CITY OF VANCOUVER

REPORT

Report Date: January 7, 2021
Contact: Jason Olinek
Contact No.: 604.873.7492
RTS No.: 15023
VanRIMS No.: 08-2000-25
Meeting Date: March 1, 2022
Submit comments to Council

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design & Sustainability

SUBJECT: 2021 HIP Grant Recommendation for 510 West Hastings Street

RECOMMENDATION

A. THAT, subject to enactment of a heritage designation by-law for the structure, exterior building envelope, and exterior building materials of the Standard Building located at 510 West Hastings Street, as per the Referral Report RTS No. 14973, Council approve a Heritage Incentive Program grant of up to $2,925,875 for the heritage rehabilitation and seismic upgrade of that building, as described in DP-2021-00941, the source of funding being the approved 2019-2022 multi-year capital budget for Heritage Incentive Program Grants.

B. THAT Council authorize the City to enter into agreement with the owner of 510 West Hastings Street, to be registered in the Land Title Office as covenant under Section 219 of the *Land Title Act*, which agreement shall require the rehabilitation to be overseen by a qualified Heritage Consultant.

C. THAT the agreement described above shall be prepared and registered to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Planning, Urban Design and Sustainability.

The proposed grant in Recommendation A requires affirmative votes of 2/3 of all votes cast per Section 206(2) of the *Vancouver Charter*.

REPORT SUMMARY

The purpose of this report is to seek Council's approval for an HIP grant for the rehabilitation and seismic upgrading of the Standard Building at 510 West Hastings Street (DP-2021-00941).

The project is an active development permit application concurrently under staff review for permit issuance.

In order to meet the HIP eligibility criteria, an application for heritage designation of the Standard Building is being presented to Council for approval on March 3, 2022 (RTS 14973). The approval and enactment of the designation by-law is a pre-condition for HIP grant eligibility. The Standard Building is currently listed on the Vancouver Heritage Register in the 'B' evaluation category, but an application has been made to amend the listing to the 'A' evaluation category (RTS 14973).

Staff recommend approval of a grant of up to $2,925,875 to assist with eligible costs related to heritage rehabilitation and seismic upgrading of the heritage building. The recommended grant is subject to the project meeting the policy framework and requisite standards outlined in the *Heritage Incentive Programs Policies and Procedures*. The recommended grant fund would be made available through available funding in the Heritage Conservation Reserve, which is described below (Heritage Conservation Reserve Update).

COUNCIL AUTHORITY

Council may provide financial assistance for the conservation of protected heritage property by an affirmative vote of at least 2/3 of the votes cast, pursuant to Section 206(2) of the *Vancouver Charter*. It is subject to any terms and conditions the Council considers appropriate, including provision of a covenant under section 219 of the *Land Title Act* that relates to the conservation of heritage property.

Relevant Council Policies applicable to the grant applications:

- Vancouver Heritage Program
- Heritage Incentive Program Policies and Procedures (September 2020)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

The Heritage Incentive Program (HIP) encourages the conservation of designated heritage properties citywide. The grant program is available to assist with the costs of heritage conservation. The HIP provides grants of $100 per sq. ft. of the total floor area of the building, limited to a maximum of 50% of the eligible heritage conservation construction costs, not to exceed $4.0 million per property. High levels of retention, heritage conservation, and seismic upgrade are mandatory.

This report is related to 2021 HIP grant application cycle. Staff is seeking Council consideration and conditional approval of the HIP grant recommendation for the Standard Building as described in subsequent sections. Should Council approve this application, the applicant will be

required to enter into a legal agreement with the City to ensure completion of the heritage conservation work, and secure continued maintenance of the building. The agreement will be prepared by Legal Services and given priority registration on property title. All agreed upon work must be completed and verified by City staff prior to release of grant funds.

Strategic Analysis

The HIP 2021 applications were considered in two phases: pre-application (extended from June 1 until July 15) and application phase (starting October 1). Three pre-application packages were received for consideration:

1. 302 Water Street, Edward Hotel (approved as per RTS 14895)
2. 510 West Hastings Street, Standard Building (deferred)
3. 304 Dunlevy Street, Armstrong Funeral Home (withdrawn)

The outcomes of the evaluation process are provided in Table A: HIP 2021 Evaluation Summary, with details of the application for 510 West Hastings Street, Standard Building presented in subsequent sections. The preliminary summary of conservation scope of work related to the heritage building is also outlined in **Appendix B**.

Table A: HIP 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)	APPROVED (RTS 14895)
304 Dunlevy St *Armstrong Funeral Home*	YES	B-M	YES	BEYOND S3	S4	INSUFFICIENT INFORMATION	WITHDRAWN
510 West Hastings St *Standard Building*	YES	B	YES	S3	ENHANCED S3	HIGH (N3,E4,F2)	PROCEED; SUBJECT TO DESIGNATION

Eligible Application – Standard Building (510 West Hastings Street)

Heritage Value – The Standard Building is a landmark Edwardian-era Beaux-Arts structure designed by architects Russell, Babcock & Rice. It is valued as one of the earliest high-rise office structures in Downtown Vancouver, and as a representation of the Edwardian-era economic boom and the westward shift of the business district (**Appendix C**).

Scope of Work – The verifiable heritage rehabilitation and seismic upgrading that were assessed as eligible for a grant under the HIP are set out within the Development Permit DP-2021-00941, currently under staff review prior to issuance.

The eligible scope of conservation work includes the following:

- seismic upgrading (stabilization of unreinforced exterior masonry, structural support for slab openings to basement);
- cleaning and repair of granite, buff brick and faience elements;
- preservation and rehabilitation of wood window assemblies;
- rehabilitation of roof assembly, including repair of skylights;
- conservation work associated with interior retrofit and voluntary life-safety upgrades that are not considered part of regular capital upgrading (fire-stopping and smoke seal, replacement of fire sprinklers); and,
- abatement of hazardous materials related to work above.

Eligible Grant – Staff is recommending a maximum HIP grant of up to $2,925,875 for Council approval based on the eligible cost related to the heritage conservation work described above. The floor area of the Standard Building is over 80,000 sq. ft., hence the eligible grant is limited to a maximum of 50% of the eligible heritage cost.

The cost estimate and maximum grant were reviewed by REFM, and deemed reasonable.

Since the Standard Building is not designated by a heritage designation by-law at the time of inquiry, the approval of the HIP grant is subject to designation of the building prior to development permit issuance.

Comments of the Vancouver Heritage Commission

The Vancouver Heritage Commission was presented with the Standard Building project, scope of work, and eligible grant on November 22, 2021. The Vancouver Heritage Commission supported the grant applications with resolutions outlined in **Appendix C**.

Heritage Conservation Reserve Update

The 2021 HIP grant application cycle received two eligible grant applications and staff recommends approval of grants for each of those eligible projects. In January 2022, Council approved the first grant recommendation of up to $991,700 for the Edward Hotel at 302 Water Street (DP-20221-01001), with details contained within RTS 14895 (meeting date January 25, 2022). Following approval of that grant, the available balance of the Heritage Conservation Reserve is $11,190,241.

Should Council approve the second recommended grant of up to $2,925,875 for the Standard Building at 510 West Hastings Street (DP-2021-00941), a balance of approximately $8,264,366 will remain available to support future heritage conservation projects.

The capacity for future grants will be based on funding available in the Heritage Conservation Reserve, and will depend on citywide development activities like rezoning.

Financial Analysis

The primary funding source for the HIP are allocations from Community Amenity Contributions (CACs) mainly collected from Downtown District and West End rezoning projects (10% allocation) and Cambie Corridor rezoning projects (5% allocation). Another source of funding is through the purchase of Heritage Amenity Shares from Zoning Districts C-3A, C-5, C-5A, C-6,

RM-5, RM-5A, RM-5B, RM-5C, RM-5D, and the Downtown Official Development Plan, which allow an increase to the permitted floor area up to a maximum of 10% through the purchase of amenity shares for heritage conservation. Expenditures will be managed as part of the City's budget processes.

This report seeks Council approval of a HIP grant of up to $2,925,875 for the heritage rehabilitation and seismic upgrade of the Standard Building at 510 West Hastings Street (DP-2021-00941). Source of funding for this grant is the approved 2019-2022 multi-year capital budget for Heritage Incentive Program Grants.

Legal

Should Council approve the proposed HIP grant, the applicant will be required to enter into a legal agreement with the City. The agreement will be prepared by Legal Services and, once finalized with the applicant, will be registered against property title as a covenant under Section 219 of the *Land Title Act.* The agreement will require that the conservation work (including seismic upgrades) be supervised by a qualified heritage consultant and will contain the terms and conditions upon which the grant is to be paid once the conservation work is complete. It will also require the owner of the property to keep the heritage building in good appearance and good repair after completion of the conservation work.

Should the owner decide to further develop the property in respect of which the HIP grant was provided, and by doing so potentially diminish the historic integrity of the designated heritage property, or if the property is subject to a major redevelopment proposal within the period of fifteen years after completion of the conservation work, the full refund of the grant may be required.

The approval and enactment of a heritage designation by-law (RTS 14973) is a pre-condition for grant eligibility of 510 West Hastings Street.

CONCLUSION

The development permit application DP-2021-00941 for the Standard Building at 510 West Hastings Street demonstrates high level of conservation work, with verifiable seismic and structural upgrading, and may be eligible to receive HIP grant (subject to municipal heritage designation by-law enactment prior to issuance of development permit).

Staff recommend that Council support the allocation of up to $2,925,875 from the Heritage Conservation Reserve to the HIP applicant as outlined in this report, and authorize Staff proceed with preparing legal agreement between applicant and the City to ensure the continued maintenance of the heritage property.

* * * * *

STATEMENT OF SIGNIFICANCE

STANDARD BANK BUILDING

DESCRIPTION OF THE HISTORIC PLACE

The Standard Bank Building is located at the southeast corner of West Hastings and Richards Streets, in Downtown Vancouver. Fifteen storeys in height, it is a landmark building in the neighbourhood. Designed in a Beaux-Arts style, this prominent Edwardian-era skyscraper displays tripartite articulation, and is clad in glazed terra cotta and pressed brick, with repetitive banks of fenestration. Interior features include an ornate vestibule and lobby, and cast plaster ceilings in the original banking hall.

OTHER NAMES	Weart Building; Standard Building
ADDRESS	510 West Hastings Street
LEGAL DESCRIPTION	Plan VAP210, Block 24, Lots 8-10
YEAR BUILT	1913-1914
ORIGINAL OWNER	Investors' Guarantee Corp.
BUILDER	Canadian Ferro-Concrete Co.
ARCHITECT/DESIGNER	Russell, Babcock & Rice
BUILDING CATEGORY	B - Significant

HERITAGE VALUE OF THE HISTORIC PLACE

The Standard Bank Building is significant as one of the earliest high-rise office structures in Downtown Vancouver; as a representation of the Edwardian-era economic boom and the westward shift of the

business district; for its association with John W. Weart and the Investors Guarantee Corporation Limited; and for its sophisticated Edwardian-era Beaux-Arts architecture, as designed by architects Russell, Babcock & Rice.

The Standard Bank Building also illustrates Vancouver's reputation for the construction of the tallest commercial buildings in the British Empire during the Edwardian era; rushed to the permit stage to avoid a 10-storey height limit that was being enacted, it was the second tallest building in the city when it was built. As its top five stories were expected to always be visible, they were richly embellished, even on the alley side of the building. It was designed and constructed in 1912-14, at the tail end of a massive wave of development that had been occurring across the region, which saw the addition of countless new commercial structures throughout Vancouver. The strategic location of the building reflected the western shift of the financial district at the time, as it migrated west along Hastings toward Granville. The building is named after its initial major tenant, the Standard Bank of Canada. It exists as a testament to the prestige and success of this eastern Canadian bank and the strength of the booming pre-World War One local economy. The Standard Bank Building is also valued for its association with John W. Weart, a prominent land developer who developed other early Vancouver highrise buildings and managed the Investors Guarantee Corporation Limited that built the Standard Bank Building; he was also a barrister and politician who lived in the Standard Bank Building's lavish penthouse until the late 1920s.

The Standard Bank Building is further valued for its exceptional Edwardian-era Beaux-Arts architecture, as designed by architects Russell, Babcock & Rice. Described by the architects as being in the 'Francis I style' it was conceived as a blend of Gothic and Renaissance architecture typical of the training and influence of the *École des Beaux-Arts* in Paris, which Ambrose J. Russell attended as a student. It lacks the typical projecting cornice of Edwardian-era buildings, which emphasizes its strong verticality, recalling the Gothic Revival style of the Woolworth Building in New York, the tallest structure in the world that was then under construction. The soaring vertical expression of the Standard Bank Building marks a progression toward the vertical Gothic of the 1920s and the transition to the great Art Deco skyscrapers of the 1920s and 1930s. Regular fenestration on all facades demonstrates the rational space planning that maximized the efficiency of the office floor plates. The use of terra cotta cladding reflects the industrialization of pre-World War One construction methods and the drive for fireproof buildings, and the lavish use of imported materials from American sources reflects both the drive for opulence and the origins of the architects.

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Standard Bank Building are its:

EXTERIOR:

- prominent location at the corner of West Hastings and Richards Street, in Downtown Vancouver;
- continuous commercial use since 1914;
- commercial form, scale and massing as expressed by its narrow, rectangular, shallow C-shaped plan, fifteen-storey height with full basement, flat roof, and tall open storefronts;
- steel-frame and concrete construction, with a polished granite base, glazed terra cotta and pressed brick cladding; and concrete sills on rear façade;
- Elements of the Edwardian era Beaux-Arts style, including: tripartite division into a base, shaft, and capital; hierarchies of projecting cornices; strong vertical emphasis; elaborate detailing along the articulated base including rustication, cast metal mullions with tapered

engaged pilasters, inset marble panels; intricate terra cotta ornamentation featuring coloured shields, French Renaissance capitals, and bands of running classical motifs;
- regular and rhythmic fenestration pattern with 1-over-1 double-hung wooden sash windows with upper sash horns on the street and alley facades; 2-over-2 metal-sash windows on the east side wall and in the lightwell; and tall storefront windows with metal sash pivot windows above.

INTERIOR:

- double-height entry vestibule, laid in Cedar Tennessee marble, alternating in pattern with Belgium Black with a Verdi antique base with inlaid Verdi persil strips; a coffered ceiling of Cedar Tennessee marble and bronze; upper level cast metal mullions with downward tapered pilasters; and inlaid shields of Sienna and St. Anne;
- double height lobby space with panelling of Cedar Tennessee marble with contrasting marble trim; descending staircase on west side of vestibule with terrazzo risers and treads and marble panelled walls and ceiling; upper level cast metal mullions with downward tapered pilasters; a richly decorated ceiling of intricately-carved oak beams with running bands of egg & dart and shell mouldings; engraved brass elevator doors; and a Cutler Mail Chute Co. brass mailbox;
- former banking hall with high beamed plaster columns and coffered ceilings throughout the east side of the building, with ornate French Renaissance capitals supported by an Italian Renaissance volute that curves into an acanthus leaf, crowned by a series of Imperial Roman acanthus leaves that decorate the underside of the cornice; and
- top-floor penthouse with double height, skylit reception room with encircling mezzanine, stone fireplace, oak woodwork and cast plaster ceilings.

Colliers Project Leaders

CoV HIP - Heritage Scope Summary
510 West Hastings – Renovation Project
September 29th, 2021
P0902-1620549689-59 (2.0)

1.0 Project Scope – Major Renovation, HIP Section 14

Structural Seismic Upgrades

Structural System (S3)

- Primary Structural System
  - Per the updated Seismic assessment report (dated September 2021) from Glotman Simpson the primary structure exceeds 30% of the current required seismic resistance for bylaw specified lateral force levels.
- Seismic upgrade of major building components (Falling Hazards)
  - Specific to the building façade
    - new structural backing will be installed to the interior perimeter walls, with steel masonry ties to pin the facade to the new backing.
    - The backing will be seismically secured to the primary structure via mechanical fasteners
    - The application of this seismic re-enforcement system is to be applied throughout the building to resist the forces due to a seismic event – To meet the requirements of S3.
  - Specific to the roof parapet
    - New Steel bracing installed as a means of Seismic restraint.

Non-Structural Seismic Upgrades

Non-Structural Elements (N3)

Restraint of falling hazards – building components and systems

- Building façade - To be retained as per S3 scope description above
- Roof parapets as per S3 above-- To be retained as per S3 scope description
- Seismic restraint of all building components identified under N3 as follows.
  - Interior partition walls
  - Restrain interior partition walls.
  - Restrain ceiling and supporting frames,
  - T-bars assemblies,
  - ceiling gypsum wall boards,
  - overhead mechanical equipment and services,
  - sprinklers,
  - sprinkler system,
  - overhead
  - electrical equipment and services.

Fire and Life-Safety Upgrades

Sprinkler System upgrades

- Removal of existing copper piping back to main sprinkler riser and replacement with new steel system – replacing old copper system (prone to leaks). For existing heritage areas, the existing copper system will be left in place to maintain heritage features where possible.
- The existing fire pump in the basement and riser located in the main stairway are to remain.

- Fire extinguishers will need to be added to meet code.
- The existing fire hoses will be removed.
- Upgrade sprinkler requirements for the existing outdoor exit stair, if any modifications are required to meet code.

Fire Alarm System upgrades

- Modification to existing Fire Alarms system and Detectors as required for change of layout – As per F2

Emergency Lighting Upgrades

- New upgraded emergency lighting, exit signs, and exit lights – as per F2.

Building Systems Upgrades

General Note:

- All new building systems to be seismically retrained as per S3 requirements

Electrical System upgrades:

- New Diesel Generator and transfer switch - Split emergency power system into life-safety and non-life-safety as per current Code.
- New upgraded Main and distribution switchgear
- New upgraded Branch Circuit Panels, Transformers, MCCs throughout,
- New Lighting Controls System
- New Lighting Fixtures
- Electrical service upgrade to meet new building demand (i.e., mechanical systems), and new BC Hydro Vista Switch
- New Electrical Metering
- New IT/Communications infrastructure

Mechanical System upgrades:

- New Ventilation (Basement - L15)
  - The basement will be converted into a bike storage with end of trip facilities, the bike storage will have an exhaust fan for exhaust, while the change room will have a new ERV to provide ventilation and exhaust. The ERV will be ducted up to the back alley through Level 1 and the louvres will be spaced 10 feet apart to prevent cross contamination of airflow.
  - Level 1 CRU's will not be provided with any new ventilation units as the CRU tenant has not been confirmed at this time, it will be the responsibility of the tenant improvement consultant to provide new ventilation units and routing to the outside once the new tenant requirements have been confirmed.
  - Level 2 to 14 will be provided with 1380 CFM ERV's located in new designated mechanical room on each floor, 2 louvres to be added to replace windows in mechanical room for intake and exhaust connections. System is being upgraded to meet ASHRAE 62.1-2001 (except addendum N).
  - The new ERV's can be installed within the office spaces new mechanical rooms on each floor and are sized large enough to accommodate 55 people per floor. Intake and exhaust ductwork for the ERV's can be installed by removing two existing windows and replacing with louvres 10 feet apart to prevent cross contamination of airflow.
  - It is recommended that the existing AHU on the roof serving Level 15 is replaced with a new unit to provide ventilation to the 15th floor heritage area. This will reduce the impact to the interior heritage areas. A smaller ceiling mounted ERV is recommended to serve the remaining office portion of level 15.
- New Heating and Cooling (Basement)

  - Water source VRF per floor (heat exchanger to be located in existing basement mechanical room with ERV)
  - Cooling is to be provided via a water-cooled VRF system located in the mechanical room on each floor. Condenser water at 85 DEG F is to be provided as an injection loop for the water-cooled VRF riser to maintain loop temperature.
  - The water cooled VRF system will be provided with a branch selector box connected via refrigerant piping to local fan coils to provide cooling. The VRF branch selector box directs refrigerant flow depending on the call from the thermostat, it will send either hot gas (Heating mode) or Low-pressure liquid (Cooling mode) to the indoor fan coil instead of adding heat from the low temp hydronic loop.
  - Removal of all steam piping back to basement, provide new steam to hydronic heat exchanger providing condenser water temperature hydronic heating to Water source VRF condenser loop to add heat for ventilation air and envelope losses.
  - Demo the existing steam radiators serving the entire building back to the basement as the radiators are old, non-insulted and do not have good controls.
- New Heating and Cooling (L1 Office & CRUs)
  - Future stub-out for water cooled VRF for tenant to use, temporary electric baseboards added to space to maintain space temperature above freezing.
- New Heating and Cooling (L2 – L15)
  - New 300-ton cooling tower on roof providing condenser water riser in existing shaft to basement, rejecting heat from Water source condenser loop for space cooling.
  - A variable speed drive pump will be provided on the roof in the new mechanical room to inject hydronic condenser water. Condenser water will be provided by 2 roof mounted open-source cooling towers. The cooling towers will be hydraulically separated from the water-cooled VRF loop via a heat exchanger to ensure the water from the spray coils does not foul the rest of the system. There will be no redundancy in the cooling for the system.
  - 17-ton Water source VRF per floor (heat exchanger to be located in new mechanical room with ERV)
  - Cooling is to be provided via a water-cooled VRF system located in the mechanical room on each floor. Condenser water at 85 DEG F is to be provided as an injection loop for the water-cooled VRF riser to maintain loop temperature.
  - The water cooled VRF system will be provided with a branch selector box connected via refrigerant piping to local fan coils to provide cooling. The VRF branch selector box directs refrigerant flow depending on the call from the thermostat, it will send either hot gas (Heating mode) or Low-pressure liquid (Cooling mode) to the indoor fan coil instead of adding heat from the low temp hydronic loop.
  - Removal of all steam piping back to basement, provide new steam to hydronic heat exchanger providing condenser water temperature hydronic heating to Water source VRF condenser loop to add heat for ventilation air and envelope losses.
  - Demo the existing steam radiators serving the entire building back to the basement as the radiators are old, non-insulted and do not have good controls.
  - A new air handling unit will be provided with a direct expansion cooling coil to serve the heritage portion of Level 15. requirements for all new HVAC equipment as noted above. Ductwork will be distributed in the crawlspace above the existing ceiling to minimize disruption of the existing ceilings.
- New Ductwork (Basement – L15)
  - New ductwork distribution will be provided for end of trip facilities and bike storage for ventilation and exhaust.
  - Main distribution ductwork central across floor plate from each mechanical room (assume exposed ceiling only due to ceiling heights). Minor ductwork connecting to outside louvre through window required (assume drywall enclosure)
- HVAC Controls

- New DDC System and Independent controls to each floor (Basement – L15)

- Generator (basement)
  - A new life-safety generator will be added to the basement. The generator will require 2x30 square foot louvres with 2x16 square foot shafts for cooling. The combustion exhaust flue will require all operable openings and intakes changed to non-operable up to 15 feet away from the exhaust flue.

Plumbing and Drainage System upgrades to include the following:

- Cold Water Line (Basement thru L15)
  - Convert the existing fire protection water entry station to a combined water entry and run a 6" ductile iron riser upstream of the DCVA of the fire-main in new water entry room to provide domestic water to the renovated washrooms and future stub outs for tenant space.
  - A new 6" ductile iron domestic cold-water combined service will be provided from the basement in a new water entry room where the existing incoming sprinkler line is located. The incoming sprinkler line will need to be disconnected and modified from the first monitored shut-off valve incoming into the building. The domestic riser will run up to level 15 to serve all new and existing plumbing fixtures. This riser will replace the existing domestic cold-water distribution piping (to be demolished) that is currently serving the building. The existing water 3" water entry station in the sub-basement is to be removed and capped off.
  - The existing core bathrooms located on level 2 to 15 are to be demolished and replaced with new. New distribution from the new domestic water base building riser will be required for each new fixture location.
  - The existing domestic water storage tank located on the roof is to be demolished with all associated equipment and piping. A new domestic water booster pump is to be installed in the basement to maintain minimum pressure at the most remote fixture on the roof. There will be two domestic water riser systems, one utilizing City of Vancouver water pressure for the first 7 floors and one utilizing boosted pressure from the new domestic water booster pump. Preliminary domestic water booster pump sizing is estimated at 60 GPM and 35 feet of head.
  - Level 1 CRU's will be provided with a future domestic cold-water stub-out for tenant use, the stub-out will be sized to accommodate a new hot water tank if required by the tenant for domestic hot water heating. No hot water will be provided to the CRU's other than the existing lavatory sinks (served from the existing steam to domestic hot water tank in basement).
  - It should be noted that the new plumbing system being proposed for the building will allow for one CRU to be converted into a restaurant style tenant with plumbing services sized to accommodate a commercial kitchen.
  - All potable water piping will be insulated, and each fixture will be provided with a shut-off valve for isolation.
  - All new Potable water piping will be "PEX" type piping.

- Hot Water (Basement to L1)
  - The existing hot water tank and associated steam heat exchanger located within the basement will remain as existing. The hot water tank will be used to serve the existing plumbing fixtures serving level 1. New hot water distribution will be run in the basement area to serve the existing fixtures.
  - The proposed end of trip facilities for the bike room storage will need to have new domestic water services for new washrooms, lavatories, and showers. Cold water will be provided from the new 6" domestic cold-water riser, hot water will be provided from the existing steam to domestic hot water tank located in the basement. Drainage will need to be provided back to the basement building drainage connection located in the sub-basement. X-ray of existing floor will be required for the existing floor to determine feasibility of slab cutting in basement based on existing conditions.
  - CRU spaces on Level 1 are assumed to have all existing plumbing demolished and removed as part of returning the space back to shell. Future stub-outs will be provided for each CRU space.

  - Pen Shop will have existing plumbing fixtures to remain and will be reconnected to as part of the base building modifications. New distribution from the new domestic water base building riser will be required to each existing fixture location. Future stub-outs will be provided for each CRU space.
- Hot Water (L2 – L15)
  - The existing hot water system is to be replaced with new electric resistant tank heaters located in the new mechanical room on each floor, the new hot water tanks will be dedicated to serve the core bathroom groups, and janitor sink only. Each hot water tank will be 66 gallons with 8 KW of heat recovery from Level 2 to 15 (preliminary). This will eliminate the need for any domestic hot water recirculation piping and remove the requirement for a domestic hot water riser from the basement.
- Recirculation System
  - No recirculation system assumed. Will be added if needed for Level 1 fixtures is source is 30 m or greater away from sink.
- Sanitary Line
  - Risers to be installed on interior structural column cores for future tenant use, limit sink locations for clients to specific areas to lessen impact of sanitary riser in low ceiling in tenant space below.
- Ventilation Piping
  - Sanitary riser stack to vent at roof.

Building Envelope

Envelope – General Note

- As per Major Renovation N3 requirements –Building Façade elements to be restrained to prevent falling hazards from cladding, veneer, parapets. See structural above.

Window Upgrades:

- Rehabilitation of wooden window frame elements – including replacement of all wooden window sash's and upgrading of window glazing to double-glazed thermally broken system.
- Replacement of all metal frame windows (deemed non-heritage) to thermally broken metal frame equivalent

Building Roof Upgrades

- New Roof Membrane system and Insultation to Lower Courtyard Roof (L2), Main Building Roof, and Upper Penthouse Roof

Skylight Upgrades

- Replacement of existing roof skylight (Serving L15 Heritage / Former Residence Space) – New glazing and skylight framing

Vancouver Heritage Commission (November 22, 2021)

1. 510 W Hastings Street – Standard Building
VHR-B, Designation and Heritage Incentive Program Grant Application
DP-2021-00941

MOVED by Commissioner Giles
SECONDED by Commissioner Massie

WHEREAS the Standard Building is a historic office 1914 building listed on the Vancouver Heritage Register,

THEREFORE BE IT RESOLVED THAT:

1. The Vancouver Heritage Commission supports the Development Permit and Building Permit applications to seismically upgrade and rehabilitate the exterior and interior of the building which is listed on the Vancouver Heritage Register as a “B”;

2. The Vancouver Heritage Commission supports the Heritage Conservation Plan prepared by Donald Luxton and Associates outlined in the project brief dated November 16, 2021;

3. The Vancouver Heritage Commission recommends that the project receive a grant under the Heritage Incentive Program (HIP) because it demonstrates a high level of retention and conservation, verifiable seismic upgrades, and life-safety upgrades;

4. The Vancouver Heritage Commission recommends that a condition of the issuance of a Development Permit for the project be the heritage designation of the structure and exterior of the building;

5. The Vancouver Heritage Commission urges the applicants to consider designating the lobby and penthouse as part of heritage designation of the building;

6. The Vancouver Heritage Commission urges staff to re-evaluate the building’s “B” listing in light of new research and material indicating additional heritage value that has been provided by the applicants.

CARRIED UNANIMOUSLY