



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 3, 2006
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Meeting Date: November 28, 2006

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Heritage Façade Rehabilitation Program - 375 Main Street

RECOMMENDATION

- A. THAT Council approve a façade grant of up to \$100,000 for the two (2) principal façades at 375 Main Street in association with the Development/Building Application Number DB424659, the source of funding to be the 2006 Capital Budget for the Heritage Façade Rehabilitation Program.
- B. THAT prior to issuance of the building permit, the Owner shall grant to the City a covenant by which professional oversight of the rehabilitation is required and by which the Owner is required to maintain the 375 Main Street façades in good appearance and good repair for the life of the building. The covenant shall be to the satisfaction of the Directors of Planning and Legal Services and registered in the Land Title Office in priority over all financial charges.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- Heritage Façade Rehabilitation Program Policies and Procedures
- The Vancouver Charter requires 8 affirmative votes for the approval of grants.

PURPOSE

The purpose of this report is to seek Council approval for a façade grant for the “B” listed building at 375 Main Street.

BACKGROUND

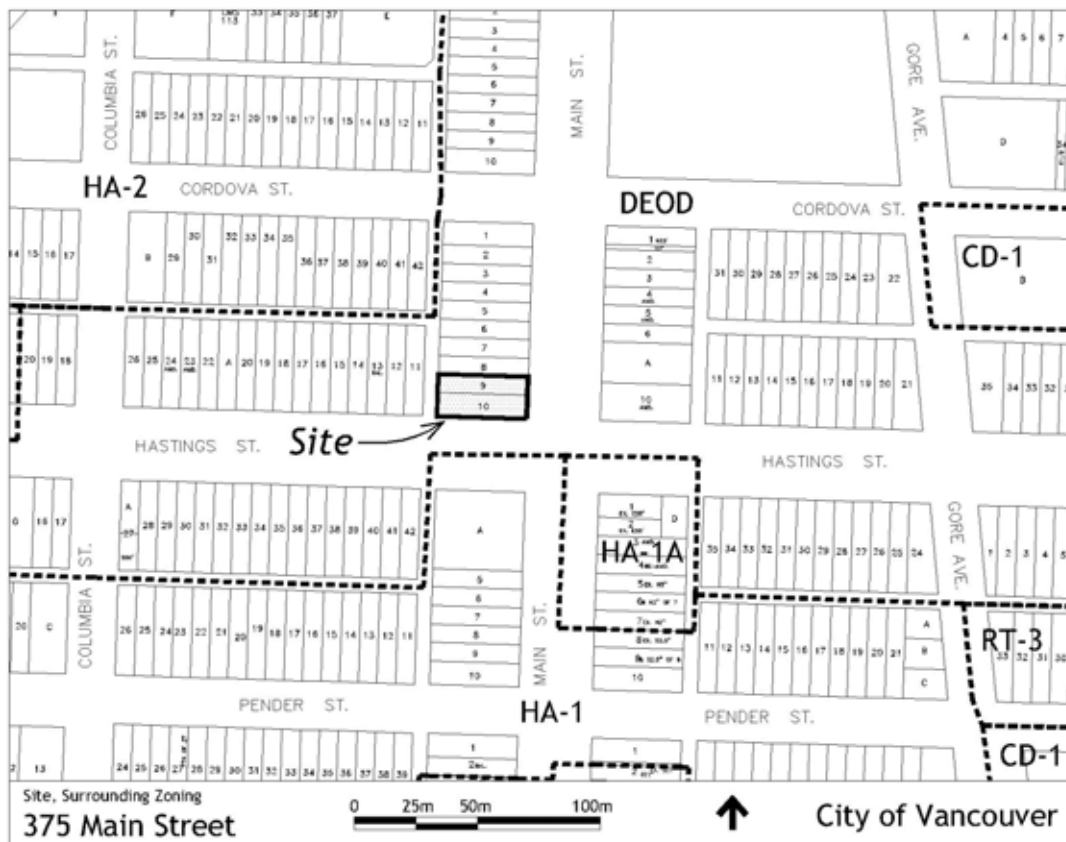
In July 2003, City Council approved a package of incentives to facilitate the conservation and rehabilitation of buildings in Gastown, Chinatown, and the Hastings Street Corridor through the establishment of the Heritage Building Rehabilitation Program and the Heritage Façade Rehabilitation Program. In June 2005, these incentives were extended to the Victory Square area. Available for a five year period (2003 - 2008), the objective of these incentive programs is to stimulate economic activity in historic areas through work on individual heritage buildings.

The Heritage Façade Rehabilitation Program provides grants to heritage building Owners and tenants which can cover 50% of façade rehabilitation costs up to a maximum of \$50,000 per principal façade. A total of \$2.5 million was approved by Council for this program.

DISCUSSION

Location and Use:

375 Main Street (the Ford or Dawson Building) is a very prominent, eight-storey, masonry building located on the northwest corner of Main and Hastings Streets. The ground floor retail and upper residential units are fully tenanted, and notably the retail unit at the corner of



Hastings and Main has been occupied by Owl Drugs since the building was constructed in 1912.

Heritage Value:

The heritage value of 375 Main Street lies in the historic relationship with the economy of early Vancouver. At the turn of the twentieth century this area gradually developed into the city's civic and commercial core. Designed in 1911, it is an example of Chicago-style, Edwardian commercial development of the early twentieth century. This building is characterized by a gridded façade with two light wells on the Hastings Street façade to allow light into the interior offices. From its early days, storefronts were occupied by small retail outlets, while the offices above were home to professionals including dentists, doctors, barristers, contractors, and real estate agents. In the 1930s, the offices were largely occupied by Japanese professionals, while in recent years more office space was occupied by professionals of Chinese descent and socially-minded agencies and unions until the 1984 conversion of the upper floors into social housing. This diverse history of building tenants mirrors the ethnic and economic transition of this important Vancouver neighbourhood.

Conservation Plan:

The proposed Conservation Plan includes the replacement of 322 existing wood windows with traditional Pella metal-clad (prefinished), double-hung wood sash windows, inspection and repair of stone window sills, and preparation and re-painting of any existing wood and metal window elements to be retained. Window replacement includes leaving the frames and exterior brick mould trim in place. Elements that are found deteriorated beyond repair will be replaced with material to match existing. The glazing for replacement windows proposed is a clear, low-e glass with a slight grey tint.

Estimates for Work:

As per procedural requirements the provision of three competitive cost estimates are required. Three quotes, all three exceeding an amount of \$800,000 including material and labour, were provided by applicant for the proposed scope of work. The estimates are deemed reasonable by staff, realistically reflecting the cost of removal and replacement of 322 double hung wood windows and repair of window sills.

A building envelope consultant and a heritage consultant have been retained to oversee the window replacement process to ensure a high integrity of design and installation.

After the work is completed to the satisfaction of the Director of Planning, the Owner must demonstrate that costs incurred are consistent with the scope of work as outlined in the submitted Conservation Plan. Once this has been confirmed, the grant of up to \$100,000 would be paid to the Owner by the City.

Public Consultation:

The proposal was presented to Vancouver Heritage Commission at the pre-application stage on August 8, 2005 and again, as an application, including some major improvements, on October 23, 2006. The applicant responded positively to the Commission's recommendations, and unanimous support was given for the project as presented on October 23, 2006.

FINANCIAL IMPLICATIONS

Council approved \$2.5 million for the Heritage Façade Rehabilitation Program. Over the last three years, total grants in the amount of \$1.5 million have been approved for 19 façade rehabilitation projects, with most of these projects involving a major building upgrade and other incentives. As part of the 2006 Capital Budget, \$500,000 was approved for the façade grant program and staff recommend allocation of \$100,000 for the two principal facades at 375 Main Street.

CONCLUSION

375 Main Street is a "B" listed building on the Vancouver Heritage Register and the Owner's proposal to replace windows and to preserve principal façades will also secure their long-term maintenance and assist in the revitalization of the historic Hastings Street corridor and Vancouver DTES . The Director of Planning recommends approval of up to \$100,000 for the proposed façade rehabilitation work.

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