



## CITY OF VANCOUVER

# A2

### ADMINISTRATIVE REPORT

Report Date: April 7, 2008  
Author: Zlatan Jankovic  
Phone No.: 604.871.6448  
RTS No.: 07307  
VanRIMS No.: 05-5000-10  
Meeting Date: April 29, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: Heritage Façade Rehabilitation Program - Façade Grant  
157 Water Street

#### RECOMMENDATIONS

- A. THAT Council approve a façade grant of up to \$50,000 for the rehabilitation of the principal facade at 157 Water Street in association with Development Application Number DE411827. The source of funding is the 2006 Capital Budget for the Heritage Façade Rehabilitation Program.

The Vancouver Charter requires that a minimum of two-third of votes cast be affirmative for the resolution to pass.

- B. AND THAT the Owner shall grant to the City a Section 219 covenant by which professional oversight of the rehabilitation is required and by which the Owner is required to maintain the 157 Water Street façade in good appearance and good repair for a period of fifteen years. The covenant shall be to the satisfaction of the Director 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 for Gastown, Chinatown and Hastings Street Corridor.

**PURPOSE**

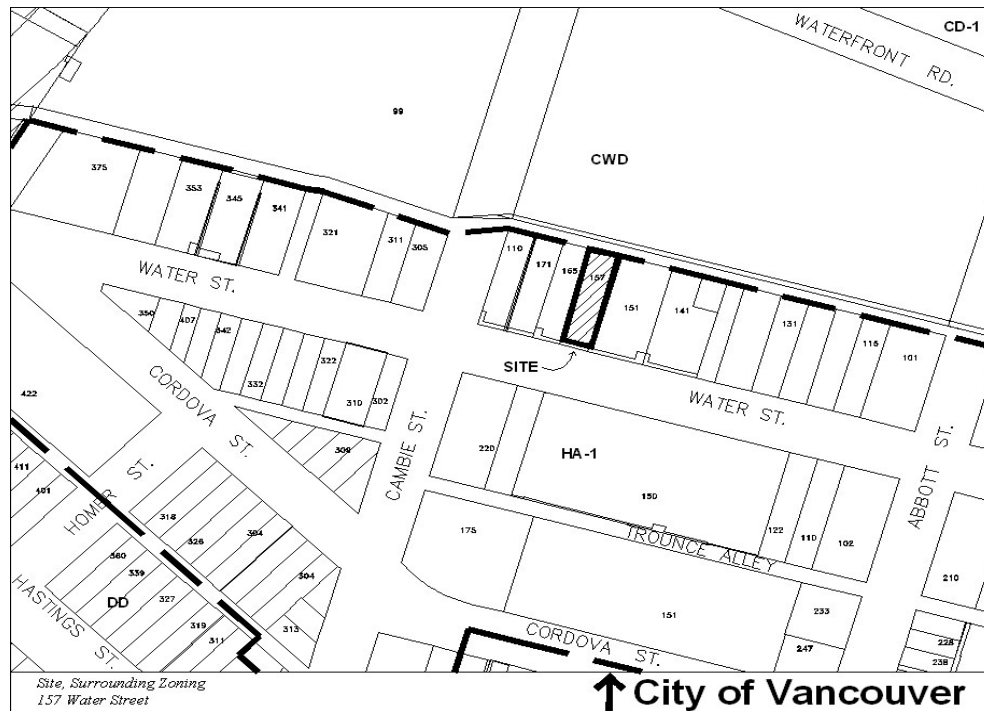
The purpose of this report is to seek Council’s approval for a facade grant for the “C” listed, municipally designated building at 157 Water Street.

**BACKGROUND AND SUMMARY**

In July 2003, City Council approved a program of incentives to facilitate the conservation and rehabilitation of buildings in Gastown, Chinatown, and Hastings Street Corridor. The program will be available for a five year period (2003 - 2008) to stimulate economic activity in these important historic areas through work on individual heritage buildings. The Heritage Façade Rehabilitation Program is available to assist owners and tenants with 50% of the costs of rehabilitating heritage building façades up to a maximum of \$50,000 per principal façade.

**DISCUSSION**

This historic site is located at 157 Water Street in Vancouver’s Gastown and it comprises a seven storey masonry building. The building contains retail and office uses on the ground floor, and warehouse use on upper floors. For the past ten years, the main floor was the only floor actively used in the building, and the remainder of the building was used for storage.



**Heritage Value:**

The heritage value of this building is in its representation of an early twentieth century warehouse style construction in Vancouver. Being the tallest building on the north side of the 100 block of Water Street, this structure greatly contributes to the characteristic saw-tooth street profile. As the warehouse for the BC Plate Glass and Importing Company, the building's unique windows were chosen to demonstrate the variety of products offered. The Water Street façade suffered incompatible renovation in the 1970s, when the historic storefront was removed.

**Rehabilitation Approach:**

The proposal is to rehabilitate the main façade of the building, by replacing the existing unsympathetic 1970's flat retail commercial storefront with a typical retail "bay" façade of the period, to clean and preserve masonry, to clean, repair and repaint window frames and sashes, and to clean and repair the building cornices. On the lane façade, the proposal is to replace the second storey windows, and to install two mechanical louvers instead of a window at the ground floor.

**Estimates for Proposed Rehabilitation Work:**

This proposal is developed under the provisions of the Heritage Façade Rehabilitation Program, and is seeking financial incentive of up to \$50,000 to offset the cost for the restoration of the principal façade. As per procedural requirements, the provision of three competitive cost estimates is required. Three quotes, all exceeding \$140,000 were provided by the applicant for the proposed scope of work. The estimates are deemed reasonable by staff, realistically reflecting the cost of rehabilitating the primary façade of the building.

Staff conducted an independent cost analysis and determined that the cost of rehabilitation work as presented is realistic and related to the scope established by the Conservation Plan. In conclusion, staff determined that the applicant is eligible for the incentive of up to \$50,000 for the principal façade.

After the work has been completed to the satisfaction of the Director of Planning, the Owner must demonstrate that costs incurred are consistent with the scope of work outlined in the submitted Conservation Plan, and provide proof of payment (receipts). Once this has been confirmed, the grant of up to \$50,000 would be paid to the owner by the City.

**Financial Implications:**

Council approved a total of \$2.5 million for the funding of façade grants over the Heritage Façade Rehabilitation Program's five year term (2003-2008). To date, \$1.785 million has been approved as grants for 23 heritage rehabilitation projects, with most projects involving full building upgrades and other incentives.

Currently, there is a total of \$715,000 available for this term of the Program (\$365,000 from previously approved capital budgets and \$350,000 subject to approval of the 2008 Capital Budget). Staff recommend an allocation of up to \$50,000 from the 2006 Capital Budget for

rehabilitation of the principal façade at 157 Water Street. The grant funds will be available to the applicant in accordance with the Heritage Façade Rehabilitation Program Policies and Procedures.

**Public Consultation:**

The Gastown Historic Area Planning Committee and the Vancouver Heritage Commission reviewed the proposed façade rehabilitation application on February 20<sup>th</sup>, 2008 and February 25<sup>th</sup>, 2008 respectively. Both advisory bodies unanimously supported the project.

**CONCLUSION**

157 Water Street is a "C" listed building on the Vancouver Heritage Register and the owner's proposal to rehabilitate the building façade will not only restore the historic character of the storefront, but also will assist in the revitalization of historic Gastown. The Director of Planning recommends approval of up to \$50,000 for the façade rehabilitation work.

\* \* \* \* \*