



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: December 6, 2005
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Phone No.: 604.873-7582
RTS No.: 05617
CC File No.: 08-2000-51
Meeting Date: April 18, 2006

TO: Vancouver City Council

FROM: Director of Current Planning in consultation with the Director of Real Estate Services and the Director of Legal Services

SUBJECT: Heritage Revitalization Agreement and Interior Designation for 736 Granville Street

RECOMMENDATION

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the building at 736 Granville street with the historic name of the Vancouver Block, to secure the rehabilitation and long term protection of the interior lobby in exchange for 20,174 square feet of bonus density for transfer off site;
- B. THAT Council approve the Interior Designation of the lobby of 736 Granville Street, listed in the "A" category of the Vancouver Heritage Register, as municipally protected heritage property.
- C. That Council instructs the Director of Legal Services to bring forward for enactment the bylaws to authorize the Interior Designation and the Heritage Revitalization Agreement.

Further that the Director of Legal Services be instructed to prepare a side agreement for the timely restoration of the Lobby and to describe provisions by which the density may be transferred off site.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, and C

COUNCIL POLICY

Heritage Policies and Guidelines: Council Policy states that resources "identified in the Vancouver Heritage Register have significance", and that "the City's long-term goal is to protect through voluntary designation as many resources on the Vancouver Heritage Register as possible" and that legal designation will be a prerequisite to granting certain bonuses and incentives.

Transfer of Density Policy and Procedure

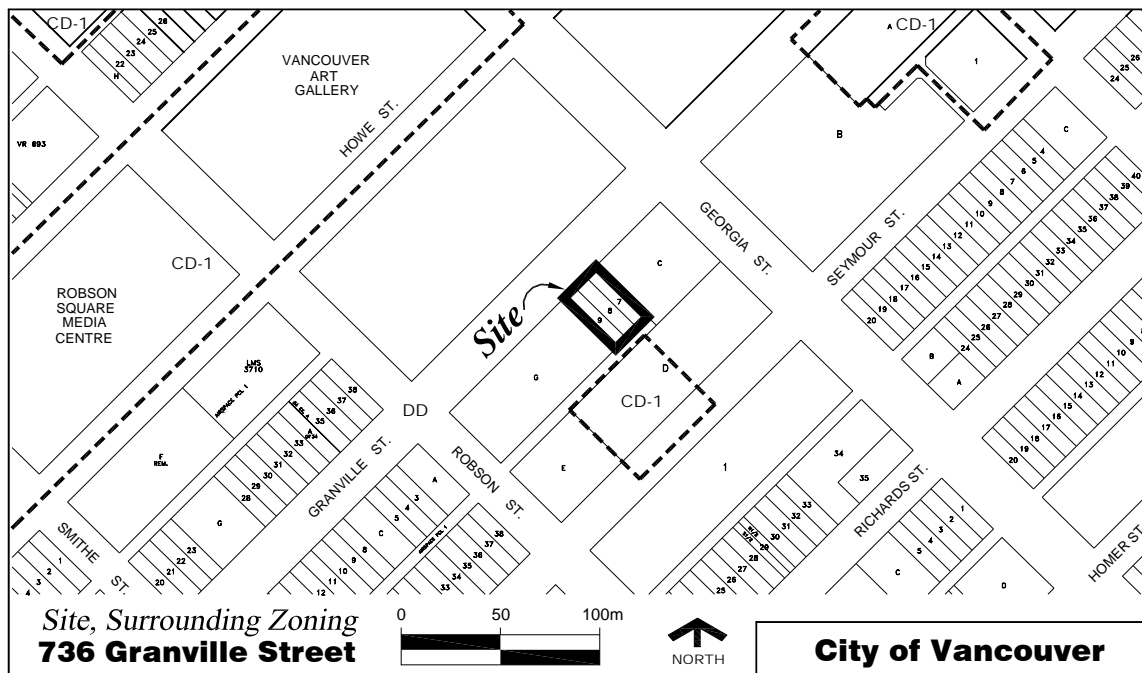
PURPOSE And SUMMARY

This report seeks Council's approval to designate and enter into a Heritage Revitalization Agreement (HRA) with the owner to secure the long term protection of the lobby of the Vancouver Block at 736 Granville Street in exchange for bonus density for transfer.

The resultant development is consistent with the intent of the zoning regulations for this area and Council's policies with respect to heritage property. Staff recommend approval of the designation and HRA with the accompanying bonus density for transfer.

BACKGROUND

Site: The building is located on Granville Street between Georgia and Robson Streets, in a high density commercial district. The zoning for the site is sub area "A" of the Downtown Official Development Plan, which permits a Floor Space Ratio of 9.00.



The Vancouver Block was designated a historic structure in 1974, which protects the exterior of the building and regulates changes to the exterior in accordance with the Vancouver

Charter provisions for designated sites. The lobby of the building is not designated, but has been noted as having historic merit on the Heritage Interiors list commissioned by Council in 1996. While the Interiors list is not officially part of the Vancouver Heritage Register (VHR), Council has directed staff that these properties are eligible for inclusion onto the VHR and the incentives that flow from designation as described under Council's Heritage Policies and Guidelines.

Past practice by Council has been to provide incentives that off-set the cost to restore a historic interior which may include seismic upgrading. The incentive packages have been applied to both buildings that were previously designated and buildings that were designated as part of the protection of the interiors. To date, Council has protected approximately 13 historic interiors, ranging from full room designation to specific features.

DISCUSSION

Development Proposal: Orbis Architecture Inc has submitted a Development Application (DE409399) for 736 Granville Street, which proposes to restore and rehabilitate the heritage lobby. (See Appendix A) The proposal seeks an increase in floor area of 20,174 square feet for transfer to make the project economically viable. The owner has offered to enter into a Heritage Revitalization Agreement with the City to both sanction the increased density and encumber the lands with long term protection of the historic lobby.

Permitted density on this site is 9 FSR, (i.e. 81,000 square feet). The existing building is 12 FSR (@108,000 sq.ft.). The requested bonus density will not be for use on site, but will be transferred off site and sold in accordance with the Transfer of Density Policy and Procedures.

Heritage Value: The Vancouver Block was constructed in 1910, for Dominic Burns of the Burns Meat Packing Company. The building is a 15 storey Edwardian commercial office building, topped with a large clock tower. The buildings principal façades are finished in ornamental terra cotta and contain an elaborately decorated exterior complete with six caryatids supporting a heavily bracketed cornice. It is listed as an "A" on the Vancouver Heritage Register and is a designated heritage site under the municipal charter. The historic value of the building lies within its prominent location (highest point of land in Downtown Vancouver) and as an early example of Edwardian commercial buildings that typified the building boom at the turn of the last century. As the centre of city activity shifted from Pender and Hastings streets to Granville Street, the Vancouver Block helped to establish the intersection at Georgia and Granville as the commercial core of early Vancouver.

The lobby on the ground floor contains detailed marble paneled walls and ceiling, with an open marble staircase and balustrade and contains a brass Cutler mail box and chute. The lobby detailing was covered up several years ago, but much of the original material is still intact. The restoration program will restore the lobby and front entry to its original appearance.

Rehabilitation Plan: The building owners have been pursuing restoration of the exterior terra cotta detailing along with fire safety upgrades to the building. They have applied for an equivalency in order to maintain the historic staircase as a means of egress and have provided a second means of egress through the construction of a new rated stairwell inside the

building. The lobby and front entry restoration will complete this work and bring the building back to its original appearance.

The scope of restoration will include the reconstruction of walls, cornices, columns and pilasters where required and all life safety related features. Original marble panels will be retained, cleaned and restored and matched where required. The new ceiling will be a replica of the original coffered ceiling. The brass mail chute and box will be retained. The restoration/replication work includes the original terra cotta pilasters and capitals that frame the entry from the lobby along with entry doors and the glass canopy.

Economic Viability: To make the rehabilitation of the historic lobby economically viable, the owner has requested bonus density for transfer. Real Estate Services staff have determined that 20,174 square feet of bonus density is appropriate compensation for the designation and conservation of the interior lobby and that no undue profit would be generated through this bonus.

Inventory of Unsold Density: The balance of available heritage density approved by Council, but unsold on November 15, 2005 was 329,488 square feet. If Council were to approve the recommended HRA for 736 Granville Street, the amount of 20,174 square feet will be added to the inventory of available heritage density, totalling 349,662 square feet. Staff support this balance.

Public Input: Following standard notification procedures, a notification letter outlining the restoration of the lobby and the owners request for bonus density for transfer, was mailed to the surrounding property owners. No responses were received.

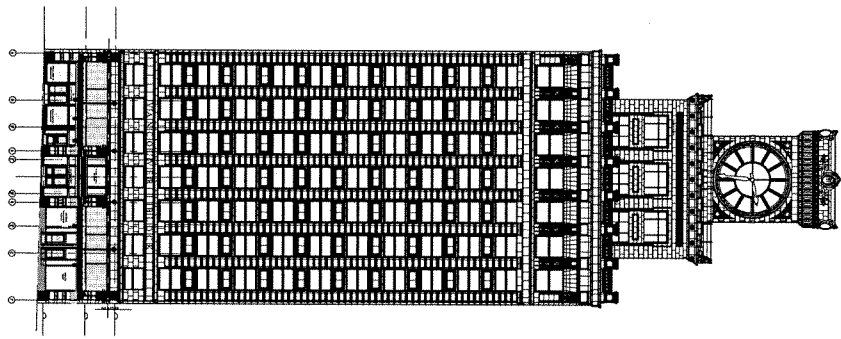
FINANCIAL IMPLICATIONS

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

CONCLUSION

The Vancouver Block at 736 Granville Street is a valuable historic resource in the City of Vancouver and has an interior lobby that is worthy of restoration and protection through designation. The owner has requested bonus density for transfer to offset the costs to restore and designate the lobby. Staff have evaluated the costs and determined that the bonus density represents fair compensation to the owner for costs incurred in the conservation. Staff recommend that Council support the Heritage Revitalization Agreement and designates the lobby of the "A" listed Vancouver Block as protected heritage property.

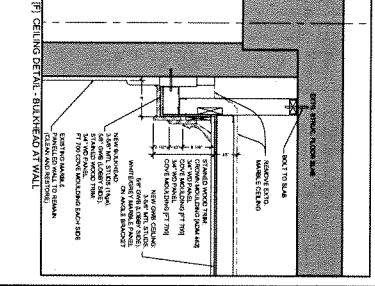
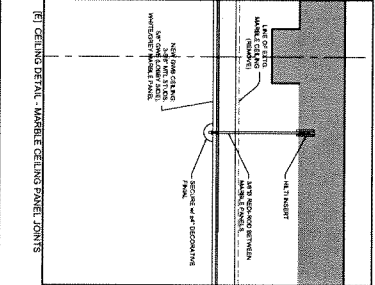
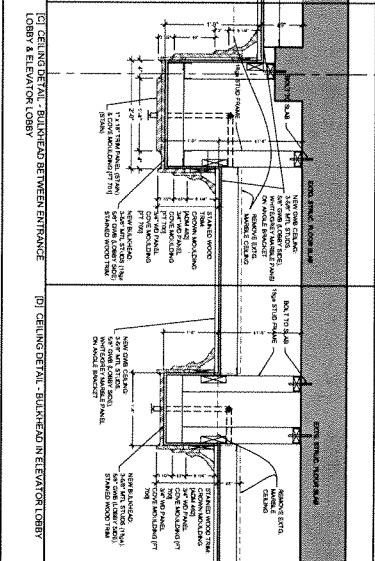
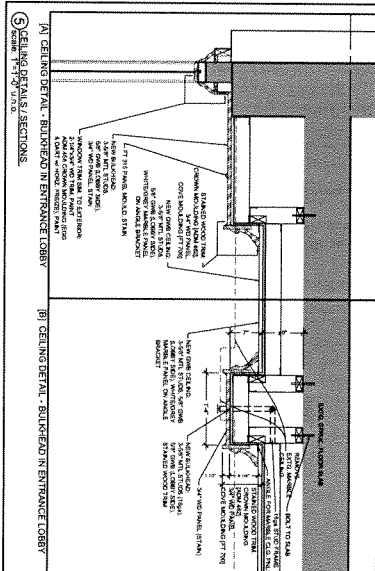
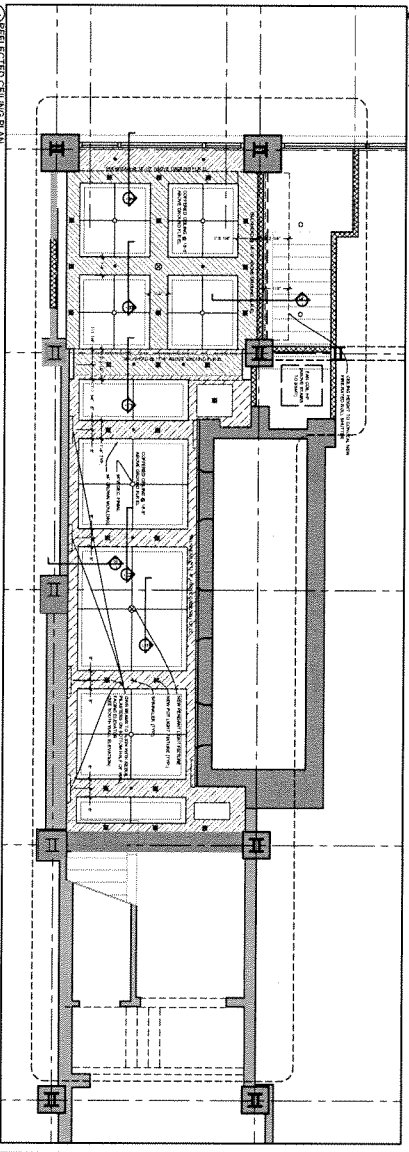
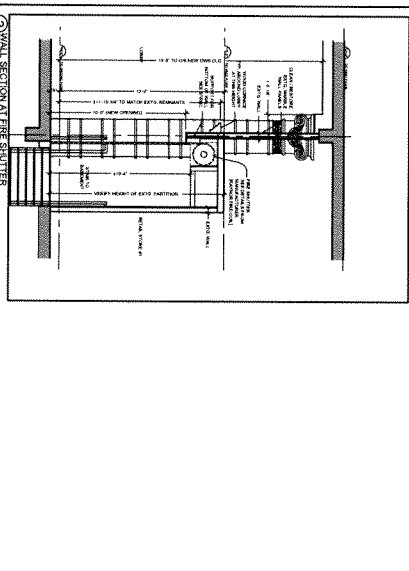
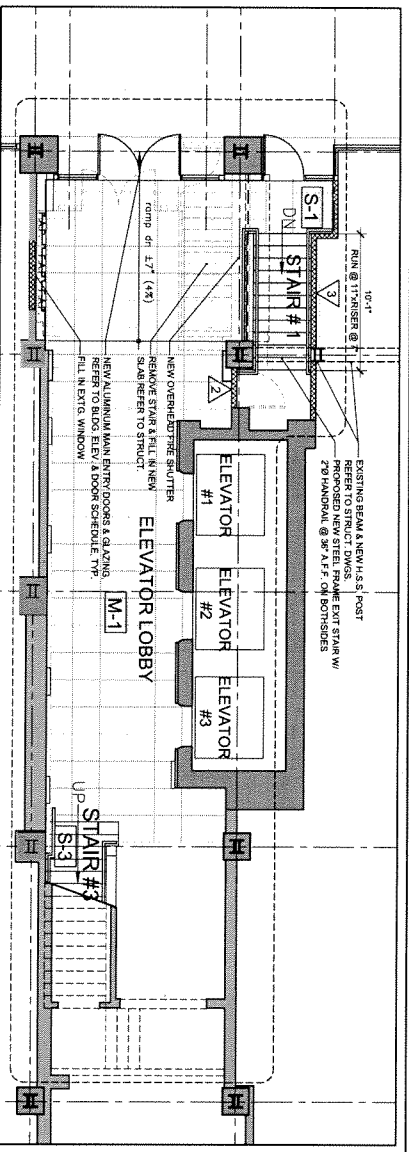
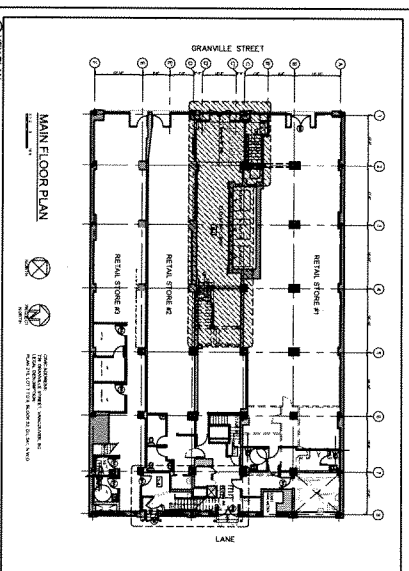
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Proposed
Main Entrance Lobby
Renovation

Vancouver Block

736 Granville Street



NO.	REVISIONS
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
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GENERAL NOTES

1. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE ARCHITECT'S PERMISSION.
2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND DATA RESPONSIBLE FOR CONTRACTING ARCHITECTURE INC. TO CHECK ALL WORK SHALL BE CHECKED WITH ARCHITECT AND PROVIDED WITH LOCAL CODE ENITS.

CONSULTANTS

SEAL

PROJECT TITLE
 Proposed Renovation to the Main Entrance Lobby, Vancouver Block, Vancouver, B.C.

PREPARED BY
 BERTHA & REAL STATE

DRAWING TITLE
 Main Lobby
 Floor Plan
 Reflected Ceiling Plan
 Ceiling Details

PROJECT NO.
 095

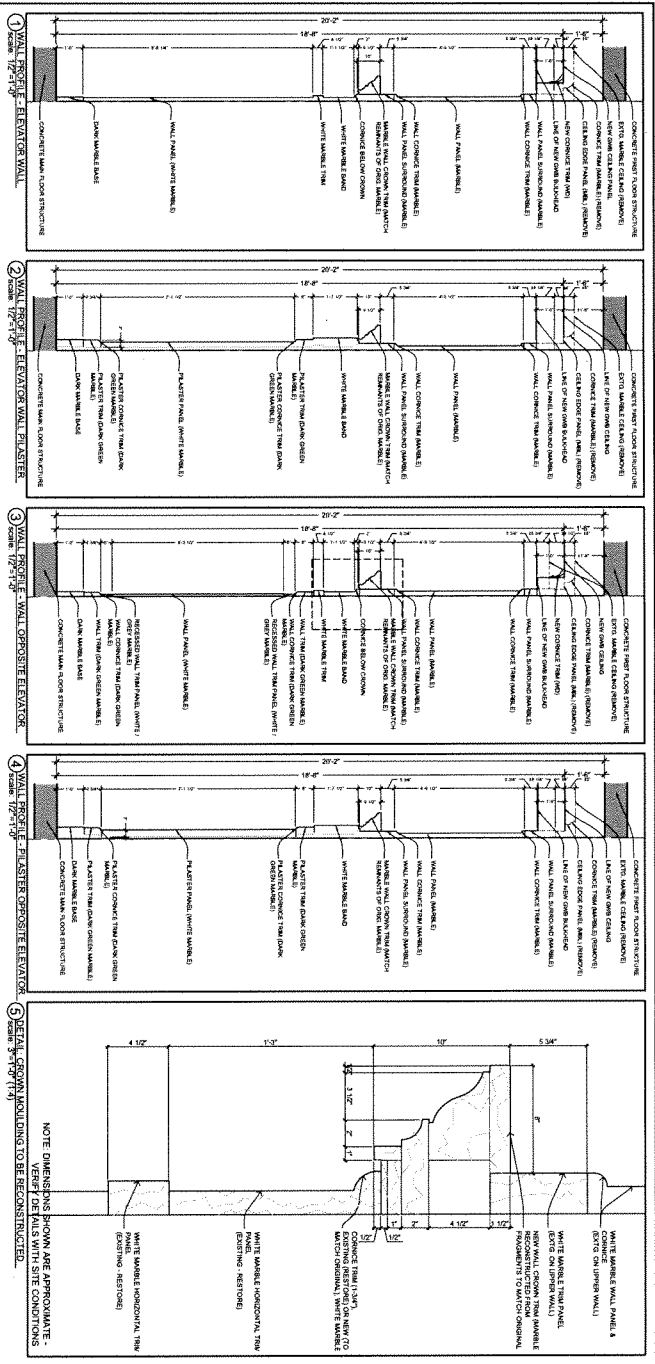
DRAWN BY
 OVS

CHECKED
 OVS

DATE
 NOV 2014

SCALE
 AS NOTED

DRAWING NO.
 A-1



NOTE DIMENSIONS SHOWN ARE APPROXIMATE - VERIFY DETAILS WITH SITE CONDITIONS.

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTES

1. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING AND MUNICIPAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONSULTANTS

SEAL

PROJECT TITLE

PROJECT NO.

DRAWN BY

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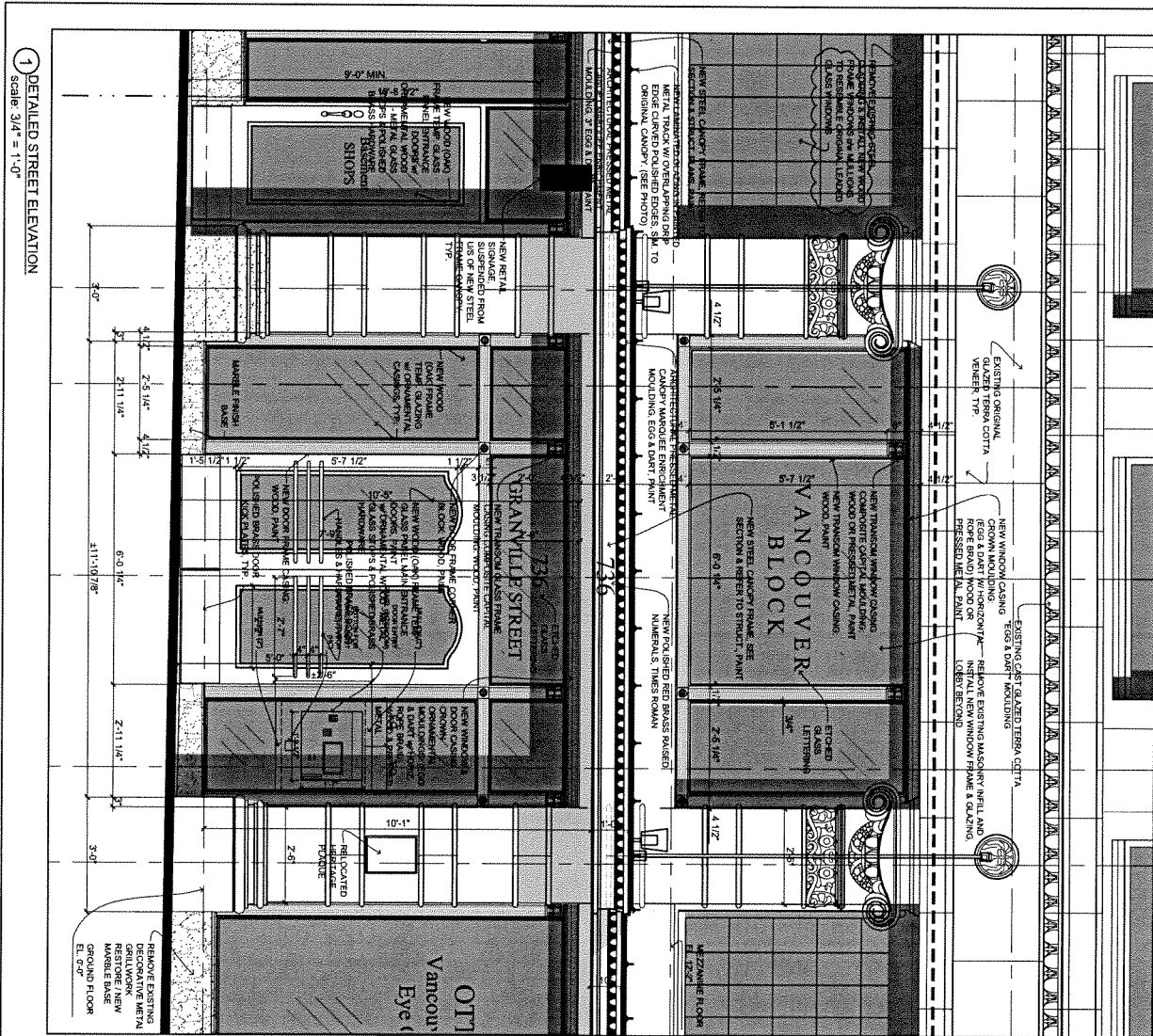
DATE

SCALE

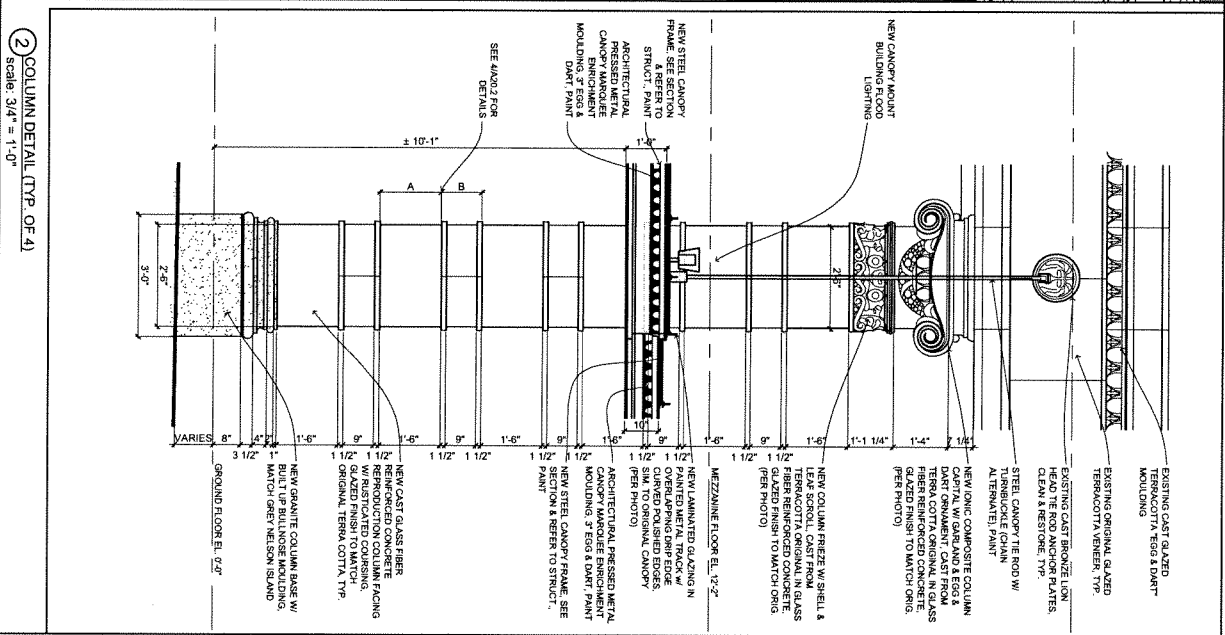
DRAWING NO.

DRAWING OF

A-3



1 DETAILED STREET ELEVATION
scale: 3/4" = 1'-0"



2 COLUMN DETAIL (TYP. OF 4)
scale: 3/4" = 1'-0"

NO.	DATE	BY	REVISIONS

REVISIONS
IN ALL REVISIONS

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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CODE ENFORCEMENT AGENCIES.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO LOCAL CODE ENFORCEMENT.

CONSULTANTS

SEAL

DATE: 10/15/2024
DRAWN BY: J.V.O/S
CHECKED BY: J.V.O/S
SCALE: AS NOTED
DRAWING NO: A-4

PROJECT TITLE
Proposed Renovation to the Main Entrance Lobby, Vancouver Block, Vancouver, B.C.
ARCHITECT: BOUTHAUX REAL STYLERS
DRAWING TITLE
Proposed Granite Steel Elevation - Details

