G for a summary of the public benefits that would be achieved should this application be approved.

Financial Implications

As noted in the section on Public Benefits, the applicant has offered the on-site conservation and rehabilitation of the heritage building facades valued at \$1,030,000.

The site is within the City-wide DCL District. It is anticipated that the applicant will pay approximately \$295,000 in DCLs should the application be approved and the project proceed.

Proforma Evaluation

Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises that the by-law variances proposed will offset the costs of the rehabilitation and conservation of the heritage building and will not result in any undue profit.

Environmental

The City's *Green Buildings Policy for Rezonings* applies to the application. The policy allows for exemptions for heritage components provided reasonable design efforts are made to improve green performance where appropriate, while respecting heritage aspirations and promoting heritage retention.

Legal

The by-law variations proposed will provide an improved development potential on the site. The owner's proposal to rehabilitate and conserve the heritage facades, and accept the designation of the heritage facades as protected heritage property, in exchange for obtaining the by-law variations needed to get that improved development potential will be appropriately secured as legal obligations contained in the HRA to be registered on title to the site so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense.

Section 595 of the *Vancouver Charter* requires that, if sought, Council must compensate an owner for any reduction in the market value caused by a heritage designation. The owner has signed the HRA and in doing so has explicitly accepted the by-law variances to be provided, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage building and the obligations to rehabilitate and conserve it. The HRA will be executed by the City and registered on title following Council's enactment of the by-law authorizing the City to enter into the HRA and before a development permit for the project may be issued.

CONCLUSION

The approval of the addition to the Vancouver Heritage Register of the Cemco Electrical Manufacturing Company Factory at 22 East 5th Avenue, the heritage designation of its exterior north and west facades, and the proposed HRA, will ensure that the heritage building is rehabilitated, conserved, and protected from demolition and from exterior alterations which might affect its heritage value. The proposed HRA will vary the *Zoning and Development By-law* to allow for the development as proposed, and the owner has agreed to accept the proposed variances as compensation for the designation of the heritage building's facades as protected heritage property and for the rehabilitation and conservation proposed under the HRA. The Acting General Manager of Planning and Development Services is prepared to approve the DP Application for the project should Council approve the recommendations of this report. Therefore, it is recommended that Council approve the addition of the Cemco Electrical Manufacturing Company Factory at 22 East 5th Avenue to the Vancouver Heritage Register in the 'B' evaluation category, and the proposed heritage designation and HRA.

* * * * *

22 East 5th Avenue
PHOTOGRAPHS



Photo 1: 22 East 5th Avenue circa 1942



Photo 2: 22 East 5th Avenue circa 2014

The site and building have changed little in over seventy years.



Photo 3: Shop Floor at 22 East 5th Avenue circa 1943

During the Second World War, most of Cemco's staff were women, which was common during the Second World War in manufacturing facilities and factories. Despite the rustic-looking tables, seats, and machine pulleys, this was a "high tech" facility at the time, manufacturing electronics for the war effort.



Photo 4: Cemco Office Staff circa 1943

One of the women in this photograph recently identified herself after seeing this photograph in an ad by the current developer, and it is hoped that she will be able to provide more information about Cemco and the site's history.



Photo 5: Architect Henry Simmonds

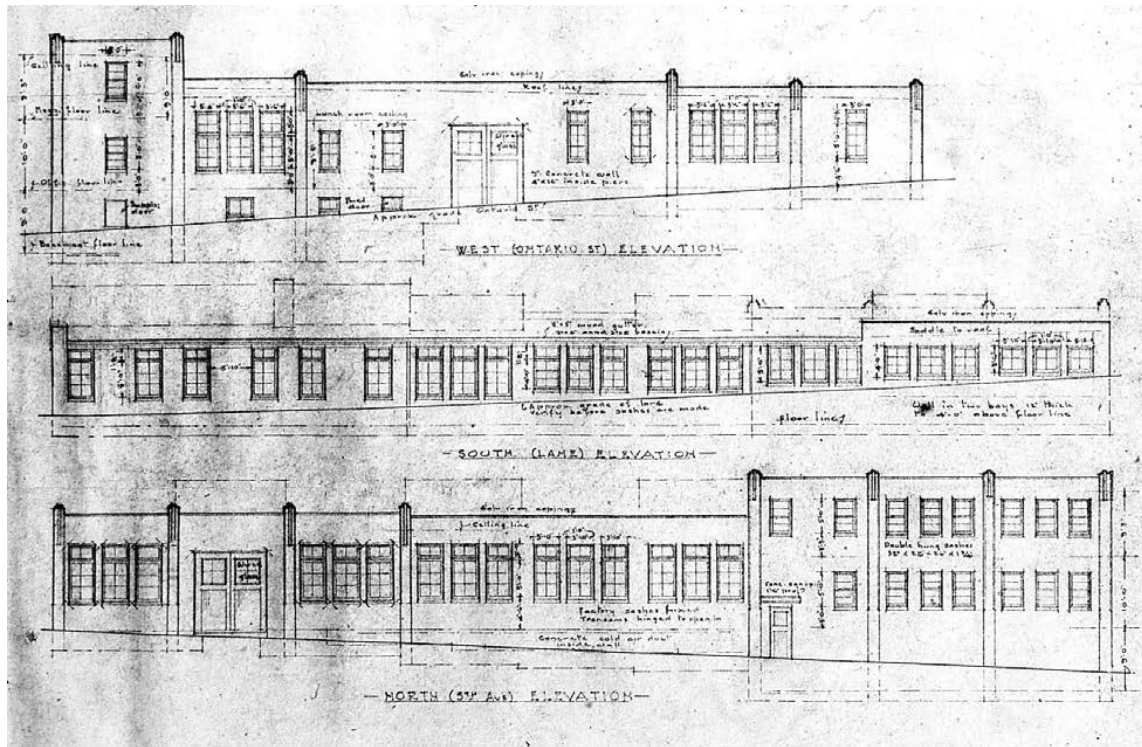


Image 1: Original Drawings of 22 East 5th Avenue



Photos 6 and 7: Original Windows at 22 East 5th Avenue



Photos 8 and 9: West Side (top) and East Side (bottom)

The rear of the site is unusual and very different from the front. The lane elevation drops over three metres from the rear southeast corner to the southwest corner, resulting in the building being nearly “buried” at the rear, which presents a number of challenges for retention of any portions of the building with new development. There are no doors or loading areas at the rear. The purpose of the rectangular structure on the roof is unclear, but it is structurally unsound and appears to have been added a few years after the building was constructed. The triangular roof elements house skylights. Natural lighting was a necessity in addition to electric lights for the precision manufacturing which Cemco was engaged in at the time. The windows in Photo 3 to the far right are likely the lane windows visible in photos 8 and 9. Daylight can also be seen coming into the space from some of the skylights in the background.



Photo Collage 1: Concrete Details

During the hard economic conditions of the 1930s and 1940s, building construction budgets were often very limited. A common construction method was to form concrete walls with rough boards and leave them unfinished or painted. Architects like Henry Simmonds used the technique to form inexpensive art deco details with “board poured” walls. The details on the Cemco Building (bottom photo) were influenced by buildings such as the Pure Foods Building (also designed by Simmonds), shown in 1931 at the upper left, and the Rollerland Building at the PNE (current photo) where Simmonds used the technique to create solid and expressive, yet affordable, Deco facades.

22 East 5th Avenue
MAPS AND DIAGRAMS



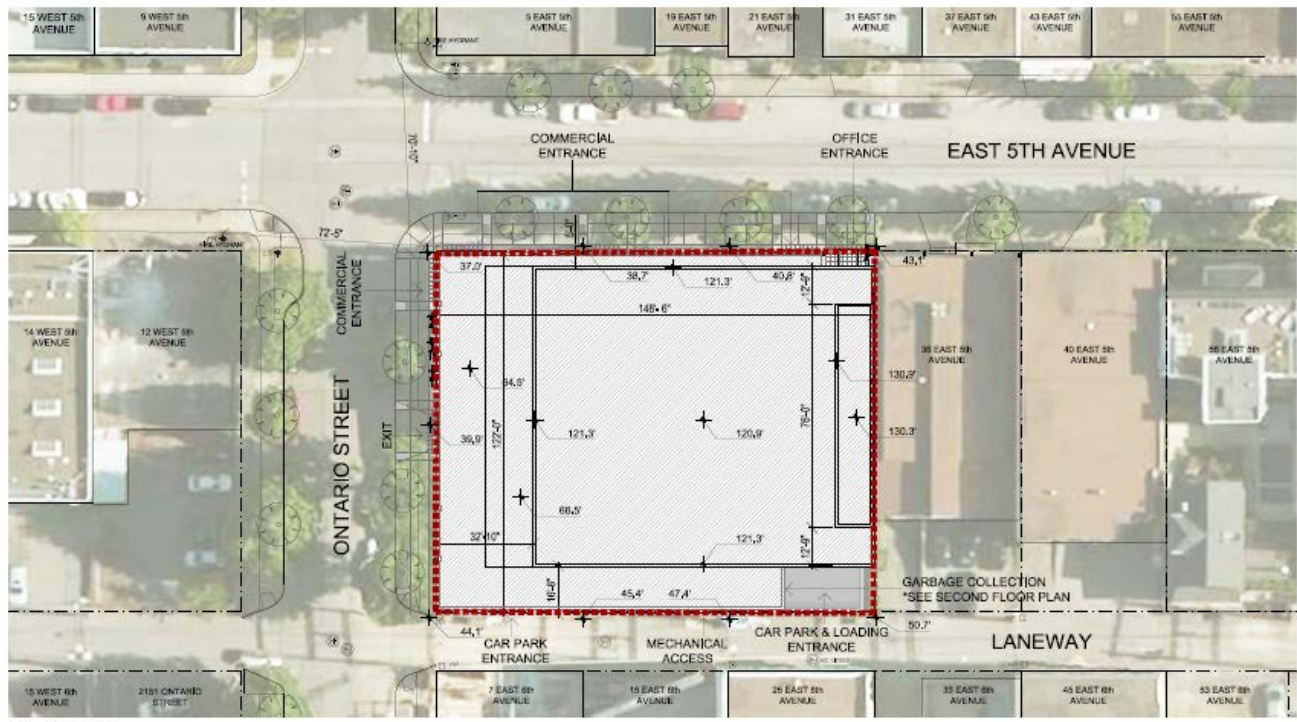
1955 Fire Insurance Map showing the factory



Later Addition (not part of project)

These historic houses were recently demolished

22 East 5th Avenue DRAWINGS



SEE CONTENT PLAN
1/8" = 1'-0"



SEE CONTENT PLAN
1/8" = 1'-0"



SEE CONTENT PLAN
1/8" = 1'-0"



SEE CONTENT PLAN
1/8" = 1'-0"



SEE CONTENT PLAN
1/8" = 1'-0"

Site Plan and Context Diagram



West Elevation

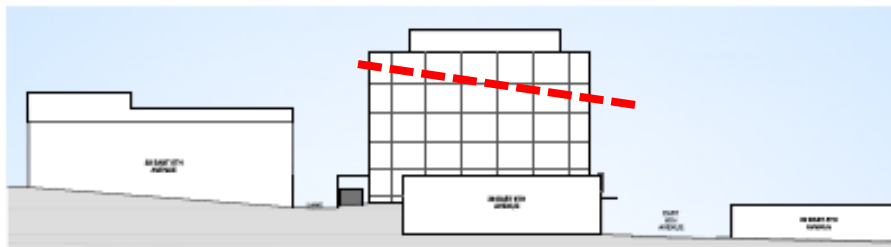


North Elevation

60 foot height limit
(dashed line)



South (Lane) Elevation

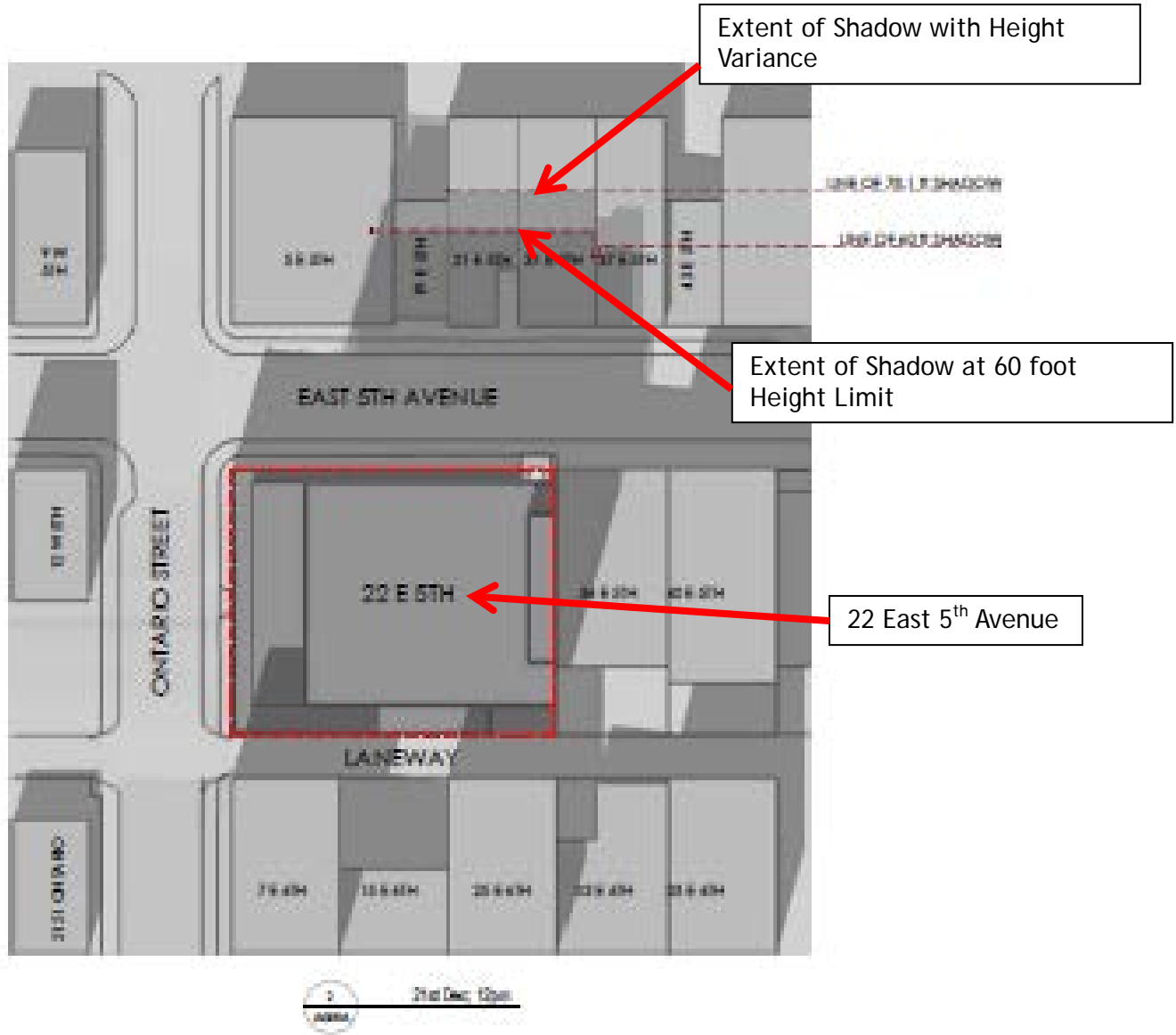


East Elevation

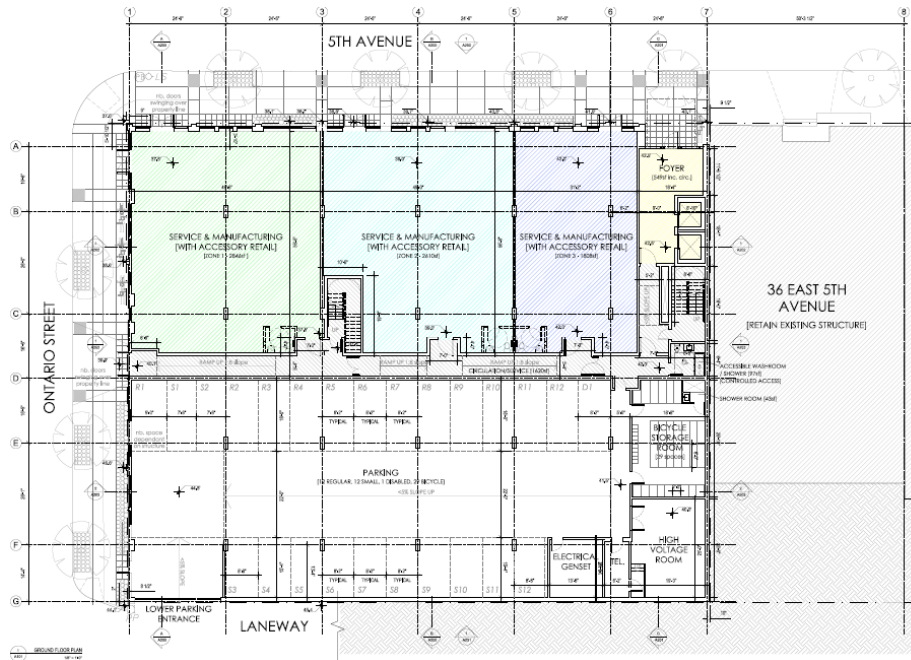
Context Elevations - Proposed



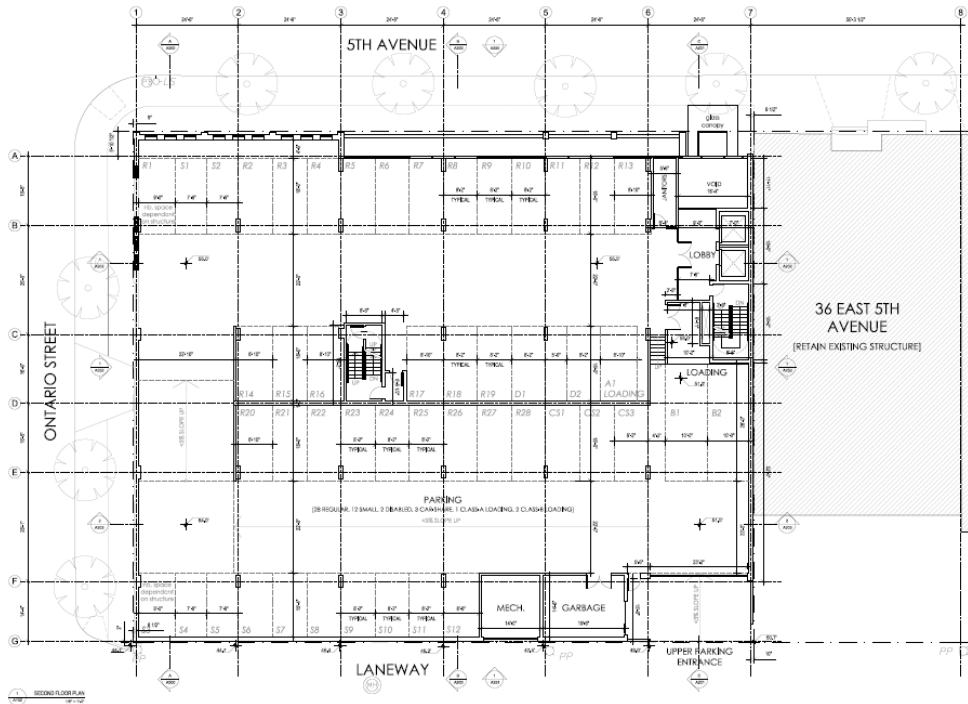
Shadow Analysis



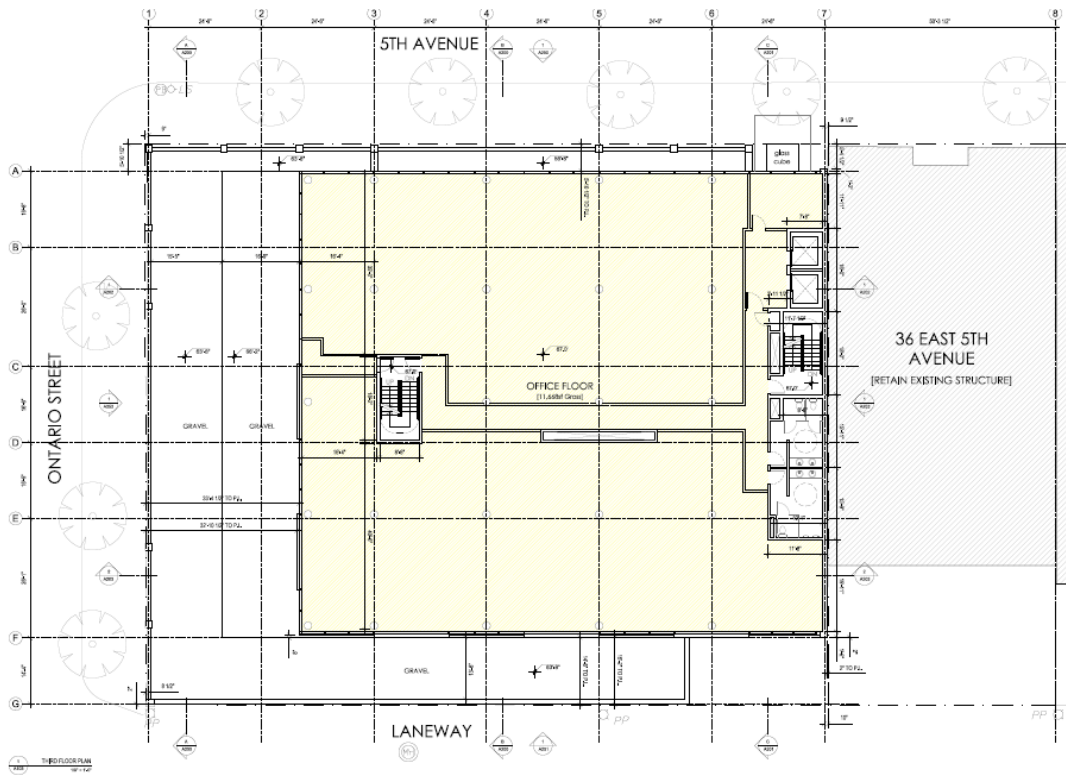
Shadow Analysis - December 21st, 12 PM



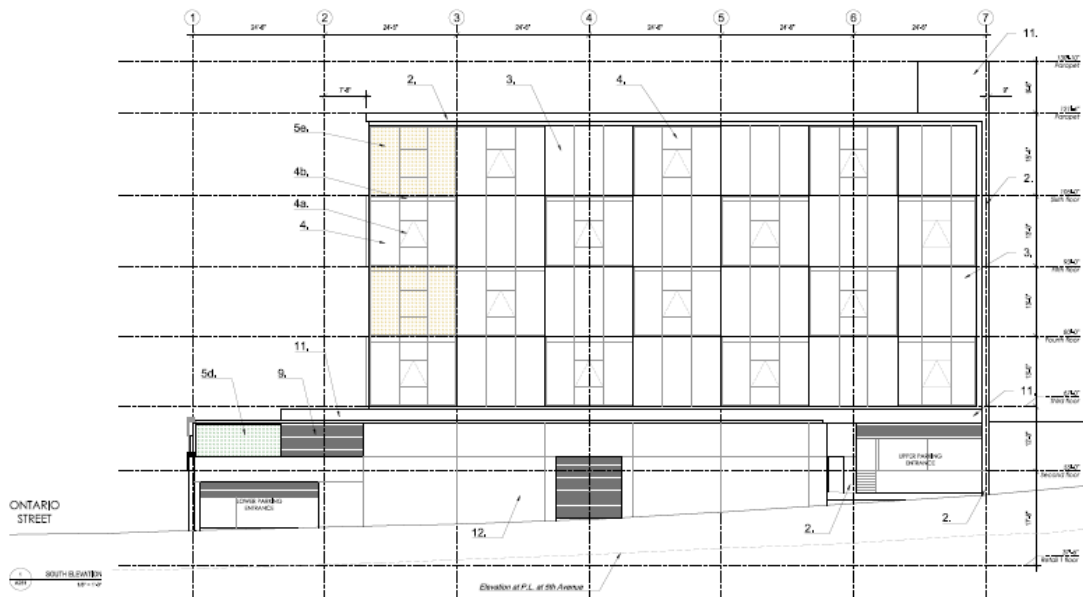
Main Level



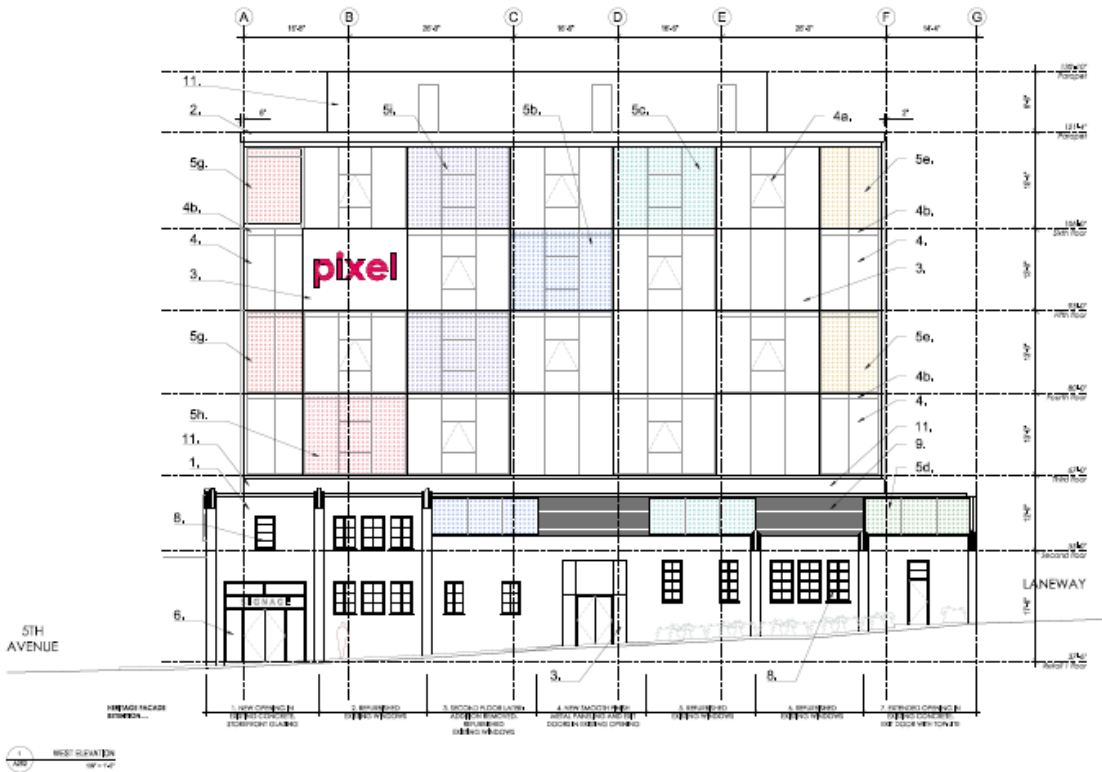
Lower Floor Plan



Typical Floor Plan of Office Addition



Lane (South) Elevation



West Elevation



Retention Details and North Elevation of Facade

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- A00: Title page
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- A02: Site plan
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- A06: Shadow studies
- A10: Floor Plans
- A20: Sections
- A25: Elevations
- A25: Heritage facade



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PROPOSED VIEW FROM NORTH-WEST (Junction of Ontario Street and 5th Avenue)

Note: All signage is shown for reference only and is not approved by the Development Permit

Rendering - View Looking Southeast

22 East 5th Avenue
TECHNICAL ZONING AND PARKING SUMMARY

Table A: Variances of the I-1 District Schedule

Regulations of the I-1 District Schedule	Required or Permitted	Proposed
Section 4.3.1 Height	18.3 metres (60.04 feet) Maximum	25.6 metres (83.8 feet) (north-west corner)
Section 4.7.1(a) Overall Density	3.00 FSR 5,050 m ² (54,363 square feet)	3.08 FSR 5,167 m ² (55,597 square feet) Excluding parking, loading and some mechanical equipment areas
Section 4.7.1(b) General Office Density	Maximum 1.00 FSR (1684 m ² / 18,122 square feet) if 1.00 FSR of Industrial or Manufacturing use provided	2.6 FSR 4,323 m ² (48,000 square feet) with 0.50 FSR of ground floor Industrial or Manufacturing uses
4.7.3(c)(i) Floors used for Parking and Mechanical	Parking and mechanical rooms are excludable if at or below base surface.	The Director of Planning may consider exclusions from floor space ratio for parking, loading, and mechanical floor located above base surface.
Off-Street Parking	70 spaces minimum	83 equivalent spaces (including three car share spaces)

Table B: Other Zoning and Development By-law Variances

Regulation	Permitted or Required in the Zoning and Development By-law	Proposed
10.11.1(b) Mechanical Appurtenances	Mechanical appurtenances are excludable from height if the total width as viewed from any elevation does not exceed 1/3 of the building width.	Mechanical appurtenances occupy approximately 63% of the building width as viewed from the west and east elevations.

22 East 5th Avenue
REVIEWS BY THE VANCOUVER HERITAGE COMMISSION AND THE URBAN DESIGN PANEL AND
STAFF COMMENTS

On September 9, 2015, the Urban Design Panel reviewed the DP Application and made the following evaluation:

Panel's Consensus on Key Aspects Needing Improvement:

- There is general concern about height, but it may be acceptable if massing is developed differently.
- The pixel concept should be more emphatic and evolved - more work is needed to differentiate the pixel pattern from the base.
- Underground parking should be incorporated.
- On the south and west facing facades there is serious heat-gain issues: passive sustainability measures need to be incorporated into the design of the building.
- Design development on the roofs to activate and integrate them more with the building.

Related Commentary:

The panel noted that overall the design is a positive approach, and the heritage façade is well-handled. This re-use of a heritage industrial building is supportable and the idea of it as an office space is exciting. The height and density may be acceptable if it can be proven that they don't cut into the views from the surrounding public realm. However, the new addition looks too massive. The massing of the new sets off the base and, while interesting, would be better if it could be compressed. While the parking strategy functions well above grade, there is not a good rationale for it, and it compromises the expression of the pure cube of the building. The panel recommends re-looking at the parking to suppress it below grade.

The preservation of the heritage façade has been handled well, but there would be a more positive relationship with the heritage component if the addition was not a four-storey box. If the cube was dematerialized and a bit squatter it would have a better relationship with the heritage base. While the playful scheme is good, the colours are quite distracting and seem to overpower the heritage building. As well, if the desired effect is 'pixelated' then the design really needs to emphasize this. It would be better if the pixels could be better emphasized, and juxtaposed with the heritage architecture.

EVALUATION: NON-SUPPORT (2-4)

On September 14, 2015, the Vancouver Heritage Commission reviewed the DP Application and made the following Resolution:

THAT the Vancouver Heritage Commission support the application to incorporate the north and east facades for 22 East 5th Avenue (Cemco Electrical Factory) into a new development as presented at its meeting on September 14, 2015, noting the following:

- the setback form of the new building is supported;
- the storefront openings are well-executed and compatible;
- the signage and outside treatment should be subtle so to remain subservient to the heritage building.

CARRIED UNANIMOUSLY

Staff Comments:

Conditions of the DP Application require that the building is to be lowered by minimizing floor to floor heights where possible. Final design development of the drawings will include refinement of massing details, colours, and signage to address comments of the Urban Design Panel and the Commission. The project is required to meet the *Green Buildings Policy for Rezonings*. Staff are satisfied with the parking layout as it relates to the steep grades of the site and the retention and activation of the original facades.

The Commission supported the massing and setbacks of the addition whereas the Urban Design Panel recommended a squatter, lower addition. Staff concluded that the setback and massing as proposed and as supported by the Commission is preferable with respect to the conservation and visual perception and interpretation of the retained facades, with a commensurate reduction in the overall height of the addition as noted above.

Staff considered the advice of the Vancouver Heritage Commission and the Urban Design Panel and concluded that the proposal is supportable with the improvements and changes noted.

22 East 5th Avenue
NEIGHBOURHOOD NOTIFICATION RESPONSES AND STAFF COMMENTS

Eighty-six surrounding property owners were notified of the application. Three responses were received from two properties. Two responses expressed opposition. One expressed support for retention of the facades but not the project overall. All responses expressed concerns which include the following:

1. The variances proposed, which include height and density, do not comply with the zoning therefore the application cannot or should not be considered;
2. The height variance will create excessive shadowing impacts and could be reduced by lowering the floor to floor heights in several areas, and the height variance will create view impacts to residential units across the lane;
3. The site is likely severely contaminated and should be limited to industrial uses and the retention of the facades is just being used to avoid site remediation and minimize excavation for more underground parking; and
4. There was no public open house or formal meeting with the neighbourhood, which might have generated more opposition to the project.

An HRA proposed whereby Council may approve variances to the zoning in exchange for heritage conservation. The height is to be reduced as a condition of the DP Application approval by limiting floor to floor heights in certain areas and reducing roof-top appurtenances. It is anticipated that the height will be reduced by approximately five feet. The shadowing impact to the north will create nominal impacts (see Appendix C). View impact to residential units across the lane will be no more than that which could occur with outright development on the site. The site will meet all requirements regarding remediation and site profiling. A public open house is not required for the DP Application and staff concluded that a site sign and letter notification was the appropriate level of public engagement. Staff assessed the responses received and concluded that the concerns expressed could be addressed in the processing of the DP Application.

22 East 5th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Rehabilitation, conservation, and designation of the heritage building's primary facades

Public Benefit Summary:

The project would result in the conservation and long-term protection of a heritage resource.

	Current Zoning	Proposed
Zoning District	I-1	HRA
FSR (site area =1,683 m ² (18,117 sq. ft))	3.0	3.08
Buildable Floor Space (sq. ft.)	54,351	55,597
Land Use	Industrial	Industrial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed HRA (\$)
Required*	DCL (City-wide)	287,000	295,000
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		1,030,000
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$287,000	\$1,325,000

Other Benefits: (non-quantified components): None

Note: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

Note 1: DCL rate for industrial areas in this case is \$57.16/m² (\$5.31/ sq. ft.).