



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: January 14, 2008
Author: Yardley McNeill
Phone No.: 604.873.7582
RTS No.: 06699
VanRIMS No.: 08-2000-51
Meeting Date: February 12, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: 190 Prior Street (formerly 901 Main Street), addition to the Vancouver Heritage Register, Designation and Heritage Agreement

RECOMMENDATION

- A. THAT Council add the building at 190 Prior Street to the Vancouver Heritage Register in the "B" category and designate the building as municipally protected heritage property;
- B. THAT Council authorize the City to enter into a Heritage Agreement for the building at 190 Prior Street, containing a Heritage Revitalization Agreement to secure the rehabilitation and long term protection of the building and apply bonus density for use on site resulting in an additional 7,547 sq. ft. (701.1 m²) or 1.69 FSR above the permitted maximum in the area; and
- C. THAT Council instructs the Director of Legal Services to bring forward for enactment the bylaws to authorize the designation and the Heritage Revitalization Agreement.

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.

PURPOSE and SUMMARY

The purpose of the report is to seek Council’s approval to add the building at 190 Prior Street to the Vancouver Heritage Register in the “B” category and designate the site as municipally designated heritage property. In addition, staff are seeking Council’s approval of a Heritage Agreement, containing a Heritage Revitalization Agreement which would authorize bonus density for use on site in exchange for the retention and restoration of the building.

BACKGROUND

Context

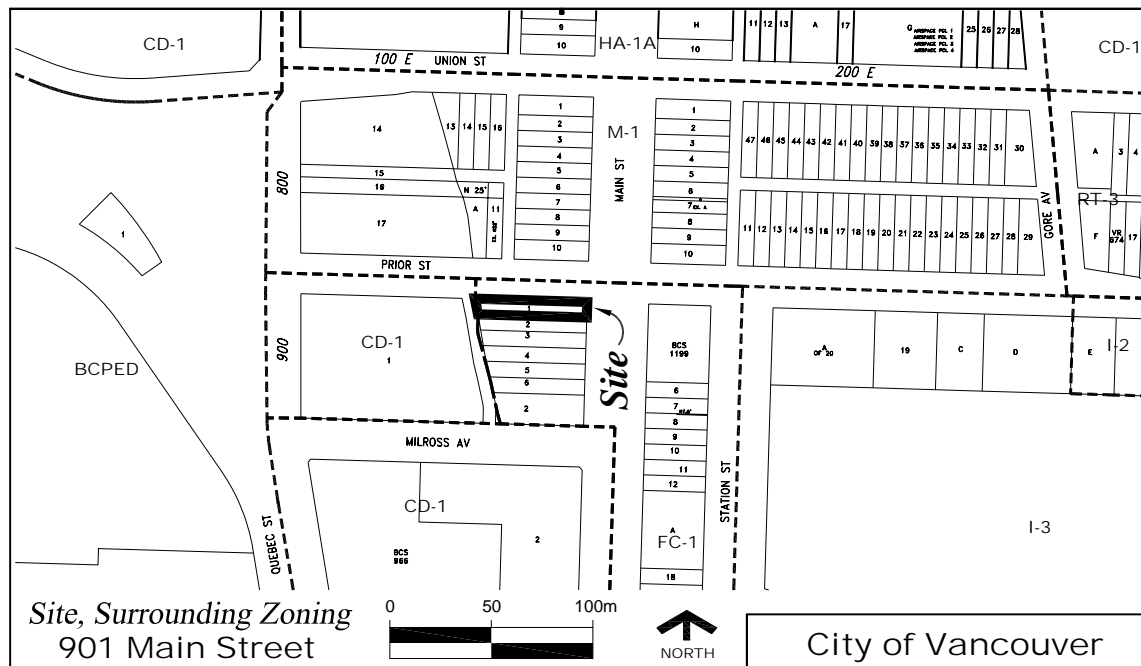
The subject site is located on the west side of the 900 Block of Main Street. The area is zoned FC-1 (East False Creek). The District Schedule permits development of mixed uses to a maximum of 5.0 FSR, with a maximum of 3.0 FSR for residential use. The subject site measures 25 feet by 175 feet and contains a 5-storey character building that has been used as office and artist studio space for several years. To the west is a CD-1 high density mixed use residential project. To the north is the Prior Street ROW. (See Map) To the south of the site is the Cobalt Hotel, which is a character building (not listed on the VHR) containing designated SRAs on the upper floors with a restaurant on grade and surface parking in the rear. Next to the Cobalt Hotel is another character building (not listed on the VHR) with designated SRAs in the upper floors and a retail store at grade. The remainder of the block to the south is vacant and presently used for storage containers. Across Main Street is 906 Main Street, a 9 storey mixed use commercial residential building completed in 2005, containing a heritage designated bank building.

Heritage Value

This building and the other character buildings on this side of Main Street were omitted from the Vancouver Heritage Register at the time of its creation in 1986. It is not understood why this block was omitted, however when viewed today, these buildings display the values that would warrant addition to the VHR. The pending review of the VHR will likely identify similar examples of buildings that have historic merit which were overlooked at the time of the creation of the VHR in 1986.

Constructed in 1913, the building was originally designed to house recreational and meeting facilities for rail yard workers of the BC Electric Railway Company. The original streetcar lines once ran along Main Street and adjacent to the building on Prior Street. The building’s design emulated an Edwardian style, popular in commercial/office buildings from that era. The historic value of the site is derived from its built form, relationship to the development of the area and its connection to the BC Electric Railway Company (an important company in the development of early Vancouver) and the architect Robert Lyon. Most of the original buildings on the block are still intact and this building contributes to the overall character of Main

Street. The original use of the building is evident in the higher ceiling heights and the double height volume on the top floor for a gymnasium. A Statement of Significance was submitted along with a building evaluation to the Vancouver Heritage Commission to determine the building's eligibility for inclusion onto the Vancouver Heritage Register (VHR). Given the building's prominence on the block, era and relationship to the BC Electric Company, staff and the Commission recommend addition to the VHR in the "B" category. (See Appendix A: "Statement of Significance and Building Evaluation")



DISCUSSION

The Proposal

A Development Permit Application DE 411105 (See Appendix "B" Reduced Drawings) has been submitted to adaptively reuse the heritage building for retail and residential uses and to construct an addition of 18,108 sq. ft. to the rear of the heritage building for residential units. The heritage building is approximately 11,684 sq. ft and 80 feet in height. The proposed addition would be approximately 109 feet in height and combined with the heritage building, contain one retail unit, ten dwelling units and parking for six vehicles which would be accessed off of Prior Street. The total proposed floor area is 29,792 sq. ft. (2 768 m²) resulting in 6.69 FSR. A bonus of 7,547 sq. ft (701.1 m²) has been requested resulting in an additional 1.69 FSR above the permitted maximum in the area. As part of the overall density, an increase in residential FSR is requested from the maximum 3.0 FSR to 6.46 FSR. The owner has worked with staff to achieve a scheme that is economically viable and meets the urban design objectives of the area in addition to offering the long term preservation of the building. This is represented by the submitted development application and accompanying Heritage Revitalization Agreement for bonus density.

Conservation Plan

The building will be adaptively reused to residential and retail space and will require full building code upgrading. The original building's structural system is comprised of a 5 storey concrete gravity frame in-filled with unreinforced brick exterior walls. The existing structural system is in good condition but could not withstand lateral loads that would occur as a consequence of an earthquake. Significant wear is evident on the exterior cladding, including weakened mortar joints, as well as cracked, spalled and loosened bricks along with damaged cornice details. In addition, the storefront has been altered from the original design. The conservation approach will include seismic upgrading, repair/replication of all exterior cladding including re-pointing all exterior masonry, window and cornice repair or replication, and replication of the original storefront. The scope of the seismic upgrade will include a new reinforced concrete elevator and stair tower connecting the original building to the addition with a new reinforced concrete floor system and the addition of a continuous structural steel tension strap running the perimeter of the interior of the building. All seismic mitigation work will occur from the inside of the building and be contained within the walls and floors. Remediation and repair to the exterior materials will comply with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Financial Assessment

Real Estate Services staff reviewed the applicant's submission in accordance with Council's approved policies. Staff have determined that the 7,547 sq. ft. of bonus density requested by the applicants as compensation for the heritage encumbrance on land value is supportable, and provides no undue profit by granting this amount of bonus density for use on site.

Compatibility with Zoning Regulations and Urban Design Objectives for East False Creek FC-1

The intent of the FC-1 zone is to achieve good quality development and ensure compatibility of different uses, including residential in a high density mixed use neighbourhood. Retail is encouraged along the street frontage and should be small scale and serving the local community. New residential is encouraged and should occur west of Main Street and oriented to False Creek and the waterfront park system.

The FC-1 mixed-use zoning was adopted in 1986. Since the early 1990s, with the Citygate development, City policy has supported the portion of FC-1 lands between Quebec and Main Street becoming primarily residential, with commercial uses only as needed along street edges. This policy has been implemented through a series of CD-1 zonings north of Terminal, as well as in the SEFC ODP adopted in 2006 and the application is consistent with this policy. While FC-1 zoning prescribes a mix of uses including commercial space, this area was not included in the Metro Core study terms of reference, either as an existing, or potential jobs and employment area. Given this, staff have not required additional commercial use other than the ground floor.

As noted, 5.0 FSR is the maximum permitted of which a maximum of 3.0 FSR can be allotted for residential use and a maximum of 1.0 FSR can be allotted for retail use. The 6.69 FSR proposed as part of the Heritage Agreement for this project, is almost entirely residential uses (6.46 FSR) with a small retail component (0.23 FSR) in the historic building fronting onto Main Street. Staff are supportive of the increase in FSR in terms of its urban design implications and facilitating the retention, rehabilitation, and heritage designation of the character building.

FC-1 East False Creek District Schedule permits development for mixed uses to a maximum total of 5.0 FSR, with a maximum of 3.0 FSR for residential use. The proposed 6.69 FSR is predominately residential area with a small retail unit in the historic building at grade and oriented to Main Street. The proposed building massing complies with the zoning regulations with respect to location and building setback requirements within the District Schedule. Heights are permitted up to 22.9 m (75 ft.) and may increase to 83.9 m (275 ft.) provided consideration is given to overshadowing, view obstruction and other environmental criteria set out in all applicable polices and guidelines adopted by Council. Environmental Criteria, generally refers to compatibility with mixed uses where industrial or vehicular traffic noise may be present. Staff have reviewed the impact of the proposed building height of 109 feet and determined that with respect to shadowing and overlook, no negative impact would be experienced on adjacent public or private space. The proposed building is oriented towards the north and overlooks the Prior Street viaduct and off-ramp to Main Street. As the subject site is to the east of the adjacent residential complex along Quebec Street, partial shadowing from the new addition will occur in the morning on the residential properties to the east and by noon will transfer to the vacant land to the south of the subject site. With respect to vehicular noise, a requirement will be placed on the development permit to meet the City's acoustic standards for the liveability of residential units adjacent to high volume traffic streets.

FC-1 East False Creek Design Guidelines call for smaller scaled development along Main Street, 4-6 storeys in nature with retail at grade and residential use above. A strong street wall presence is desired. Through the retention of the historic building the original street wall and character of Main Street is maintained along with the views up Main Street towards the North Shore Mountains. The introduction of a 9 storey mass fronting onto the Prior Street ROW provides a link from Main Street to Quebec Street enhancing the pedestrian experience of the area. The new residential units are oriented towards the North for views to the downtown and the North Shore Mountains. The guidelines call for new development to be "shaped" to create useable courtyard spaces. The proposed addition provides a backdrop for the remainder of the block to develop to and given the depth of lots, a courtyard scheme would be the likely form of development on the adjacent sites. In conclusion, this proposal provides for future massing locations on the block without limiting its development potential.

Prior Street Pedestrian Right of Way

The section of Prior Street adjacent to the subject site is closed to public traffic and is a City ROW. The design of the ROW is to allow for future expansion of the street car line and greater pedestrian access from Main Street to Quebec Street. Given the narrowness of the lot, the application proposes to use the ROW to access parking stalls on the ground floor. The Development Permit Board reviewed the application at a preliminary review on November 19, 2007 and supported the parking access off the ROW.

Vancouver Heritage Commission

The Commission reviewed the application on April 16, 2007 and voted unanimously to support the project with the following motion:

RESOLVED

THAT the Vancouver Heritage Commission supports the application for 901 Main Street with the Statement of Significance that recommends a high "B" evaluation for the site and building.

FURTHER THAT the Vancouver Heritage Commission supports the conservation approach and proposed changes to the heritage building, noting in particular the masonry, the reversibility of the interior elements and, finally, the relationship of the heritage building to the new structure in design, scale and materials.

AND FURTHER THAT the Vancouver Heritage Commission urges the applicant, with the City's assistance, to explore all possible channels to retain the wood frame windows.

CARRIED UNANIMOUSLY

Urban Design Panel

The Urban Design Panel reviewed the application on March 14, 2007 and voted unanimously to support the proposal and congratulated the owner for such a courageous step on a difficult site. The Panel supported the massing and architectural approach, but noted the following areas of the project would benefit from further design development; material and detailing of the blank wall facing south, better differentiation between the heritage building and the upper floor levels of the new addition, additional parking and an improved public realm.

Should Council approve the Heritage Agreement, comments received from the VHC and the UDP will form part of the prior-to conditions staff will craft as conditions to the issuance of the development permit.

Public Response

Two site signs were installed on the site on April 4, 2007. On April 10, 2007, the City sent 497 notification letters out to surrounding property owners, advising of the proposed development. Five written responses were received. Three were in support of the project; with one respondent in support questioning the viability of retail at grade in this area. Two others were opposed to the project noting height concerns, the impact of the blank wall facing south and the modern expression of the addition.

Staff Response: The FC-1 District Schedule and Design Guidelines direct all new development to provide retail at grade along Main Street. Design development conditions will form part of the conditions of issuance of the DP and have been included to mitigate the expansiveness of the south facing blank wall. With respect to view loss, the proposed addition will result in some view loss for residents in buildings to the south on Milross Avenue and National Avenue. These residents now enjoy a view to the north because of the current void at the rear of the subject site, however private views on some neighbouring sites would be compromised within any development that sought the provisions for height within the FC-1 District Schedule. Staff conclude that an appropriate balance has been met between private views and site development.

Development Permit Board

This project went to the Development Permit Board for a preliminary review, on November 19, 2007. The Board reviewed the application and passed the following motion:

THAT the Board APPROVE IN PRINCIPLE Development Application No. DE411105, in accordance with the staff committee report dated July 18, 2007, including amendments to the staff conditions of approval.

The Board wished it noted that consideration of the Preliminary Development Application in no way pre-concludes Council's consideration of issues relating to the Heritage Revitalization Agreement as well as issues raised by the public at the November 19, 2007 Development Permit Board Meeting relating to use of the building. Therefore the Development Permit Board approved in principle the preliminary application with regards to urban design only, noting that approval of the heritage bonus density is subject to Council's approval of the Heritage Agreement.

Artist Studios:

Staff received numerous phone calls just prior to the Development Permit Board meeting on November 19, 2007. The responses were from the artists in the area, which use the office space in the building as artist studios. A petition to protect artist studios space was subsequently submitted at the Development Permit Board meeting and many artists spoke at the meeting in favour of retaining artist studio space within the building. This building has been part of an active artist community for many years and forms part of the buildings that make their studios accessible to the general public during the Eastside Cultural Crawl event every November. There are approximately 30 artists working within this building.

Staff Response: It is regrettable that artist studios are disappearing as a consequence of development pressures in the city, however the approved use of the building is "office," and there are no zoning regulations or policies that would require a property owner to maintain "artist studios" in their development. Staff from the Office of Cultural Affairs attended the Development Permit Board Meeting and explained the lack of policy and the current Cultural Facility Study and Priorities Plan which is underway and will identify areas for development along with accompanying strategies and policy. It is anticipated that artist studios will be included within the Study and will form part of future policy initiatives to seek economically viable solutions to retain artist studios.

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 building at 190 Prior Street (formerly 901 Main Street) is worthy of addition to the Vancouver Heritage Register in the "B" category and thereby eligible for the incentives that flow from Council's Heritage Policies and Guidelines. A proposal to retain the building and award bonus density for use on site has been submitted for Council's approval. Staff have consulted the Vancouver Heritage Commission and the Urban Design Panel and evaluated the project against Council's adopted zoning regulations and design guidelines for the area and determined that the proposal is supportable from a conservation and urban design perspective. The Development Permit Board reviewed the application and approved the project "in principle" from an urban design perspective. Real Estate Services staff have evaluated the requested bonus density and determined that the bonus provides adequate compensation for the heritage encumbrance on land value, and provides no undue profit. The owner has consented to entering into a Heritage Agreement that will apply long term

protection to the site and obligate the owner and future owners for the maintenance of the building in perpetuity. Staff recommend Council approve the addition of the building to the VHR and the accompanying Heritage Agreement.

* * * * *



COMMUNITY SERVICES GROUP
Current Planning

IDENTIFICATION - Buildings

Address	190 Prior (formerly 901 Main Street)	Local Area	East False Creek	Zoning	FC-1
Legal Description:	Lot 1	Blk.	23	D.L.	196, Plan 184

Source/Reference

Historic Name BC Electric Railway Men's Quarters

Common Name

Original Owner BC Electric Railway Company

Construction Date 1913

Designer Robert Lyon

Builder

Register Classification B

DESCRIPTION

Style/Type Edwardian Commercial Building

Design 6-storey brick façade, complete with 3 belt courses, cornices and double hung wood windows

Construction The original buildings structural system is comprised of a 5 storey concrete gravity frame in filled with un-reinforced brick exterior walls.

History Originally a recreation facility for workers of the nearby BC Electric Railway yards, its tall slender form is a product of the stacking of high-ceilinged spaces one atop the other. A double height "men's hall" on the ground floor (with offices on the mezzanine level) was topped with a locker room on the second floor, a reading room on the third, a billiard room on the fourth and a double height gymnasium on the top floor.

Context A corner site on a street with buildings of similar era and compatible context.

Alterations Small one-storey additions to rear and minor changes to storefront on Main Street.

Condition Good, but no lateral stability in the event of a seismic incident

VANCOUVER HERITAGE REGISTER

References	Statement of Significance, Robert Lemon 2007
Date of Identification	April, 2007



EVALUATION - Buildings

Address		190 Prior (formerly 901 Main Street)	Local Area				FC-1
ARCHITECTURAL HISTORY							
			E	VG	G	F/P	
1	Style/Type	Good Edwardian example of commercial building from 1913	35	18	12	0	
2	Design	Tall slender	30	15	10	0	
3	Construction	Concrete frame	15	8	5	0	
4	Designer/Builder	Robert Lyon	15	8	5	0	
					(Maximum 40)	35	
CULTURAL HISTORY							
1	Historical Association	BCER prominent	35	18	12	0	
2	Historical Pattern	Growth of Main Street	30	15	10	0	
					(Maximum 35)	22	
CONTEXT							
1	Landscape/Site	Corner relationship	15	8	5	0	
2	Neighbourhood	Relates to streetscape	20	10	6	0	
3	Visual/Symbolic	Visual landmark	25	13	8	0	
					(Maximum 25)	19	
INTEGRITY							
		Minor changes to storefront, one storey addition to rear, and some windows filled in.	0	-5	-8	-15	
				TOTAL	-5		
Evaluation Date		B	Classification Group		71		

VANCOUVER HERITAGE REGISTER

901 MAIN STREET CONSERVATION PLAN
Revised 16 April 2007

BC Electric Railway Men's Quarters
CONSERVATION PLAN

To accompany a Development Application and HRA request as per City of Vancouver Heritage Building and HRA Submission Requirements as well as a nomination for listing the existing building on the Vancouver Heritage Register

Prepared by Robert Lemon Architect Inc.

for Amacon Developments and Christopher Bozyk Architect Inc.

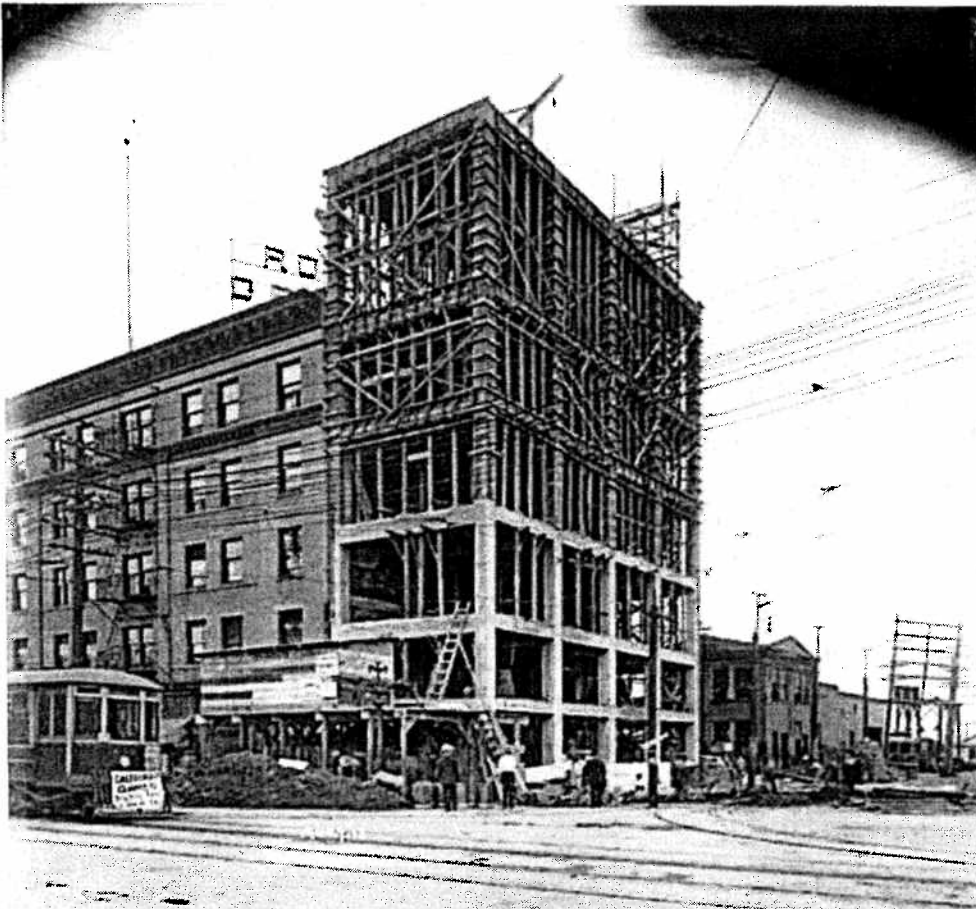


FIGURE 1: Construction of headquarters for B.C. Electric Railway Company conductors and motormen, located at Main and Prior Streets] 7 Aug. 1913. PHOTO CREDIT CITY OF VANCOUVER ARCHIVES LGN 948

901 MAIN STREET CONSERVATION PLAN

1.0 STATEMENT OF SIGNIFICANCE

Description Of Historic Place

The former BC Electric Railway Men's Quarters is a five storey (plus mezzanine) concrete frame, brick and stone clad structure located at 901 Main Street in Vancouver at the corner of Prior Avenue. It is now used for retail and artists' studios.

Heritage Value

The heritage value of this building is related to its building form, its relationship to the history of the area, its connection to the BC Electric Railway Company and its architect Robert Lyon. Despite its heritage value, it is not listed on the Vancouver Heritage Register.

Originally a recreation facility for workers of the nearby BC Electric Railway yards, its tall slender form is a product of the stacking of high-ceilinged spaces one atop the other. A double height "men's hall" on the ground floor (with offices on the mezzanine level) was topped with a locker room on the second floor, a reading room on the third, a billiard room on the fourth and a double height gymnasium on the top floor.

The tall slender form on a narrow site at a prominent corner contributes to much of the heritage value of the building. Modest in architectural expression, it is consistent with Edwardian buildings that are its contemporaries. Its height and compact arrangement of floors and original functions, stacked one atop the other, in an efficient use of the tight site and is a product of its time, when building activity crested just before the lull of WWI. The height was emphasized on the Main Street elevation by the clustering of windows in a Chicago-style arrangement in the centre of the narrow single bay frontage. The double height volume of the top floor space is disguised by a small cornice band which relates to top of the building to the south.

The building's height dominates a dense cluster of heritage buildings in the immediate vicinity of the 900 and 1000 block of Main Street, including the former Bank of Montreal across the street and the Ivanhoe Hotel as well as several other hotel buildings. The former Canadian National terminal is just two blocks to the south and across the Georgia Viaduct to the north is the Chinatown Heritage Area.

The Men's Quarters is directly associated with the history of the BC Electric Railway Co., an important part of Vancouver transportation and development history. The streetcar yards of the BCER were located across the street from the building and streetcar lines once ran along both Main Street and Prior Avenue in front of the building. The building provided changing and recreation facilities for the men who worked for BCER.

The design of the building was by the architect Robert Lyon, noted as an "architectural engineer" and employed by the BCER. Lyon is one of the prominent early architects in

Character-Defining Elements

- location in Main Street corridor
- prominent corner siting, high visibility
- height as expression of late Edwardian boom prior to WW1
- tall narrow landmark
- high floor to floor height
- Chicago style three part windows facing Main; pair windows along Prior
- concrete frame construction
- granite base with artificial stone cladding on ground floor (now painted)
- brick cladding with modest detailing on upper storeys
- suspended canopy (not original)

1.2 VANCOUVER HERITAGE REGISTER EVALUATION

As the building is not presently listed on the Vancouver Heritage Register, the following evaluation has been presented to support its inclusion on the VHR.

ARCHITECTURAL HISTORY

	E	V	G	G	FP	Score
1. Style / type good Edwardian	35	18	12	0		12
2. Design tall and slender	30	15	10	0		10
3. Construction concrete frame	15	8	5	0		5
4. Designer/ building Robert Lyon	15	8	5	0		8
	(max 40)					35

CULTURAL HISTORY

1. Historical Association BCER prominent	35	18	12	0		12
2. Historical Pattern growth of Main St.	30	15	10	0		10
	(max 35)					22

CONTEXT

1. Landscape / site corner relationship	15	8	5	0		5
2. Neighbourhood relates to streetscape	20	10	6	0		6
3. Visual / symbolic visual landmark	25	13	8	0		8
	(max 25)					19

subtotal 76

INTEGRITY some alterations

0 5 8 15 -5

total 71 "B"

901 MAIN STREET CONSERVATION PLAN

Drawings T 13240; T 13241; T 13242; T 13243; T 13244; T 13245; T 13246; T 13247; T 13260

3.0 CONSERVATION PLAN

3.1 Assessment

The building is generally in good condition, although there have been changes to the main floor storefront over time/

3.2 Conservation Strategies

The conservation approach for 901 Main Street is that of a rehabilitation with aspects of material restoration and new construction. The original building from 1913 will be retained in situ and rehabilitated. This will entail:

- complete conservation of all Main Street and Prior Avenue facing stonework, windows, cornices and storefront
- new wing along Prior Avenue is detailed to be distinguishable from historic material
- conversion of interior to residential units

3.3 Conservation Procedures / Outline Specifications

The outline specification for conservation procedures, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada includes:

Element	Condition	Conservation Work
Roof upgrade	fair to poor	replace roof membrane as part of roof terrace
Flashing	poor	to be replaced with painted metal flashings
Brick Masonry artificial stone / granite	fair	inspect for condition repair and stabilize displaced brickwork in parapet brick tie back for seismic upgrade clean w. low pressure water washing / natural bristle brushes repointing with mortar to match existing in composition, strength, colour and pointing profile; sandblasting and other abrasive measures not permitted; coatings subject to review by preservation consultant test sample area for removal of paint from lower artificial stone and granite surfaces masonry consolidants may be required for artificial stone surfaces

901 MAIN STREET CONSERVATION PLAN

Stone Cornices	fair	clean to original stone surface as per masonry specs above
Insulation	none	retain existing condition with no insulation to help conserve external masonry
Windows	fair	detailed inspections of each window to be done; repair existing wood windows or replace with replicas matching profile, type and glazing paint in original colour subject to warranty provider's requirements
Storefront	poor	not original replace with replica of original wooden doors and frames
Canopies	poor	remove existing (non original) canopy

3.4 Architectural Drawings
see DA submission for Conservation Drawings

3.6 Colour Elevation
see DA submission for coloured elevations

3.7 Colour Scheme
The colours selected are original to the building and the colour placement typical of buildings of this vintage in Vancouver.

Upper Flashing:

- painted to match brick colour

Window sash and trim

- to be determined on site inspection for traces of old frame paint colours

Artificial Stone, Cornices and Granite Walls

- test cleaning to be done to determined if existing paint can be successfully be removed to return stone and granite surfaces to their original appearance. Otherwise repainting in a colour to match stone colour is proposed.

3.8 Signage Concept
Signage for the building will be submitted with the sign application

3.9 Heritage Consultant
Robert Lemon Architect Inc. has been retained as consulting heritage architect for the project

4.0 STRUCTURAL ENGINEERING REPORT

901 MAIN STREET CONSERVATION PLAN

A structural report has been prepared by Glotman Simpson Engineers and submitted under separate cover.

5.0 CODE COMPLIANCE PROGRAM

The rehabilitation has been designed with the input of a code consultant. The major exiting issue is the existing, which does not meet code, and will be replaced as part of the new work. The stair itself is not a character defining element and its replacement will not affect other heritage aspects.

6.0 FINANCIAL ASSESSMENT

6.1 Proforma

A proforma analysis to support the heritage bonus has been prepared by Quoin Project and Cost Management with Amacon and is submitted under separate cover with the application

6.2 Incentives Requested

- nomination for listing on the Vancouver Heritage Register
- parking relaxation – a maximum of 6 stalls have been provided on site due to site limitations
- FSR relaxation from 6.0 to 6.8 FSR
- height relaxation 75 up to 108 feet
- heritage density bonus to be used on site

Respectfully Submitted,
ROBERT LEMON ARCHITECT INC.

Robert G. Lemon MAIBC



PROJECT STATISTICS

PROJECT ADDRESS	901 MAIN STREET, VANCOUVER, B.C.
LEGAL DESCRIPTION	LOT 1, BLOCK 33, DISTRICT LOT 196
ZONING	RC-1
SITE AREA	4,499 SQ.FT.
BUILDING HEIGHT PERMITTED	75'-2" (R.P. TO 375'-3" SUBJECT TO PLANNING PERMISSION)
BUILDING HEIGHT PROPOSED	112'-5"

DRAWING LIST

ARCHITECTURAL

A-0.00	TITLE SHEET / DEVELOPMENT DATA
A-0.01	EXTERIOR RENDERINGS
A-0.02	EXTERIOR RENDERINGS
A-0.03	CONTEXT PHOTOS
A-0.04	SHADOW STUDIES
A-0.05	SITE SCAPING ELEVATION
A-1.00	SITE PLAN
A-1.01	FLOOR PLANS - LEVELS 1-2
A-1.02	FLOOR PLANS - LEVELS 3-5
A-1.03	FLOOR PLANS - LEVELS 6-8
A-1.04	BASEMENT & MECHANICAL PENTHOUSE PLANS
A-2.01	NORTH ELEVATION
A-2.02	EAST & WEST ELEVATIONS
A-2.03	SOUTH ELEVATION
A-2.04	SECTIONS
FSR-3.01	FSR OVERLAYS - B1-L3
FSR-3.02	FSR OVERLAYS - L3-L6
FSR-3.03	FSR OVERLAYS - L7-L8
H-1.01	FLOOR PLANS - BASEMENT TO LEVEL 2
H-1.02	FLOOR PLANS - LEVEL 3 TO ROOF
H-2.01	EAST & NORTH ELEVATIONS
H-2.02	SOUTH & WEST ELEVATIONS
H-2.03	SECTIONS

LANDSCAPE

LJ.01	LANDSCAPE CONTEXT PLAN
LJ.02	SECTIONS & IMAGES

FSR

PROPOSED FLOOR AREA BREAKDOWN

RESIDENTIAL USE		
FLOOR	FSR AREA	UNITS
POOL DECK	1304.4 sq.ft. / 121.3 m2	
BASEMENT	4119.6 sq.ft. / 382.1 m2	
LEVEL 1	525.7 sq.ft. / 48.9 m2	
LEVEL 1A	921.6 sq.ft. / 85.7 m2	
LEVEL 2	3761.9 sq.ft. / 349.9 m2	3
LEVEL 3	3761.9 sq.ft. / 349.9 m2	3
LEVEL 4	3761.9 sq.ft. / 349.9 m2	3
LEVEL 5	3761.9 sq.ft. / 349.9 m2	3
LEVEL 6	3761.9 sq.ft. / 349.9 m2	3
LEVEL 7	2152.1 sq.ft. / 200.1 m2	1
LEVEL 8	1329.1 sq.ft. / 123.6 m2	
TOTAL RESIDENTIAL	29162.0 sq.ft. / 2712.1 m2	10

RETAIL USE

LEVEL 1	1245.5 sq.ft. / 115.6 m2
---------	--------------------------

TOTAL PROPOSED

PROJECT AREA	30407.5 sq.ft. / 2827.9 m2
--------------	----------------------------

SITE AREA	4499.0 sq.ft. / 413.6 m2
-----------	--------------------------

RESIDENTIAL FSR ALLOWED	5
-------------------------	---

RESIDENTIAL FSR PROPOSED	6.6
--------------------------	-----

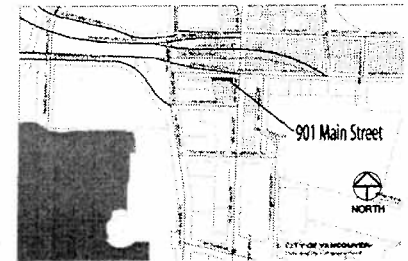
RETAIL FSR ALLOWED	7
--------------------	---

RETAIL FSR PROPOSED	0.3
---------------------	-----

PARKING

PROPOSED	7
----------	---

LOADING SPACES	1
----------------	---



901 MAIN STREET

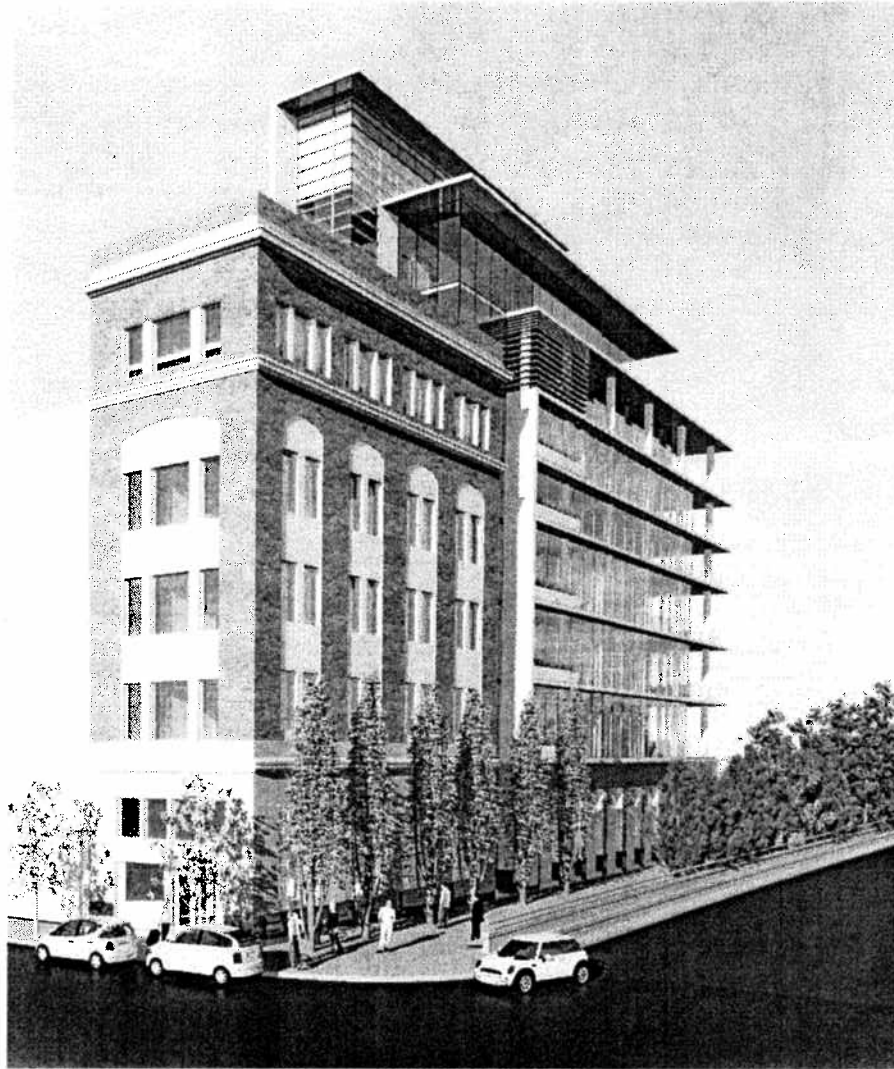
PROJECT NUMBER: 25017
CHRISTOPHER BOZYK ARCHITECTS LTD.
 115-611 ALEXANDER STREET, VANCOUVER, B.C. V6A 1K1
 PHONE: 604-273-1444 FAX: 604-273-1444
 FILE PATH: F:\901 MAIN STREET\901\901-Cover Drawing.dwg

DESIGNED BY: THE ARCHITECTS
ROBERT LEMON ARCHITECTS INC.
 115-611 ALEXANDER STREET, VANCOUVER, B.C. V6A 1K1
 PHONE: 604-273-1444 FAX: 604-273-1444
 FILE PATH: F:\901 MAIN STREET\901\901-Cover Drawing.dwg

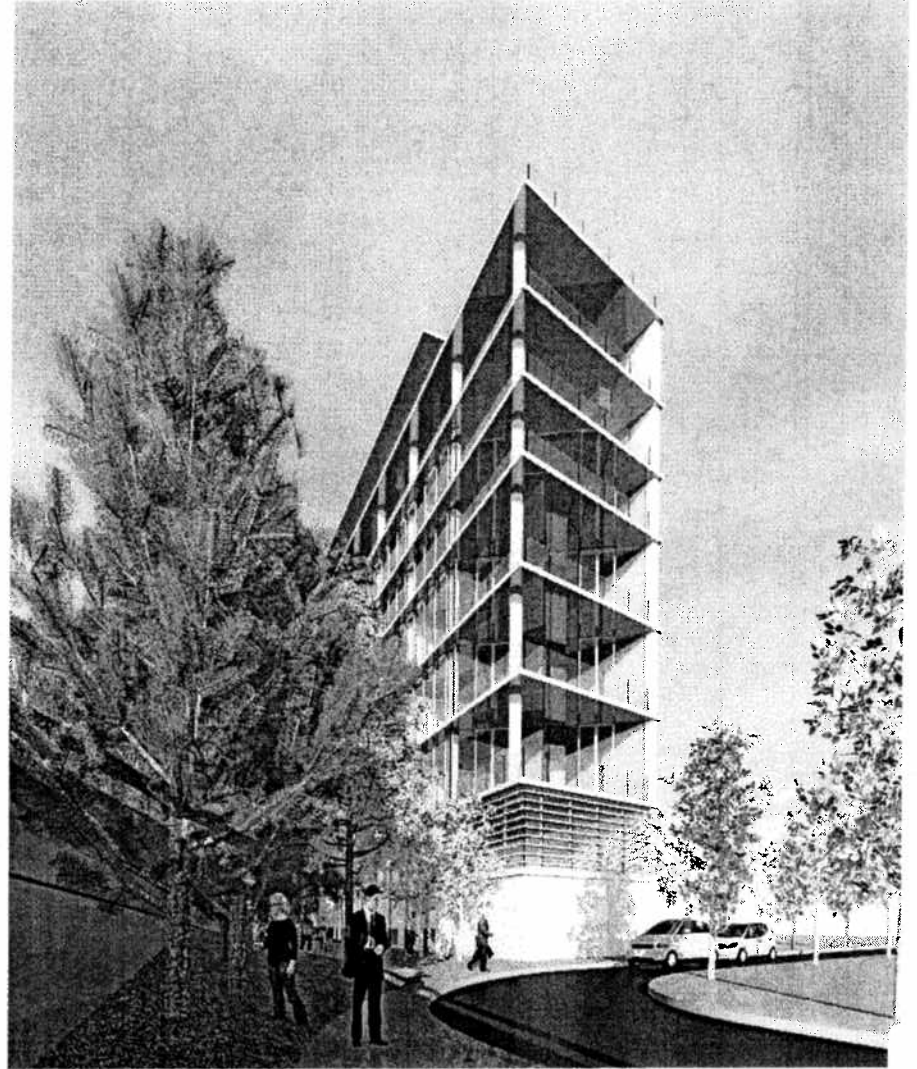
TITLE SHEET / DEVELOPMENT DATA

SCALE:
 DATE: JANUARY 9, 2006

A-0.00



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST

901 MAIN STREET

PROJECT NUMBER: 2007
CHRISTOPHER BOZYK ARCHITECTS LTD
 64-81 ALEXANDER STREET, WASHINGTON DC, USA 20011
 PHONE: 202-331-1400 FAX: 202-331-1406
 FILE PATH: 7-101-901 MAIN STREET CADSET-Corner Rendering01.rvt

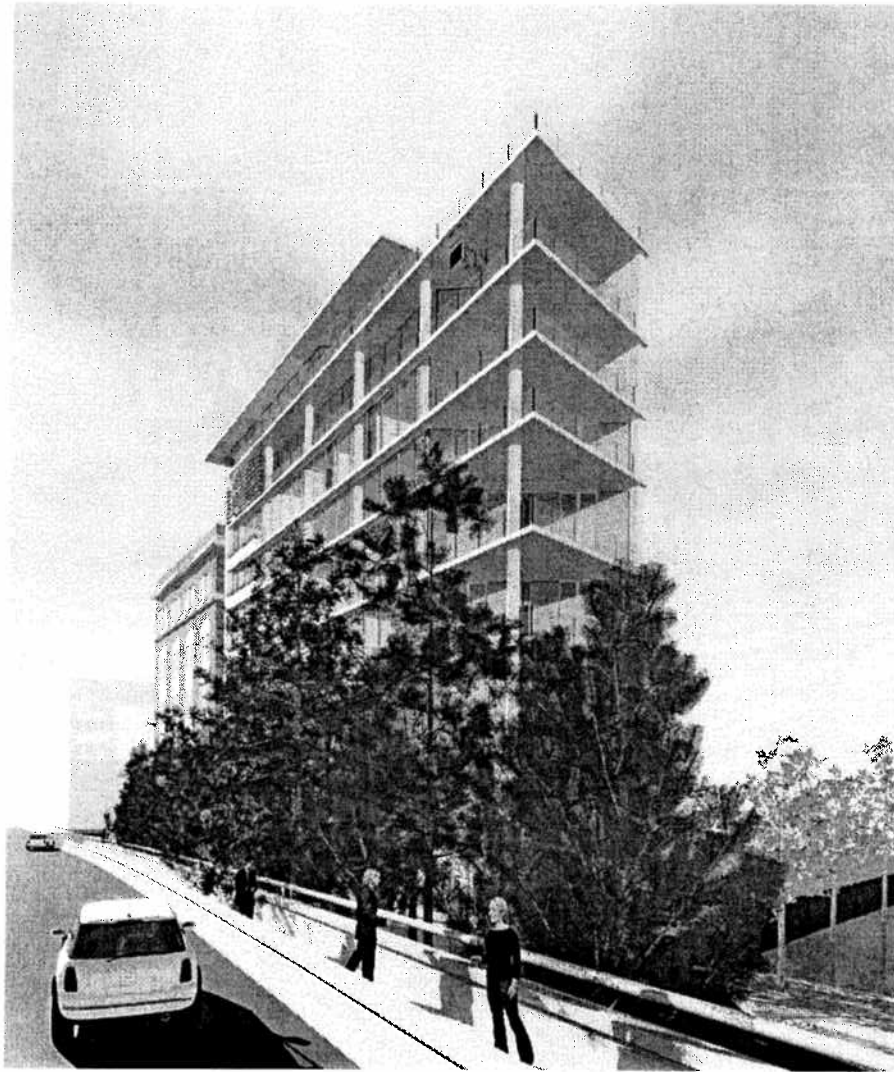
CREATED BY: ROBERT L. DENNARD
ROBERT L. DENNARD ARCHITECT, INC.
 1000 17TH STREET, NW, WASHINGTON DC, USA 20036
 PHONE: 202-462-1100 FAX: 202-462-1101
 FILE PATH: 7-101-901 MAIN STREET CADSET-Corner Rendering01.rvt

EXTERIOR RENDERINGS

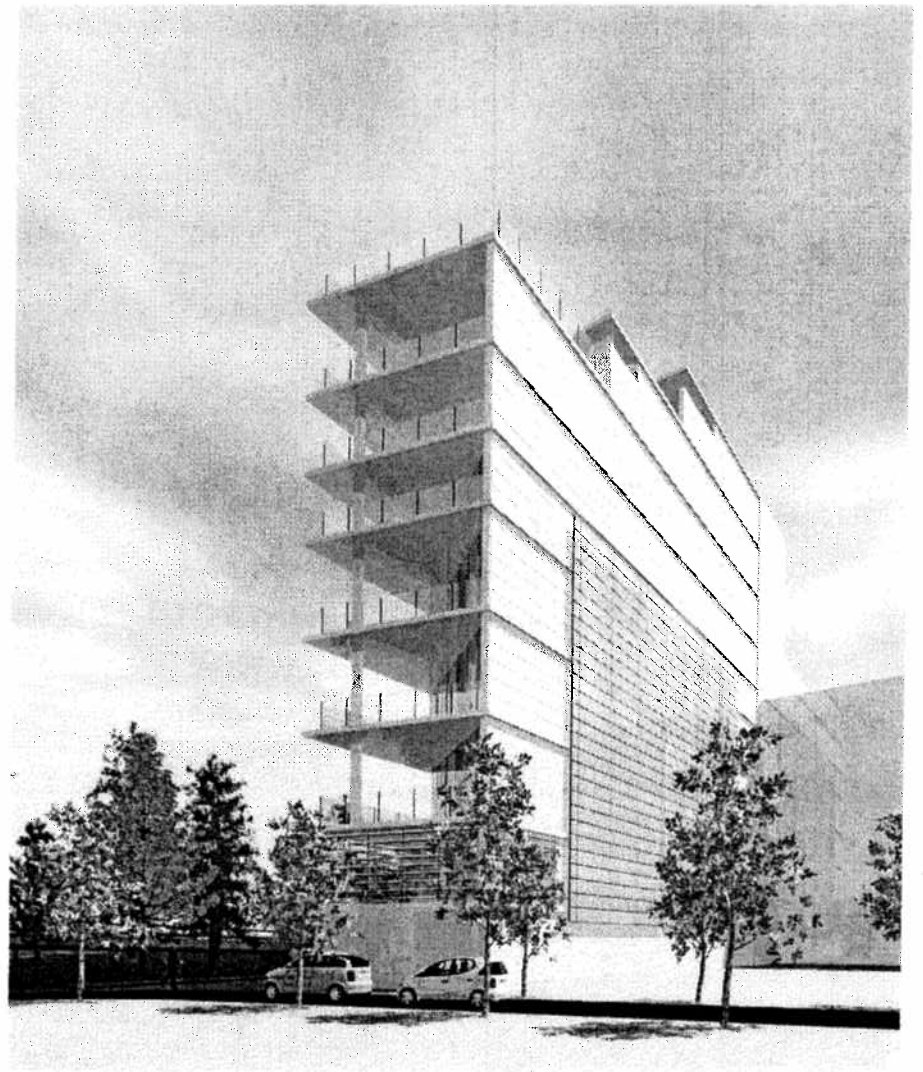
SCALE:
 DATE: JANUARY 9, 2006

PLOT DATE: 1/10/06 1:00:22 PM

A-0.01



VIEW FROM VIADUCT



VIEW FROM SOUTH WEST

901 MAIN STREET

PROJECT NUMBER: 2001
CHRISTOPHER BOYK ARCHITECTS LTD
 111-111 ALBEMARLE STREET, WASHINGTON DC, 20001
 PHONE: 800-517-3448 FAX: 800-517-3448
 FILE PATH: C:\901 MAIN STREET\2001\901 Main Street\901 Main Street.dwg

CONSTRUCTION ARCHITECT:
ROBERT LEHMAN ARCHITECT INC.

PLOT DATE: 1/28/06 10:02 PM

EXTERIOR RENDERINGS

SCALE:
 DATE: JANUARY 9, 2006

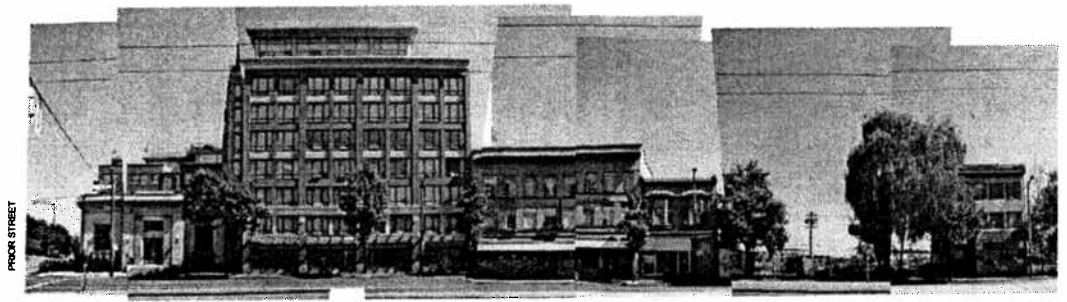
A-0.02



MILLROSS AVE

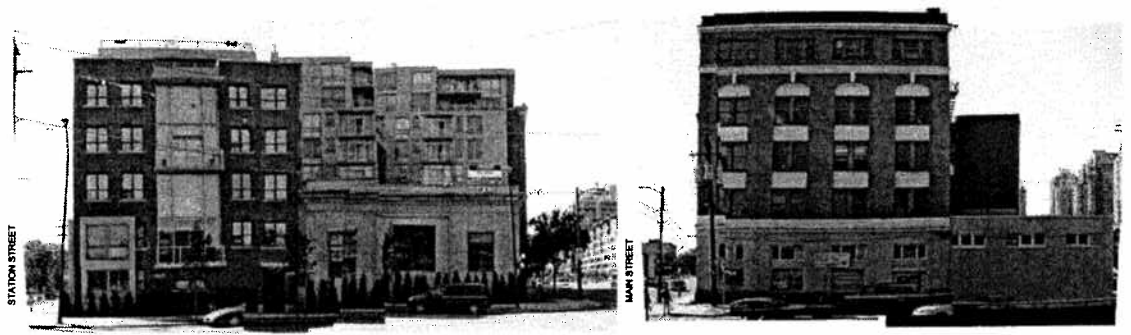
PRIOR STREET / VANUSET OFF-RAMP

WEST SIDE OF MAIN STREET



PRIOR STREET

WEST SIDE OF MAIN STREET



STATION STREET

MAIN STREET

SOUTH SIDE OF PRIOR STREET

901 MAIN STREET

PROJECT NUMBER: 25801
CHRISTOPHER BOZYK ARCHITECTS LTD
 411-411 REDBURN STREET, WINDSOR, ON, CANADA N9A 1S1
 PHONE: 519-253-1000 FAX: 519-253-1000
 FILE PATH: F:\901 MAIN STREET\CA001-Corridor Design\011-Midway

CONSOLE INC./MERIDIAN ARCHITECT
 ROBERT LEMON ARCHITECT INC.
 PLOT DATE: WTH06 130 26 PW

CONTEXT PHOTOS
 SCALE:
 DATE: JANUARY 9, 2006

A-0.03



① Main Street Streetscape
1/8" = 1'-0"

901 MAIN STREET

PROJECT NUMBER: 2007
CHRISTOPHER BOZYK ARCHITECTS LTD
 441 ALLENDALE STREET, VANCOUVER BC, V6A 1E1
 PHONE: 604-276-0400 FAX: 604-276-0400
 FAX: 604-276-0400

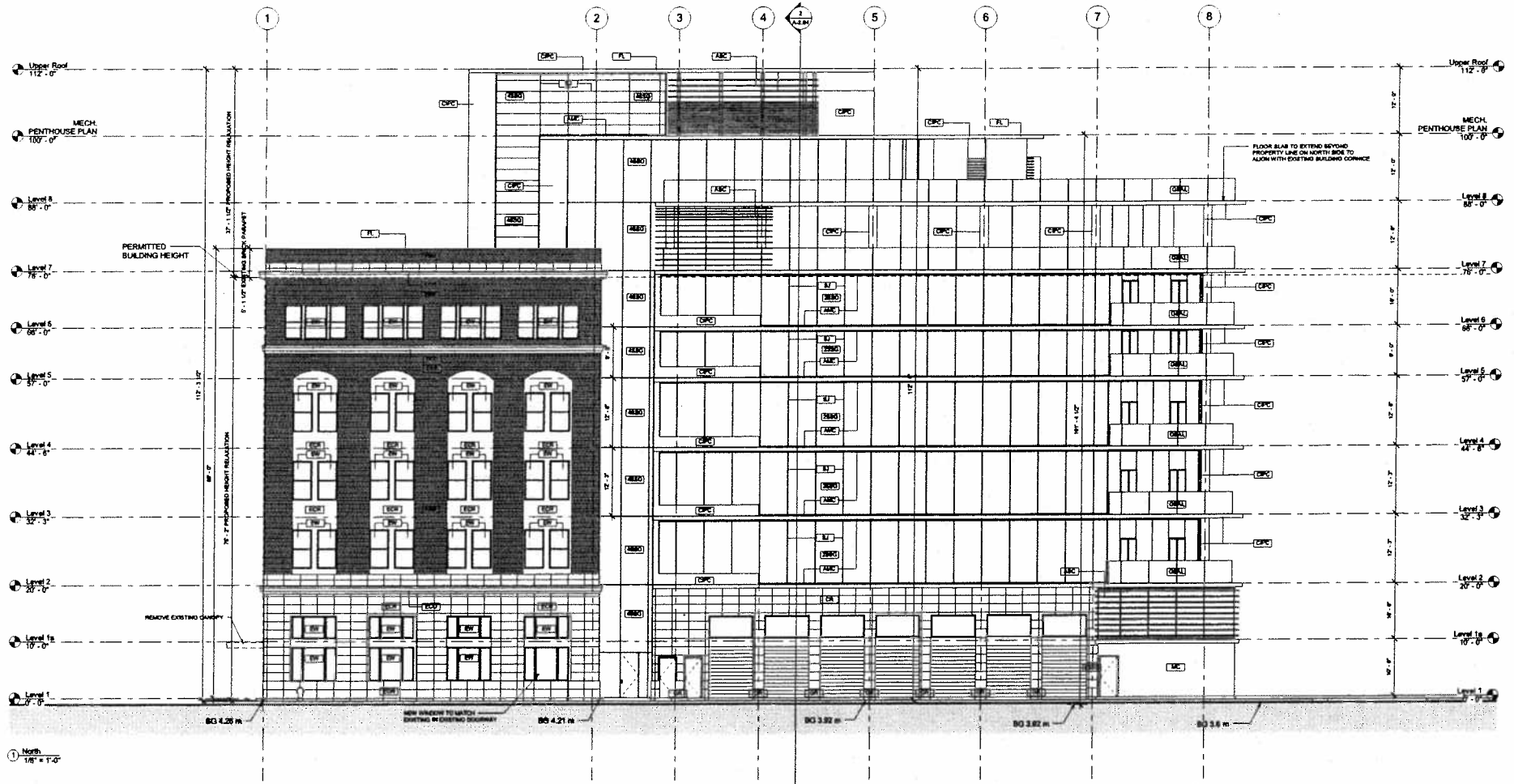
CONCEPT ARCHITECT:
ROBAT LINDEN ARCHITECT INC.

PLAT DATE: V10888 1-28-08

STREETSCAPE ELEVATION

SCALE: 1/8" = 1'-0"
 DATE: JANUARY 8, 2008

A-0.05



Keynote	Description
2SSG	2 SIDED STRUCTURAL GLAZING
4SSG	4 SIDED STRUCTURAL GLAZING
AMC	ALUMINUM MULLION CAP
ASC	ALUMINUM SCREEN
CPC	CAST IN PLACE CONCRETE
CR	CEMENT RENDER

Keynote	Description
EBR	EXISTING BRICK MASONRY
ECG	EXISTING CORNICE
ECR	EXISTING CEMENT RENDER / ARTIFICIAL STONE
EGR	EXISTING GRANITE
EW	EXISTING WINDOW

Keynote	Description
FL	FLASHING
GBAL	FRAMELESS GLASS BALUSTRADE
GR	GRANITE
MC	METAL CLADDING
MMS	METAL MESH SCREEN
SJ	SILICONE JOINT

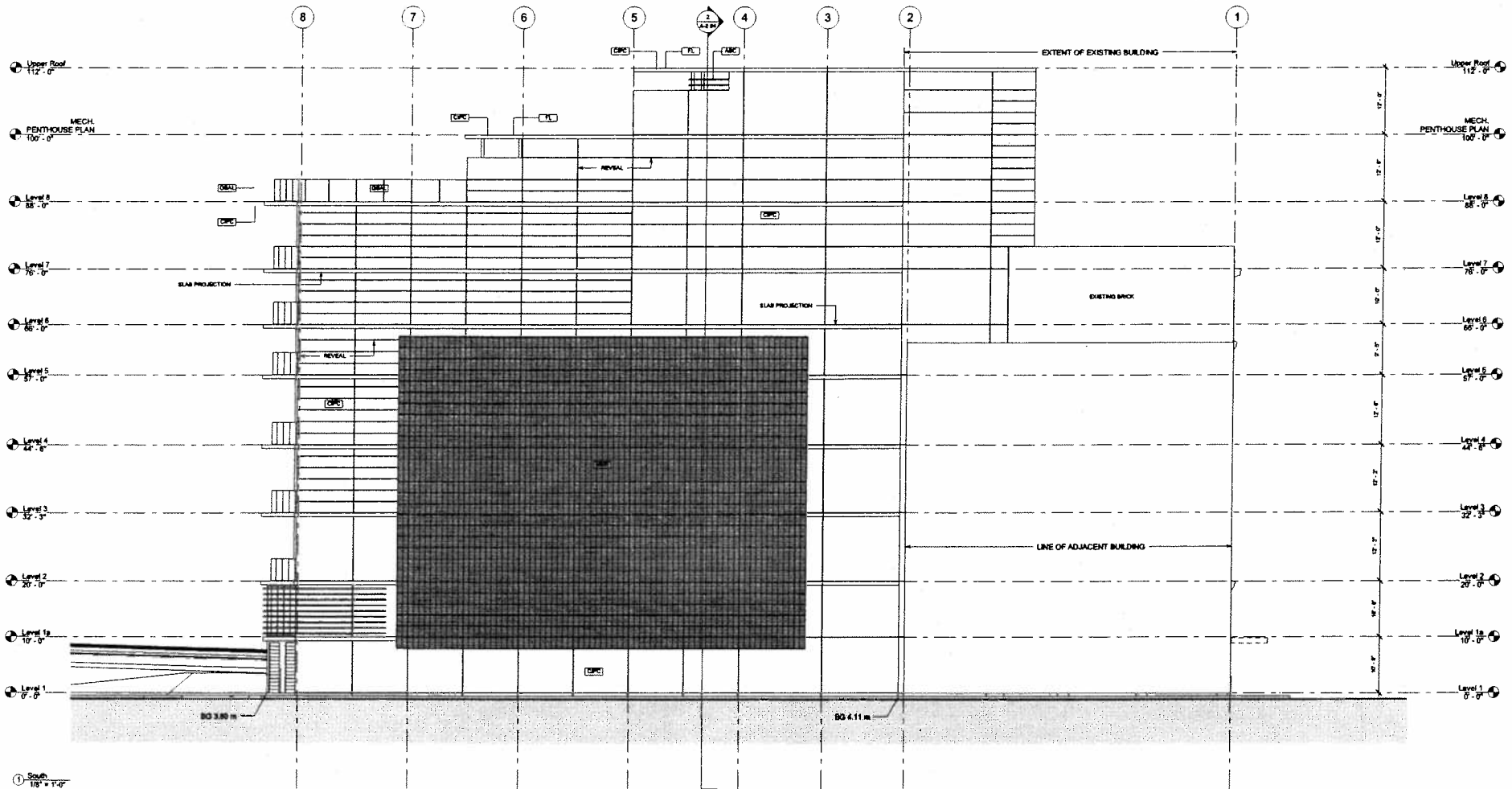
SEE OUTLINE SPEC FOR CONSTRUCTION PROCEDURES

901 MAIN STREET
 PROJECT NUMBER: 2006
CHRISTOPHER BOZYK ARCHITECTS LTD
 141-141 ALFORD STREET, WINDSOR, ONT. N9A 1K1
 PHONE: 519-251-4444 FAX: 519-251-4444
 FILE PATH: I:\901 MAIN STREET\CAD\901-Cad\Drawings\Rev01

CONSULTING ENGINEER PROJECT:
ROBERT D'AMICO ARCHITECT INC.
 1000 BAYVIEW AVE. SUITE 1000, SCARBOROUGH, ONT. M2W 1G3
 PHONE: 416-291-1111 FAX: 416-291-1112
 FILE PATH: I:\901 MAIN STREET\CAD\901-Cad\Drawings\Rev01

NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2006

A-2.01



Keynote	Description
ZSBO	2 SIDED STRUCTURAL GLAZING
4SBO	4 SIDED STRUCTURAL GLAZING
AMC	ALUMINUM MULLION CAP
ASC	ALUMINUM SCREEN
CIPIC	CAST IN PLACE CONCRETE
CR	CEMENT RENDER

Keynote	Description
EBR	EXISTING BRICK MASONRY
ECO	EXISTING CORNER
ECR	EXISTING CEMENT RENDER / ARTIFICIAL STONE
EDR	EXISTING GRANITE
EW	EXISTING WINDOW

Keynote	Description
FL	FLASHING
GBAL	FRAMELESS GLASS BALUSTRADE
GR	GRANITE
MC	METAL CLADDING
MWS	METAL MESH SCREEN
SJ	SILICONE JOINT

SEE OUTLINE SPEC FOR CONSERVATION PROCEDURES

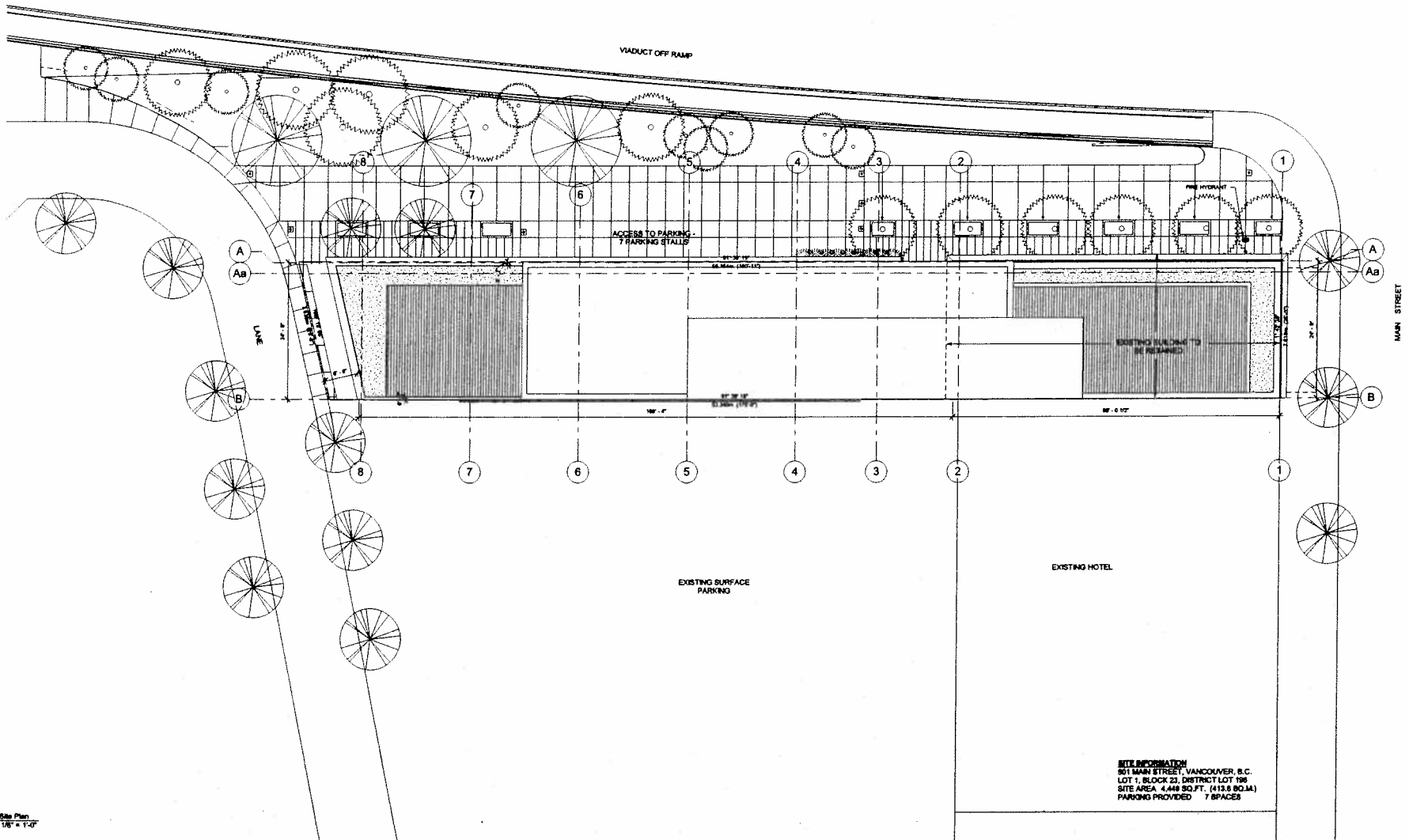
901 MAIN STREET

PROJECT NUMBER: 2007
CHRISTOPHER BOZYK ARCHITECTS LTD
 41-411 ALBANY STREET WASHINGTON DC WA 20001
 PHONE: 202-331-1000 FAX: 202-331-1001
 FILE PATH: F:\901 MAIN STREET\CAZ07\Conserv Design\01 Elevat

CONSULTING ARCHITECT:
ROSELT LINDEN ARCHITECT INC.
 1000 15th Street NW
 Washington, DC 20004
 PHONE: 202-462-1100 FAX: 202-462-1101

SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2006

A-2.03



SITE INFORMATION
 801 MAIN STREET, VANCOUVER, B.C.
 LOT 1, BLOCK 23, DISTRICT LOT 986
 SITE AREA 4,448 SQ.FT. (413.6 SQ.M.)
 PARKING PROVIDED 7 SPACES

① Site Plan
 1/8" = 1'-0"

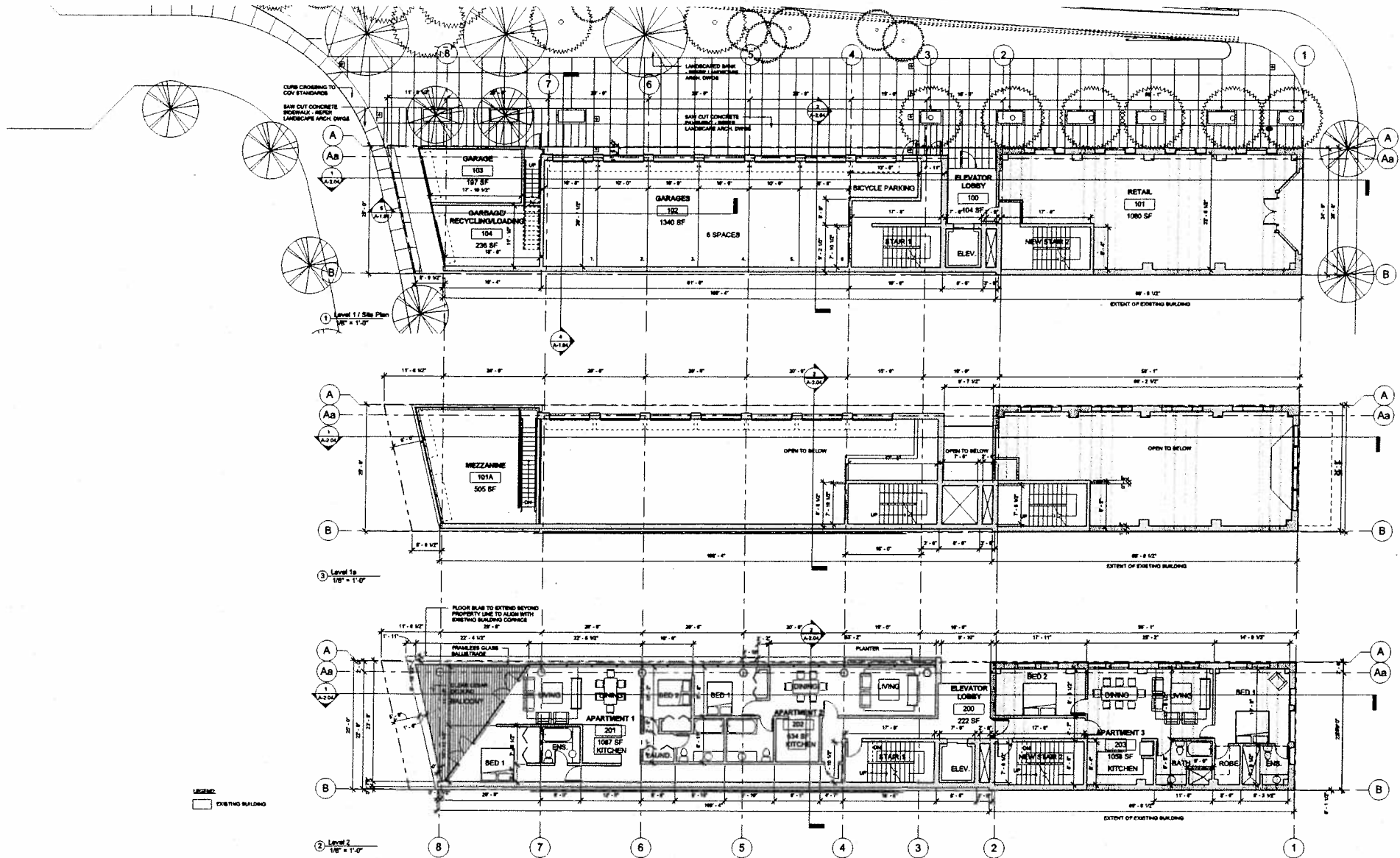
901 MAIN STREET
 PROJECT NUMBER: 2007
CHRISTOPHER BOZYK ARCHITECTS LTD
 414-417 ACADAMIC STREET VANCOUVER B.C. V6A 1K1
 PHONE: 604-251-4444 FAX: 604-251-2046
 FILE PATH: F:\801 MAIN STREET\CADD\Civil\Drawings\Site Plan.dwg
 PLOT DATE: 1/9/2006 11:56:02 AM

CONSULTING ENGINEER ARCHITECT
ROBERT LEMMON ARCHITECT INC.
 1100 WEST 10TH AVENUE VANCOUVER B.C. V6H 1T6
 TEL: 604-251-1111 FAX: 604-251-1112

SITE PLAN
 SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2006



A-1.00



901 MAIN STREET

PROJECT NUMBER: 2007
CHRISTOPHER BOZYK ARCHITECTS LTD
 101 ALLENBY STREET WINDHAM BC V3A 1C1
 PHONE 604 833-7422 FAX 604 833-7420
 FILE PATH: F:\01 MAIN STREET\CAD\001-Cad\Drawings\1-Main.p

CONSULTING ARCHITECT:
ROSEALD EN ARCHITECTURE
 2100 10th Street
 Vancouver, BC V6Z 1K6
 TEL: 604 681-1111
 FAX: 604 681-1112
 WWW.ROSEALDENARCHITECTURE.COM

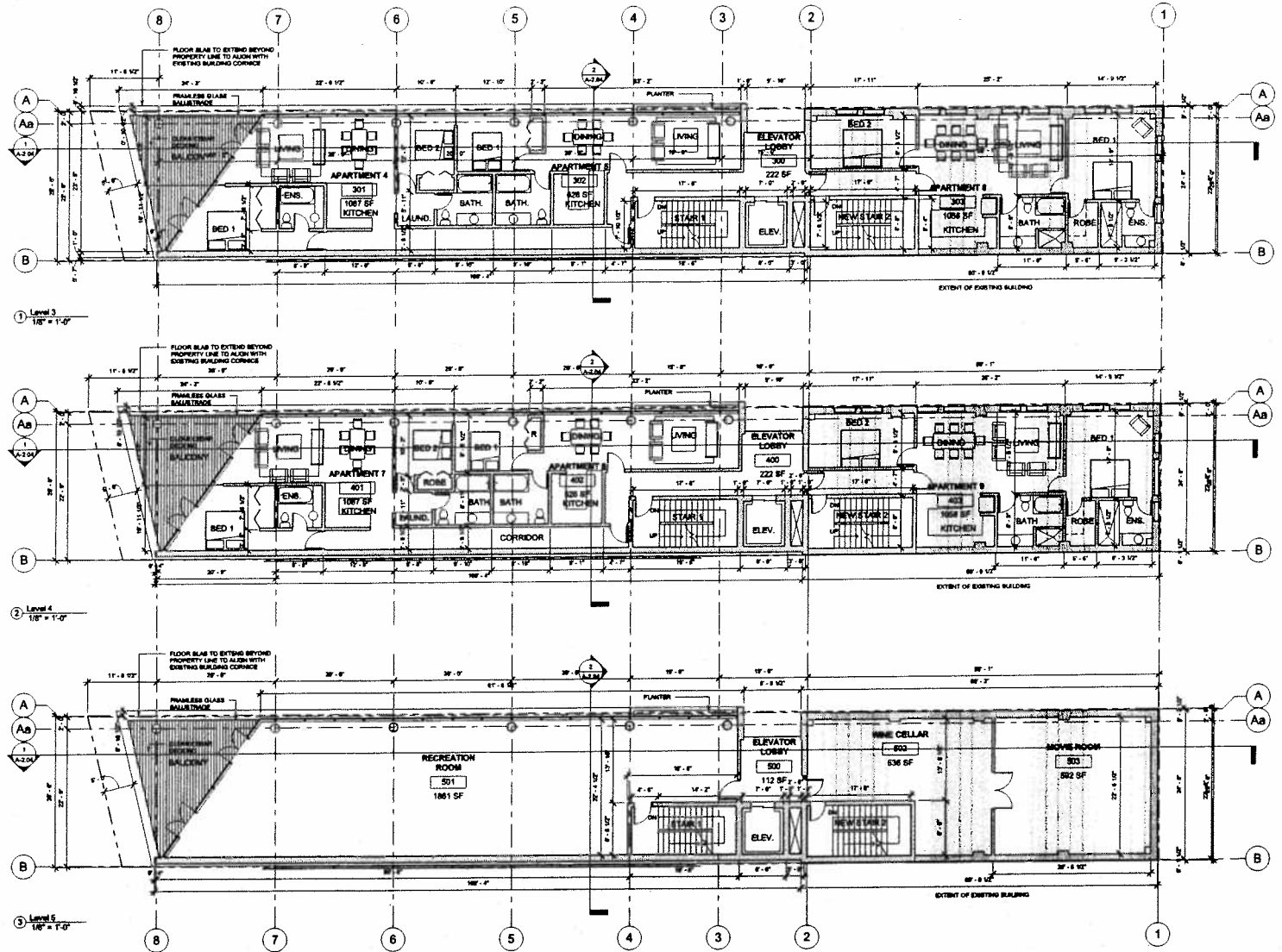
FLOOR PLANS - LEVELS 1-2

SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2006

PLOT DATE: 2/08/06 1:05:34 PM



A-1.01



901 MAIN STREET

UNLICENSED NUMBER: 2006
CHRISTOPHER BOZYK ARCHITECTS LTD
 414 451 ALEXANDER STREET, WASHINGTON DC, USA DC1
 PHONE: 202 511-0940 FAX: 202 511-0940
 FILE PATH: Y:\01\901 STREET\901-Corridor-Design\901 Main

OWNER: THE BOARD OF ARCHITECTS
ROBAT LEXON ARCHITECT INC.
 1000 15th St NW
 WASHINGTON DC 20004
 PHONE: 202 462 1111 FAX: 202 462 1112

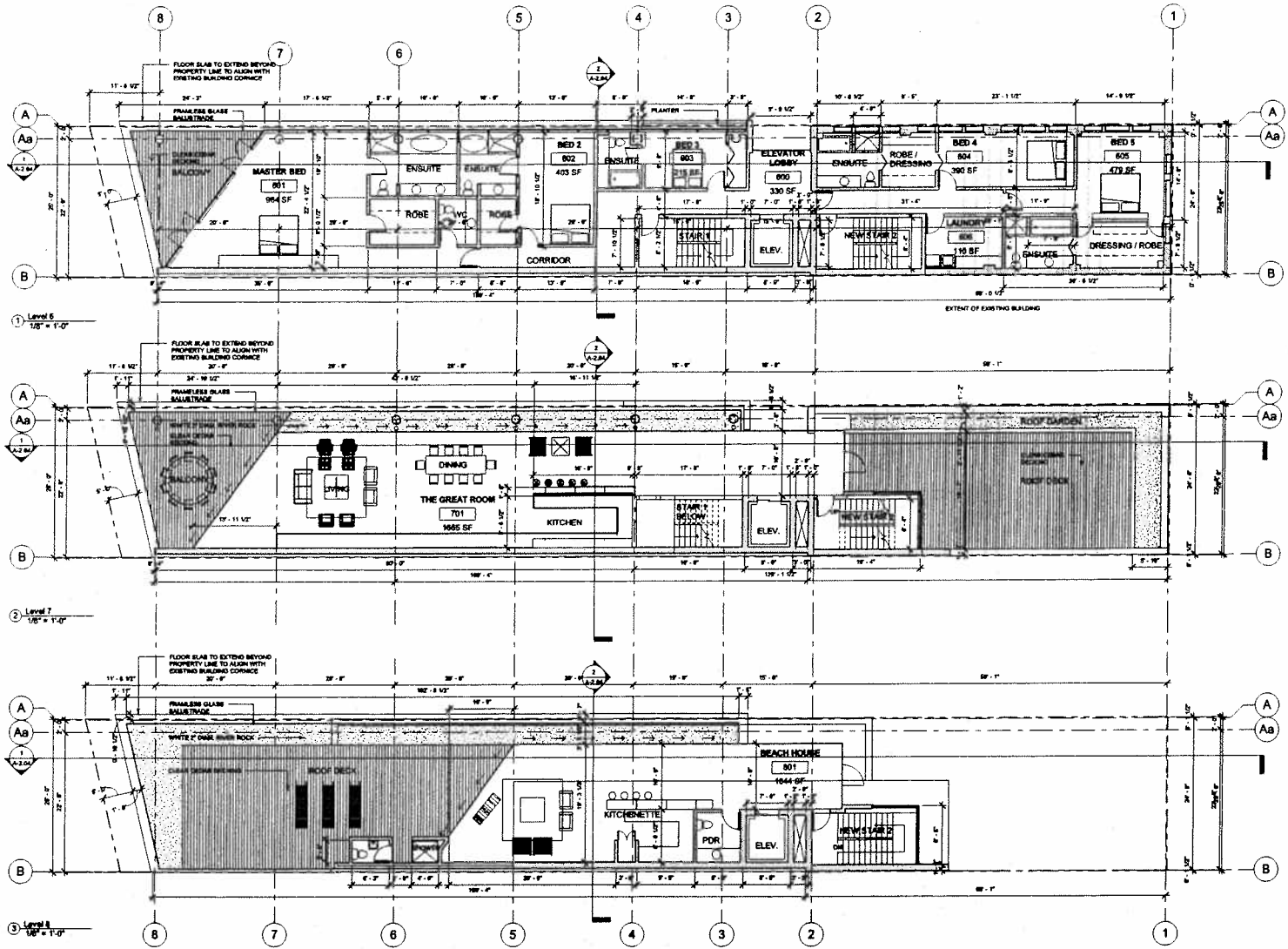
FLOOR PLANS - LEVELS 3-5

SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2006

PLOT DATE: 1/9/06 10:11 AM



A-1.02



901 MAIN STREET

PROJECT NUMBER: 2005
CHRISTOPHER BOZYK ARCHITECTS LTD
 411-411 ALBANY STREET WINDSOR ON N6A 1E1
 PHONE 519 241 5151 FAX 519 241 5146
 FILE PATH: 7 901 MAIN STREET 2005 - Client Design Part 3.rvt

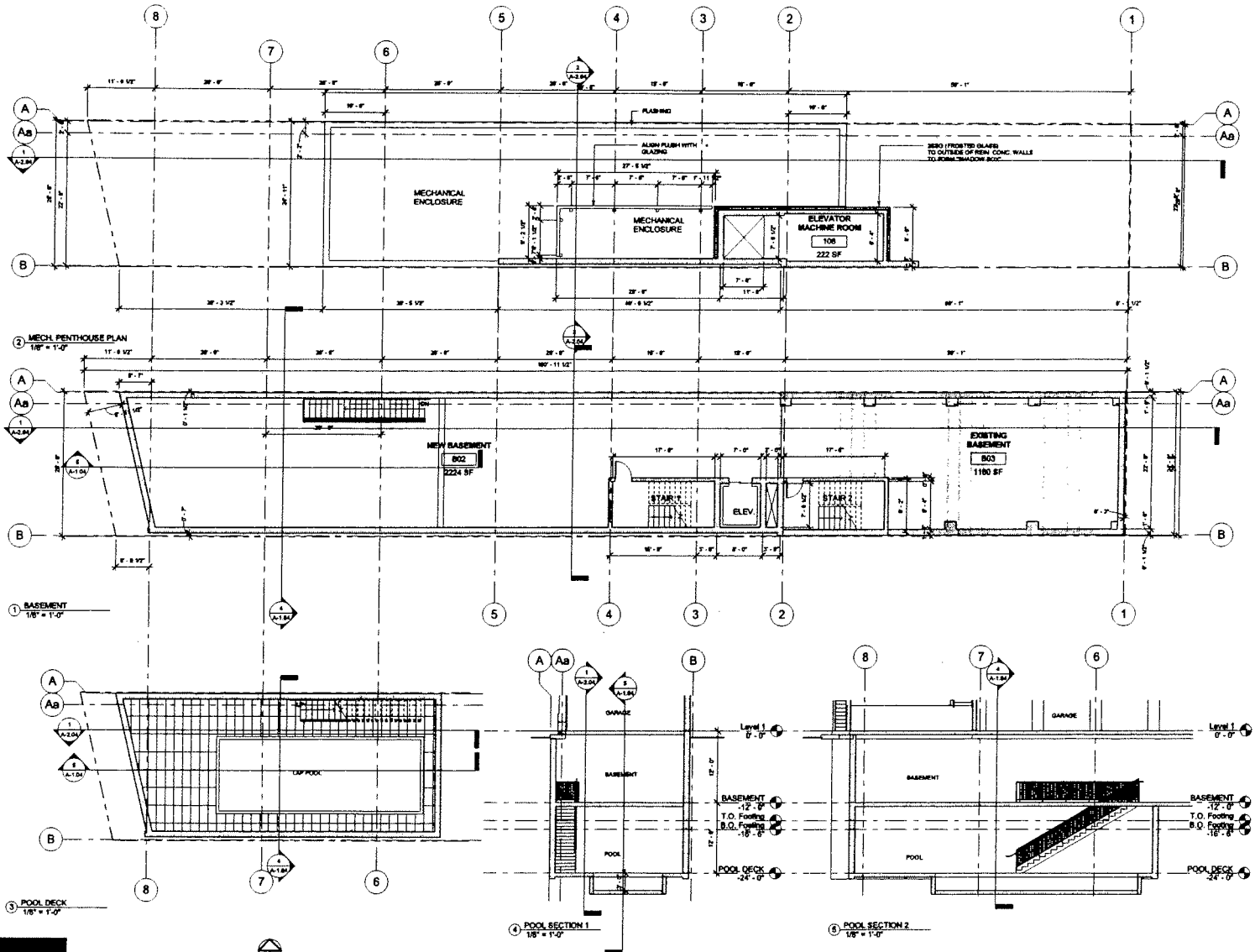
CONSULTING ENGINEER/ARCHITECT:
ROBERT D'AMICO ARCHITECT INC.
 1000 EASTERN AVENUE
 TORONTO ONTARIO M4M 1B7
 PHONE 416 461 1111 FAX 416 461 1112
 E-MAIL: INFO@DAMICO.COM

FLOOR PLANS - LEVELS 6-8

SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2005



A-1.03



901 MAIN STREET

PROJECT NUMBER: 101
CHRISTOPHER BOZYK ARCHITECTS LTD
 104-111 ALEXANDER STREET, WINNIPEG, R3C 1A1
 PHONE: 984-1144 FAX: 984-1134
 E-MAIL: CHRIS@BOZYKARCHITECTS.COM

OWNER: THE HERSCHE ARCHITECT
 PROJECT: PENN ARCHITECTURE

BASEMENT & MECHANICAL PENTHOUSE PLANS

SCALE: 1/8" = 1'-0"
 DATE: JANUARY 9, 2017

PLOT DATE: 1/10/17 10:40 AM

A-1.04