

HERITAGE INCENTIVE PROGRAM 2021 UPDATE & GRANT RECOMMENDATIONS

Council Meeting – January 25, 2022




Summary

- Update on the implementation of the Heritage Incentive Program (HIP).
- Staff is seeking approval for HIP grant recommendation of **up to \$991,700 for the Edward Hotel (302 Water St)** for the heritage rehabilitation and seismic upgrading as described in DP-2021-01001.
- Proposed HIP grant require affirmative votes of 2/3 of all votes cast per Section 206(2) of the *Vancouver Charter*.

2021 HIP Update


2021 Heritage Incentive Program Update

- Current balance of Heritage Conservation Reserve is **\$17.84 million**.
- 2019 Council-approved grants totalling **\$5,841,315 have been released to date** for successful HIP applicants: the St. Andrew's-Wesley United Church & the Sun Tower.
- No applications in 2020 attributed to the pandemic.
- Only the project for Edward Hotel (302 Water Street) is currently deemed eligible. 2021 HIP grant recommendation is **up to \$991,700 for Council approval**.
- If 2021 HIP grant recommendation is approved by Council, remaining balance of **\$11 million** is available for 2022 HIP application cycle.



VANCOUVER HERITAGE PROGRAM
MARCH 2020

Vancouver residents have acknowledged the importance of their diverse heritage, its history and its role in the development of our society's urban fabric. The preservation of our heritage, the protection of its physical and cultural resources, and the promotion of its use are fundamental to the well-being of our community. It is the responsibility of all of us to identify, protect, and preserve our heritage for the benefit of present and future generations.



City of Vancouver *Land Use and Development Policies and Guidelines*
Planning, Urban Design and Sustainability Department
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | Tel: 3-1-1, outside Vancouver 604.673.7000 | Fax: 604.673.7100
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HERITAGE INCENTIVE PROGRAM POLICIES AND PROCEDURES

Adopted by City Council on March 13, 2019
Amended on September 15, 2020

- 1 Introduction**

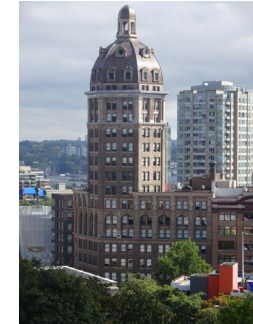
City Council approved the Heritage Incentive Program (HIP) to encourage the conservation of heritage designated buildings citywide. The program will be available for a four-year period (2019-2022) to owners of commercial and non-commercial privately owned buildings that meet program criteria. The HIP will provide grants to assist with heritage conservation cost to a maximum of 50% of the eligible cost, not to exceed \$4.0 million per property. In addition, transferable heritage density (THD) incentive may be available to eligible sites in Gastown, Chinatown, Victory Square, and Hastings Street Corridor as compensation for heritage designation. High level of retention, heritage conservation, and seismic upgrade are mandatory.
- 2 Background**

In 2003, City Council approved a program of incentives to facilitate the conservation and rehabilitation of heritage buildings in Gastown, Chinatown, and the Hastings Street Corridor (Victory Square added later) - Heritage Building Rehabilitation Program (HBRP) and Heritage Façade Rehabilitation Program (HFRP). The HBRP expired at the end of 2015, whereas the HFRP continues to be available. In 2013, City Council approved the Heritage Action Plan (HAP) calling for a comprehensive review of the City's Heritage Conservation Program including heritage incentives. The HIP was developed in response to a citywide demand for a heritage conservation support and recognition of preservation of the city's heritage resources as an important public benefit. This document outlines policies and procedures for the HIP.
- 3 Participation**

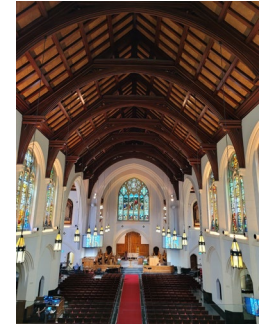
The city's heritage resources are rich with a diversity of building typologies, sizes, and uses, and represent a wide spectrum of community and heritage values. Owners of eligible properties throughout the city are encouraged to participate in the HIP. Privately owned commercial, residential, industrial, institutional, religious/spiritual, or mixed-use buildings, including those owned/operated by non-profit organizations, constructed primarily of unreinforced masonry that are listed on the Vancouver Heritage Register (VHR) and legally protected (by designation by-law) are eligible.

September 2020

Saint Andrew's-Wesley Church
(approved in 2019; **\$2,965,900 released**)



Sun Tower
(approved in 2019; **\$2,875,415 released**)



Pre-application

by June 1

Application

starting October 1

Grant Release

within 3 years of registered legal agreement

Edward Hotel
302 Water St
up to \$991,700 recommended
(DP-2021-01001 under review)



Summary & Recommendations

Table A: Heritage Incentive Program 2021 Evaluation Summary

| 2021 APPLICATIONS | PRIVATELY-OWNED OR LONG-TERM LEASE | HERITAGE STATUS (M = designated) | UNREINFORCED MASONRY | SEISMIC CONDITION | | LEVEL OF CONSERVATION WORK (AND OTHER VOLUNTARY UPGRADES) | RECOMMENDATION |
|--|------------------------------------|----------------------------------|----------------------|-------------------|-------------|---|---------------------------------------|
| | | | | CURRENT | PROPOSED | | |
| 302 Water St Edward Hotel | YES | B-M | YES | BELOW S3 | S4 | HIGH (N4,E5,F4,A4) | PROCEED |
| 304 Dunlevy St Armstrong Funeral Home | YES | B-M | YES | BEYOND S3 | S4 | INSUFFICIENT INFORMATION | WITHDRAWN |
| 510 W Hastings St Standard Building | YES | B (amend to A) | YES | S3 | ENHANCED S3 | HIGH (N3,E4,F2) | DEFERRED; WILL REQUIRE DESIGNATION |

Edward Hotel (302 Water St)

Eligible work for grant under HIP set out within the Conservation Plan as contemplated in

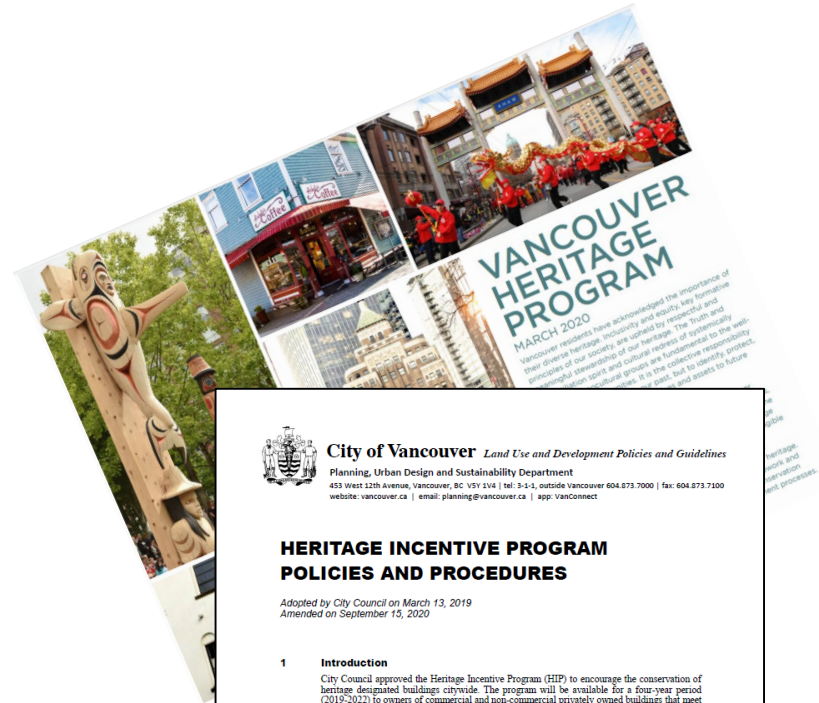
Development Permit DP-2021-01001:

- structural and seismic upgrading (under Major Vertical Addition) to stabilize unreinforced exterior masonry, and to support proposed two-storey addition above roofline;
- cleaning and repair of sandstone, brick and concrete masonry elements;
- preservation and rehabilitation of wood window and storefront assemblies;
- preservation and in-kind repair of metalwork elements along the storefront (cast iron columns and iron I-beam headers with rosettes) and parapet level (projecting sheet metal cornice); and,
- abatement of hazardous materials related to work above.



2021 HIP Grant Recommendations

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