



# A3

## ADMINISTRATIVE REPORT

Report Date: January 8, 2009  
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Meeting Date: February 17, 2009

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: 429 West Pender Street- Façade Grant

### ***RECOMMENDATION***

- A. THAT Council approve a façade grant of up to \$50,000 for the rehabilitation of the principal façade at 429 West Pender Street as contemplated by Development Application Number DE 412261. The source of funding is the 2008 Capital Budget for the Heritage Façade Rehabilitation Program.

The Vancouver Charter requires a two-thirds majority of votes cast for this recommendation to pass.

- B. THAT Council authorize the City to enter into an agreement with the owner of 429 West Pender Street to be registered in the Land Title Office as a section 219 covenant, which agreement shall require the rehabilitation to be overseen by qualified Heritage Consultant and will require the owner to maintain the 429 West Pender Street façade in good appearance and good repair for a minimum of fifteen years.
- C. AND THAT the agreement described above shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning.

### ***GENERAL MANAGER'S COMMENTS***

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

### ***COUNCIL POLICY***

Heritage Façade Rehabilitation Program Policies and Procedures for Gastown, Chinatown, Hastings Street Corridor and Victory Square.

### ***PURPOSE***

The purpose of this report is to seek Council's approval for a façade grant for the Vancouver Heritage Register "C" listed building at 429 W. Pender Street.

### ***BACKGROUND***

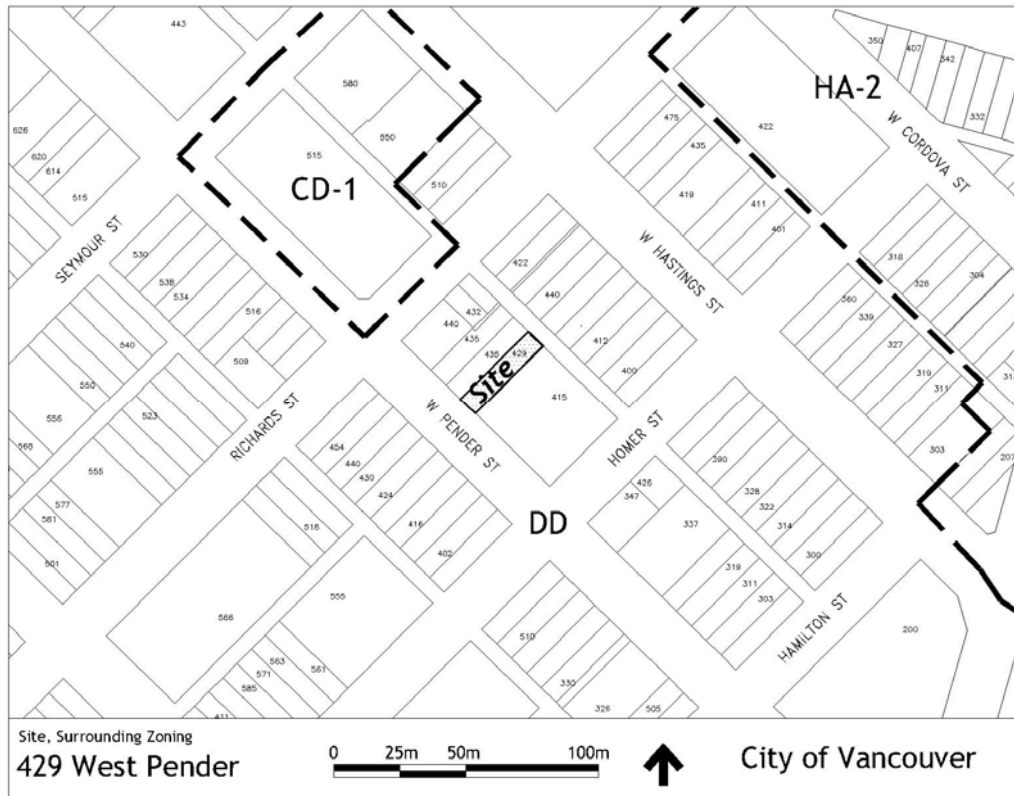
In July 2003, City Council approved a program of incentives to facilitate the conservation and rehabilitation of heritage buildings in Gastown, Chinatown, Hastings Street Corridor and Victory Square. The program was initially established for a five year period (2003-2008) to stimulate economic activity 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 cost of rehabilitating heritage building facades up to a maximum of \$50,000 per principal façade.

This application was received in 2008 and is therefore being considered under the funds remaining from the 2008 Capital Budget for the Heritage Façade Rehabilitation Program.

Staff is currently conducting the Heritage Building Rehabilitation Program and Transfer of Density Review including the Heritage Façade Rehabilitation Program component. The review will be presented to Council in 2009.

### ***DISCUSSION***

The building's historic name is the Hutchinson Block and it is located at 429 W. Pender Street in Vancouver (see Site Plan). It is an Edwardian-era commercial block, eight-storey high, tall and narrow structure of a prominent streetscape presence. Originally designed as an office building, its use was changed in the past to a residential, most recently - SRO use. The storefront has been insensitively altered over time, and the building has lost its original projecting sheet metal cornice. Currently the building is known as the Park Hotel and it has been owned by the BC Housing Management Commission since 2007.



The Site Plan

### Heritage Value

The Hutchinson Block is valued for its stylistic and technologically progressive architecture by the prominent local architect William Frederick Gardiner. Its substantial height was possible by the use of reinforced concrete of which this building is an early local example. The Hutchinson Block also exhibits characteristics of the Chicago School style featuring large windows with spandrels, and a tripartite scheme of elaborate architectural definition of the façade, topped with the heavy, overhanging cornice.

Located in the middle of the block on the north side of West Pender Street, within the context of other commercial buildings of similar scale and age, this development is historically significant as an important component of the urban fabric of the early twentieth century Vancouver.

### Conservation approach

The façade rehabilitation project can generally be considered a respectful rehabilitation which combines elements of preservation, restoration and reconstruction. The main conservation procedures proposed are:

- restoration of brick masonry and tiled alcove;
- rehabilitation of residential entry, and windows on principal façade, with existing aluminium windows being replaced with new wood, metal-clad windows;
- preservation and restoration of sheet metal façade elements;
- reconstruction of upper sheet metal cornice

The proposed conservation approach is consistent with the Standard and Guidelines for the Conservation of Historic Places in Canada.

### **Estimates for proposed rehabilitation work**

The proposal is developed under the provisions of the Heritage Façade Rehabilitation Program, and is seeking a grant 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 for the proposed scope of work is required. Three quotes, all exceeding \$520,000 were provided by the applicant.

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

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 outlined in the submitted Conservation Plan, and provide proof of payment (receipts/invoices). 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 funding of façade grants over the Heritage Façade Rehabilitation Program's five year term (2003-2008). To date, \$2.235 million has been approved as grants for 30 heritage rehabilitation projects, with most projects involving full building upgrades and other incentives.

Currently, there is a total of \$265,000 available, not including this application. Staff recommend an allocation of up to \$50,000 from the 2008 Capital Budget for the rehabilitation of the principle façade at 429 W. Pender Street. The grant funds will be available to the applicant in accordance with the Heritage Façade Rehabilitation Program Policies and Procedures.

### ***PUBLIC CONSULTATION***

The Vancouver Heritage Commission reviewed the proposed façade rehabilitation application on February 2, 2009 and supported it.

### ***CONCLUSION***

429 W. Pender Street is a "C" listed building on the Vancouver Heritage Register. The owner's proposal to rehabilitate the building façade will not only restore the historic character of the heritage building, but will also improve the liveability of 50 SRO units, further contributing to the revitalization of the Vancouver's historic core. The Director of Planning recommends approval of up to \$50,000 for the façade rehabilitation work.

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