

3. **1050-1058 Pandora Avenue and 1508-1518 Cook Street**
Heritage Designation Application No. 000188
Heritage Alteration Permit Application with Variances No. 00016

Attendees: Marie-Claire Bligh and Michael Green (Michael Green Architecture), Chelsea Dunk (Donald Luxton & Associates), Jessica Gibson and Michael Nygren (District Group)

John O'Reilly provided a brief introduction. Marie-Claire Bligh, Michael Green and Chelsea Dunk presented.

Panel Questions and Comments

- To confirm, the applicant is requesting an increase in allowable density and floor area? John O'Reilly: Yes, that is part of the rezoning application. The Panel is welcome to comment on how the density translates to built form.
- How much of the façade will be retained? John O'Reilly: The portion of the façade shown on slide 10 (along Cook Street and Pandora Avenue and the sidewall currently facing the parking lot) will be retained and held in place; new construction will be built behind the façade; 50% of the internal structure will be conserved.
- Why is only 50% of the internal structure being conserved? Marie-Claire Bligh: This is due to the cost of seismic upgrading and the parking requirement. The 50% will be used for retail below and residential above.
- Will the Wellburn's sign on the sidewall be retained? Marie-Claire Bligh: The retention of the sign is not ruled out. A lot of repair is needed for the sidewall and the black paint will be removed in keeping with the "lightness" of the new construction. Michael Green: We recognize the significance of the sign to the neighbourhood.
- What type of canopy will be used? Marie-Claire Bligh: The canopy will be retractable, dark grey on the heritage façades on Pandora Avenue and Cook Street and on the café facing Cook Street, with a small area for signage on the vertical front. Heritage guidelines will be followed for the signage.
- The historical reason for recessed entries is so that the door can swing out without interfering with the sidewalk. This also allows for fire exit and more interior floor area. Marie-Claire: The original doors swung in, but the proposed doors will swing out.
- Transom lights are usually vertically, not horizontally, articulated; traditional design usually has a void on the centre, not a solid on the centre. The proposed double windows have a solid on the centre which the applicant may want to reconsider.
- There is not a lot of parking. Is the City okay with that? Leanne Taylor: There is a significant parking variance. The applicant is providing a comprehensive program of transportation demand management measures which will help to offset the shortfall.
- What can be done about the damaged glazed brick as mentioned in the Conservation Plan? Chelsea Dunk: There are masonry techniques that can repair the glazed surface of the bricks. There is some overpainting and general staining and some repointing will be required. Some bricks may have to be replaced with material that is compatible in appearance and brick dimension. The intent is not for the building to look brand new. The aim is to retain much of the original fabric in situ.
- Could the remaining rooftop of the heritage building be a green roof? Marie-Claire Bligh: There will be landscaped cedar roofs on levels 3 and 5 which will be inaccessible to tenants, but accessible for maintenance.
- What elements of the interior structure will be retained? Michael Green: Some residential features will be removed to increase the floor area. However, these features will be reused in more public areas.

- Is it possible to keep one residential unit as is? Marie-Claire Bligh: That will be considered.
- As part of the demolition, could some bricks and windows be saved for future repair or repurposing? Michael Green: Yes, this absolutely could be done for the bricks, but it is tougher to do for the windows due to difficulty in removal, their condition and energy issues.
- What is being heritage designated? John O'Reilly: Heritage designation is for the conserved façades. Pamela Madoff: If the heritage alteration permit with variances application is not approved by Council, the heritage designation would likely not go forward.
- The building is a real gem and deserves heritage designation due in part to its interesting capitals; recessed oriel windows; slightly sloping parapet; and its unique deftness of design. The North Park neighbourhood has very few heritage commercial buildings.
- According to the policies and guidelines for rooftop additions and depending on the depth of the excavation, one to two storey buildings should not have a rooftop addition. City guidelines govern the visibility of additions from the street. The proposed setback from Pandora Avenue is 2.2m, but the City's policies recommend a minimum setback of 4m. The proposed height, floor space and FSR variances are already very generous thus it is reasonable to request a greater setback on Pandora Avenue.
- John O'Reilly: The *Downtown Core Area Plan* allows 5.5:1 density. A setback of 4m is recommended in Old Town, but not in North Park.
- The composition does not highlight or showcase the heritage building, and it is not setback enough from Pandora Avenue. To rectify this, the size of the development could be reduced. The proposal is requesting an almost 50% increase in density.
- Could volume be moved over into the existing parking lot to increase the setback on Pandora Avenue? Leanne Taylor: Staff can explore this idea with the applicant; however, issues regarding the driveway and building separation may arise.
- Why only retain the façade and nothing else? There are benefits in retaining the internal structure, i.e. it can be restored in the future. More than 50% of the heritage building could be saved.
- If the new building is setback from the heritage façade, it will become more subordinate (as per Standard 11).
- The proposed new construction is distinguishable from the old and reads as a backdrop to the existing building. The additions are staggered and uniform. The addition incorporates elements of the heritage building, e.g. window height, oriel windows, etc. The complete separation of the heritage building from the four-storey addition provides balance.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Carried (unanimous)

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve Heritage Alteration Permit with Variances Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street with the following changes:

- a) Setback from Pandora Avenue be increased to a minimum of at least 4m so that the separation is clearly visible
- b) Conserve the portion of the old building that will not be covered by the new building
- c) Consider retention of interior features where feasible, preferably in situ or relocated within the development.

Carried (7 in favour, 1 opposed)