Rezoning Application for 1050 Pandora Avenue & 1518 Cook Street
NORTH-WEST VIEW AT PANDORA & COOK

SOUTH-WEST VIEW ALONG COOK ST
EXISTING PARKING LOT AT 1518 COOK ST

ADJACENT PROPERTY AT 1580 COOK ST
12/11/2019

SOUTH VIEW ALONG COOK ST

ADJACENT PROPERTY AT 1046 PANDORA AVE
Heritage Alteration Permit and Heritage Designation Application for 1050 Pandora Ave + 1518 Cook St
Proposal:

- Heritage designation of former Parkway Apartments Building (now “Wellburn’s Market” Building)
- Proposed construction of a new 4 storey building on 1518 Cook Street and a 4-storey addition to 1050-1058 Pandora Avenue
- The finished development would contain 103 rental units

Heritage Status:

- Heritage-registered
- DPA 3 (HC): Core Mixed-Use residential

Objectives for HAP’s and DP’s in this area:

a) To transform the function, form and character of the core residential area through mid to high rise mixed use development
b) conserve and enhance heritage value, special character of significant buildings
c) Enhance the area through high quality architecture and landscape design
Designation Assessment

A heritage property must have sufficient heritage value or heritage character to justify conservation.

**Heritage Value**: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

**Heritage Character**: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)

- Constructed in 1911 as shops and an apartment complex for David R. Ker
- Wellburn’s Market became a tenant in 1914
- Designed by architect William Ridgway-Wilson (Gyppeswyck, Bay Street Armory)

**Heritage Value**

Historical and cultural value for association with the Edwardian era real estate boom around WW1. Architecturally significant.

**Heritage Character**

A local landmark with unique exterior features and standout design
PROPOSED MASSING
(a) Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Part (b) also requires that additions or new construction be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an *appropriate balance* must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Part (b) also requires an addition to be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.
Alterations

- single assembly hung wood frame and sash windows with parged brick sills on rear façade removed
- internal red brick chimney to be removed
- scale form and massing to be altered
- three panel wood doors with wood transom windows on rear façade removed

Proposal Enhancements

Existing
- Many windows boarded over and covered in street art
- Transom window mostly missing
- Fixed, inoperable canopies hide the transom window

Proposed
- Reinstates transom windows
- Reinstates glazed brick bulkheads
- Restores original entryway pattern across most of the façade
- New weather protection canopies
SOUTH ELEVATION FACING PANDORA AVE

SOUTH ELEVATION FACING COOK ST
STREETSCAPE ELEVATION ALONG COOK ST

STREETSCAPE ELEVATION ALONG PANDORA AVE
VIEW EAST ALONG RESIDENTIAL MEWS TO COOK ST

VIEW NORTH-WEST ALONG PANDORA AVE & COOK ST
MATERIALS BOARD

EXISTING BUILDING
EXISTING PILASTERS PAINTED HADDINGTON GREY (RESTORED TO EXISTING HERITAGE PALETTE)

EXISTING BUILDING
EXISTING ORIEL WINDOWS PAINTED VANCOUVER GREEN (RESTORED TO EXISTING HERITAGE PALETTE)

EXISTING BUILDING
EXISTING WINDOW PROFILES (RESTORED TO EXISTING DESIGN)

EXISTING BUILDING
EXISTING WHITE BRICK ON EXISTING STREET FACADES

PROPOSED BUILDING
ULTRA HIGH-PERFORMANCE CONCRETE PANEL, COLOURED OFF WHITE/PEARL.

EXISTING BUILDING
EXISTING ORIEL WINDOWS PAINTED VANCOUVER GREEN (RESTORED TO EXISTING HERITAGE PALETTE)

EXISTING BUILDING
EXISTING WINDOW PROFILES (RESTORED TO EXISTING DESIGN)

EXISTING BUILDING
EXISTING WHITE BRICK ON EXISTING STREET FACADES