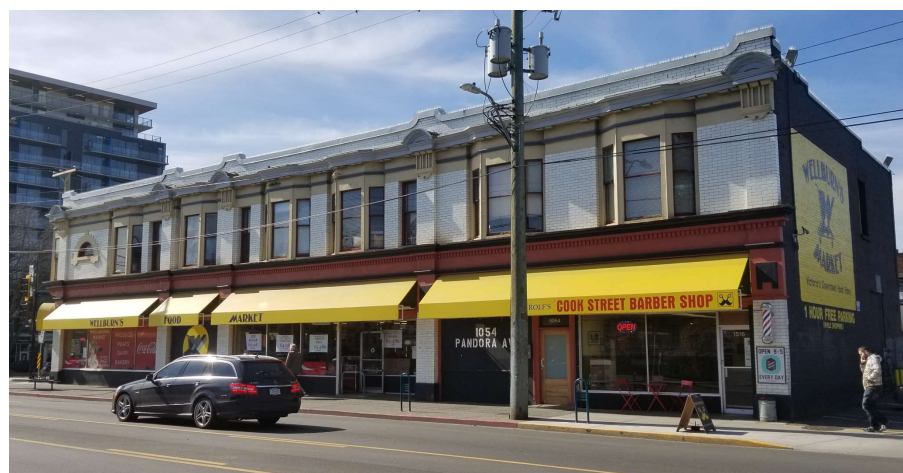




NORTH-WEST VIEW AT PANDORA & COOK



3



SOUTH-WEST VIEW ALONG COOK ST



4



EXISTING PARKING LOT AT 1518 COOK ST



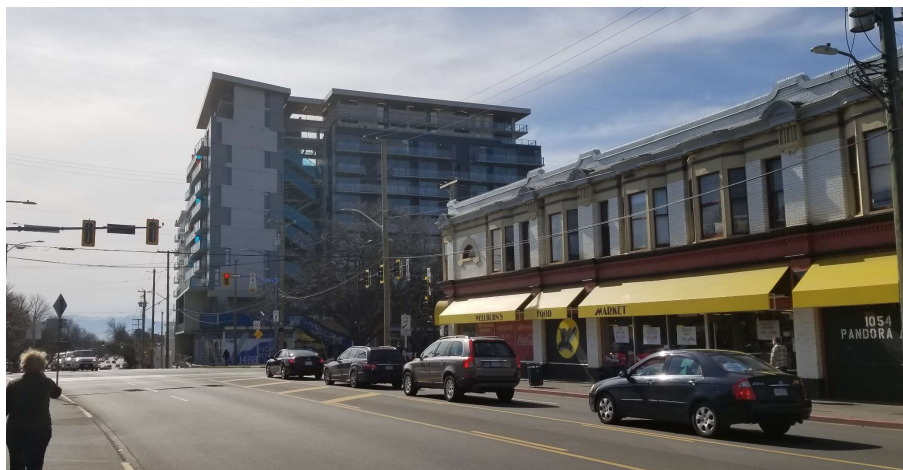
5



ADJACENT PROPERTY AT 1580 COOK ST



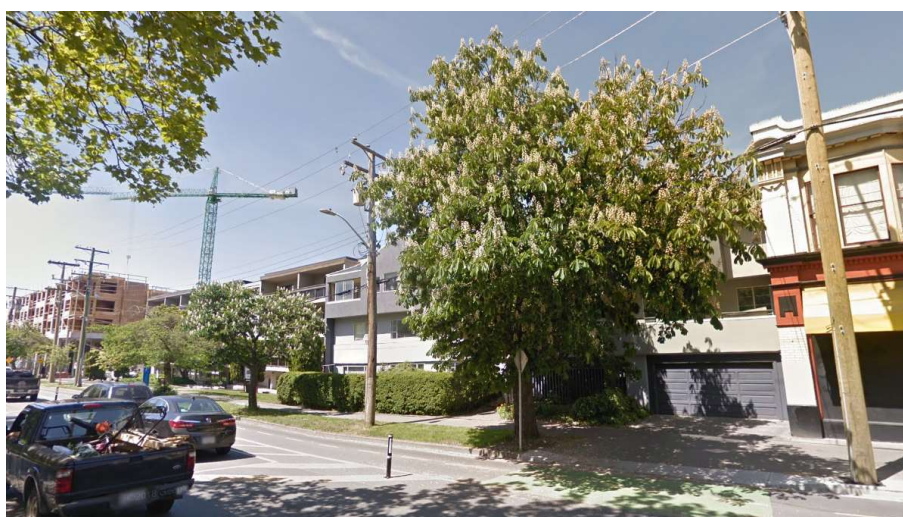
6



SOUTH VIEW ALONG COOK ST



7



ADJACENT PROPERTY AT 1046 PANDORA AVE



8



FRANKLIN GREEN PARK



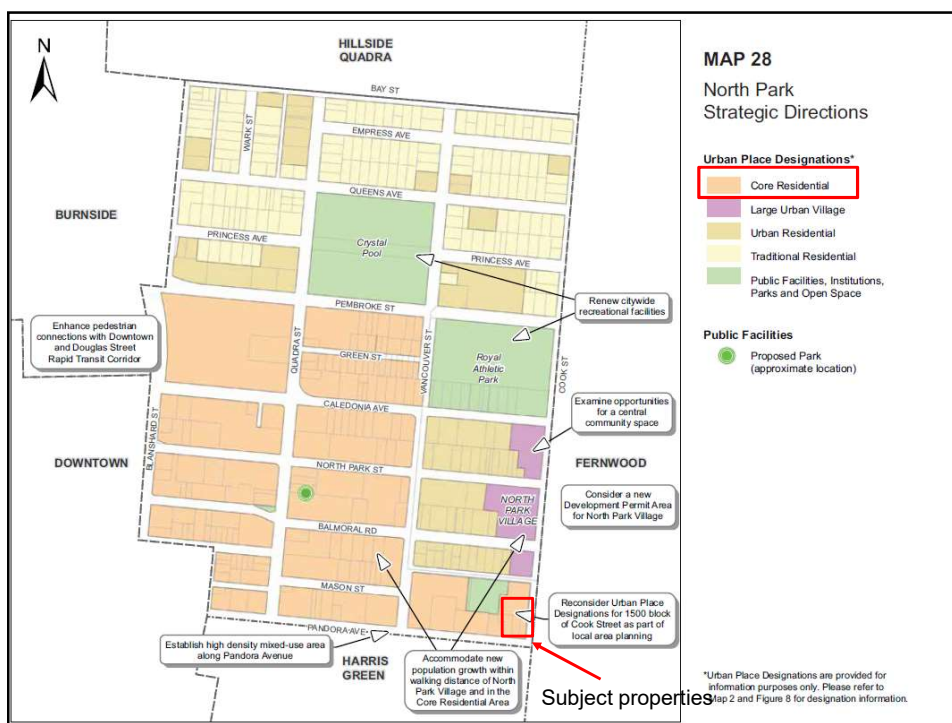
9



FRANKLIN GREEN PARK

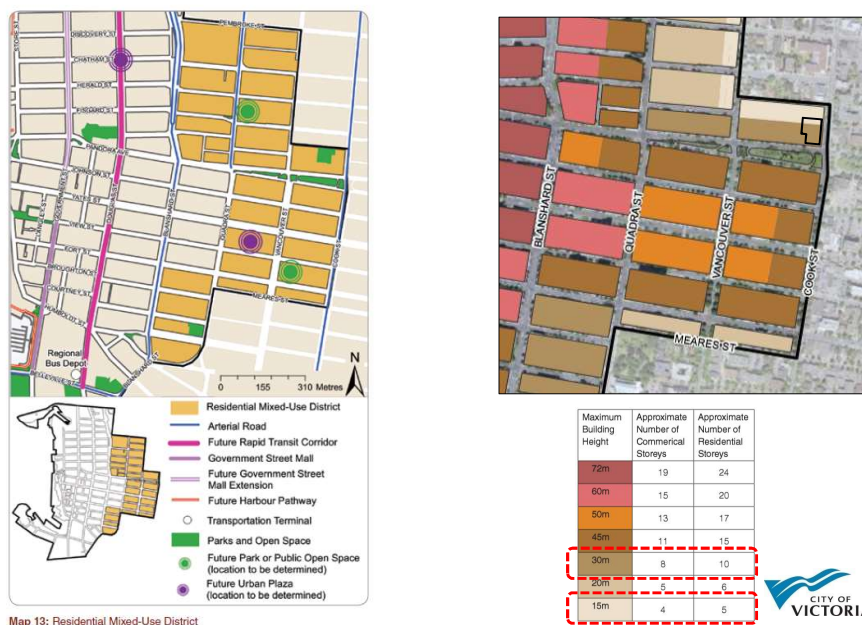


10

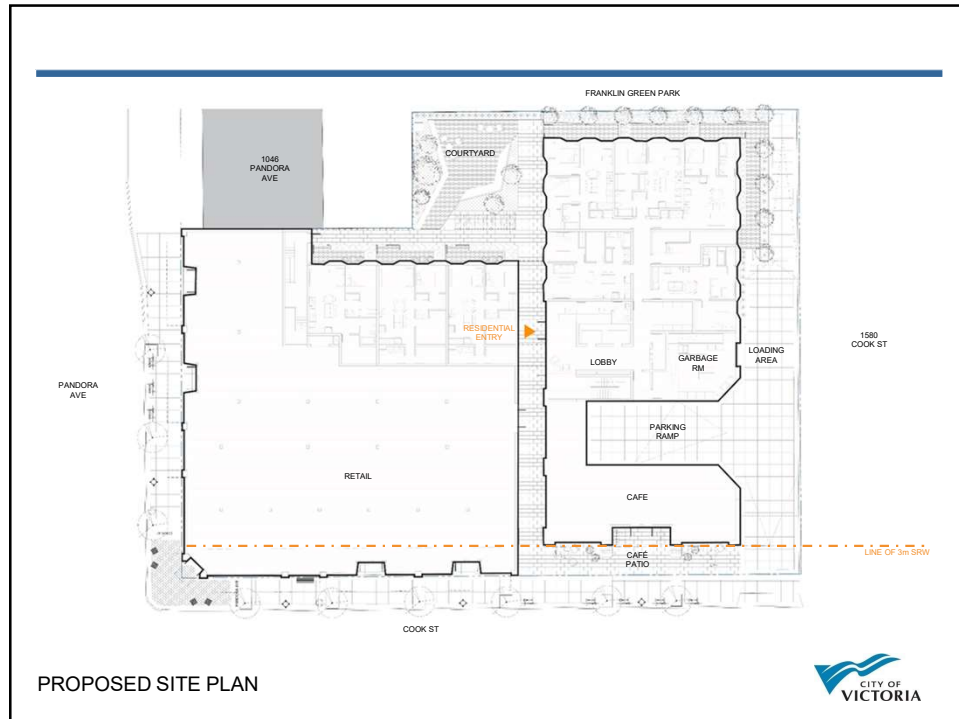


11

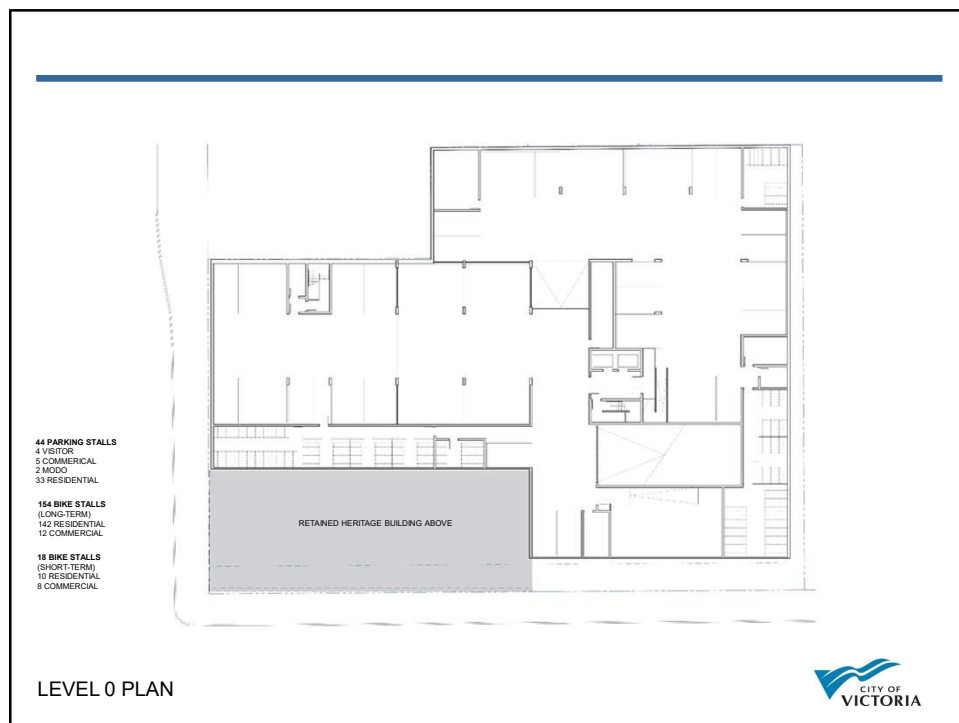
### Downtown Core Area Plan – Residential Mixed-Use District



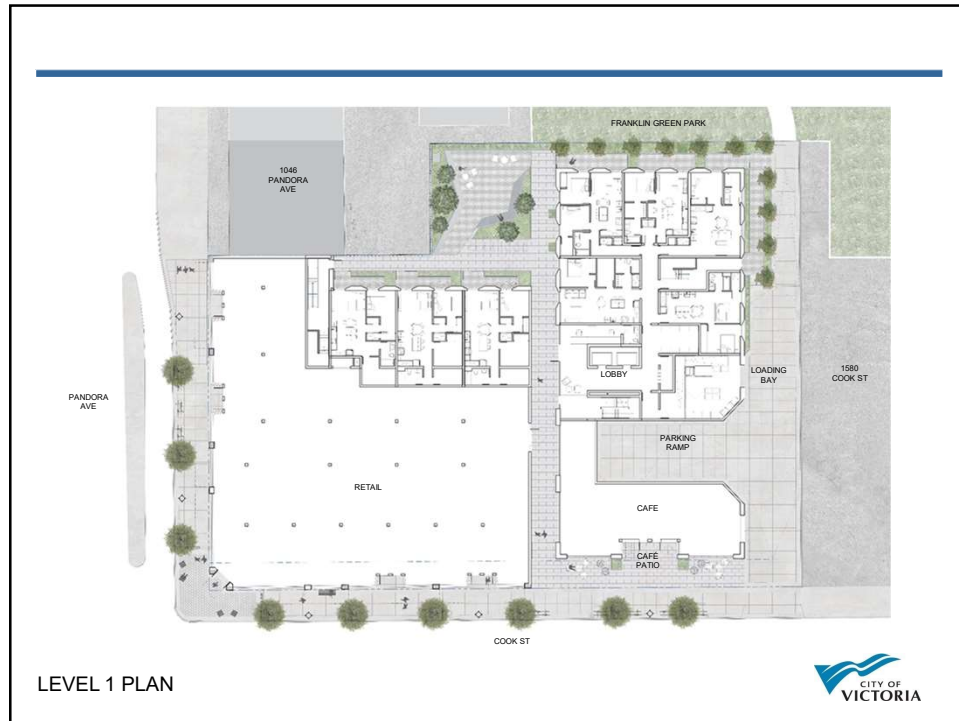
12



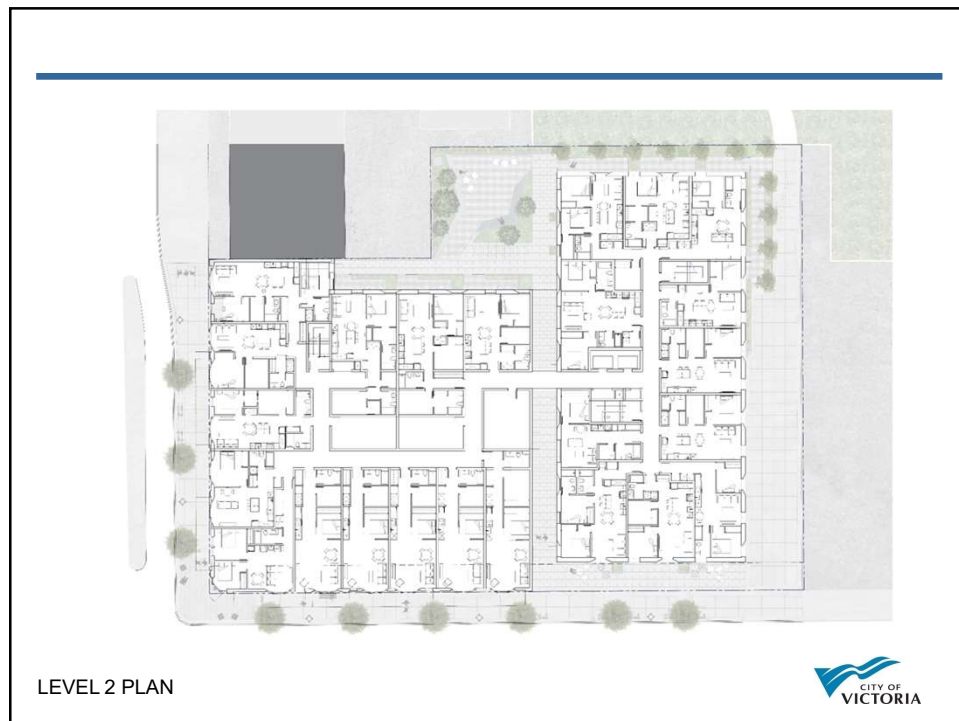
13



14



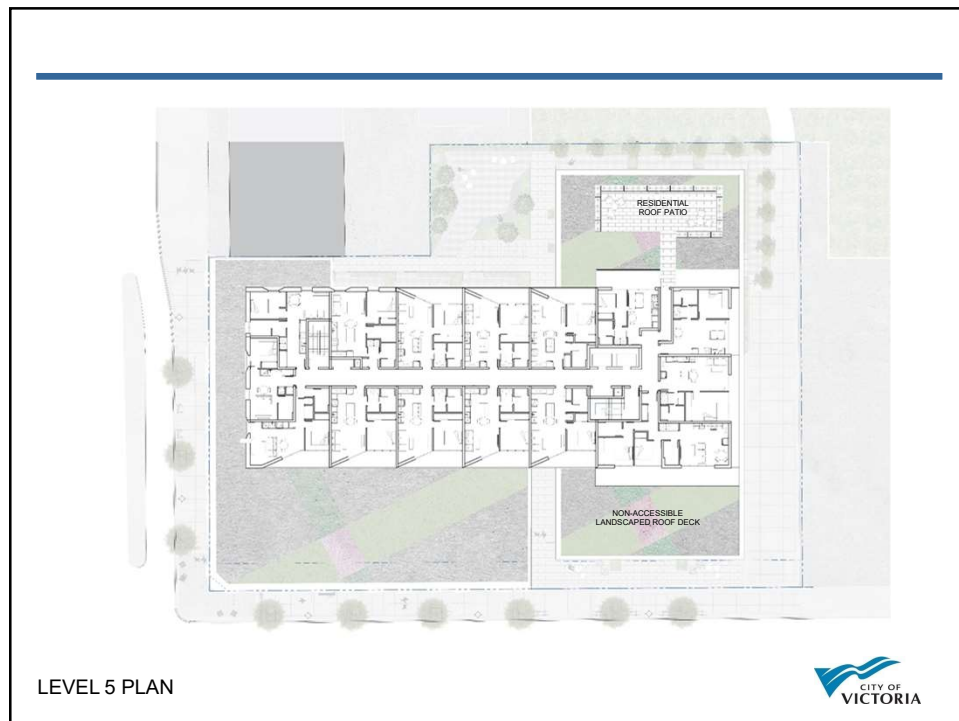
15



16



17



18



VIEW NORTH-WEST ALONG PANDORA AVE & COOK ST



19

## Heritage Alteration Permit and Heritage Designation Application for 1050 Pandora Ave + 1518 Cook St



20

**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



21

**Heritage Status:**

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

**Objectives for HAP's and DP's in this area:**

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



Cook Street Elevation



22

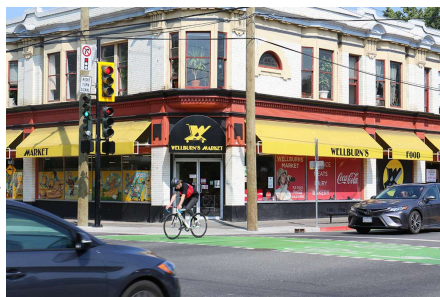
### Designation Assessment

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)*



23

- 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

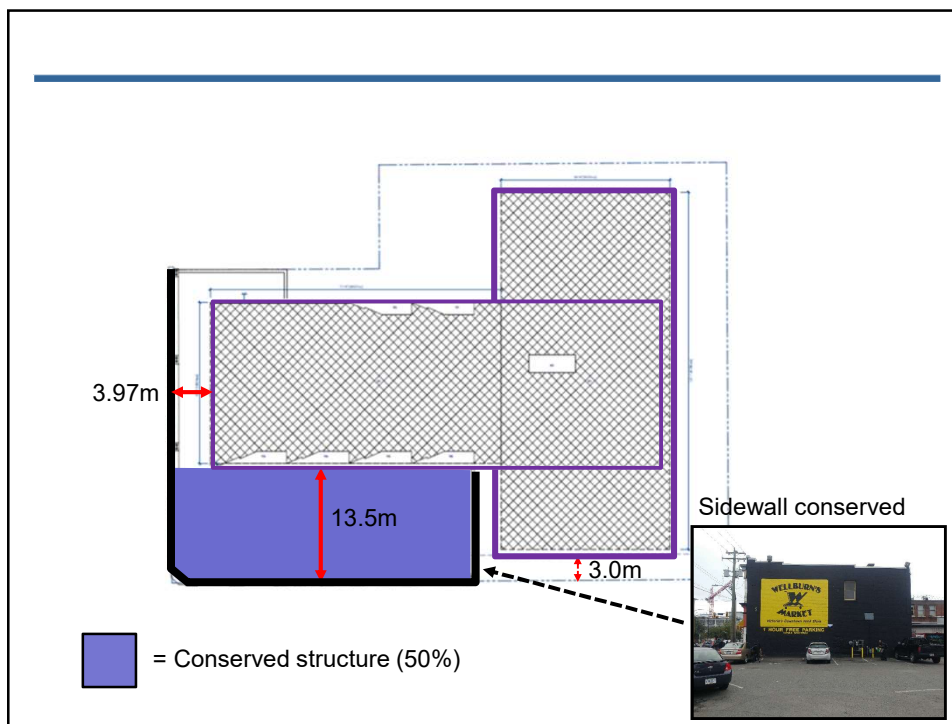
Historical and cultural value for association with the Edwardian era real estate boom around WW1. Architecturally significant.

#### Heritage Character

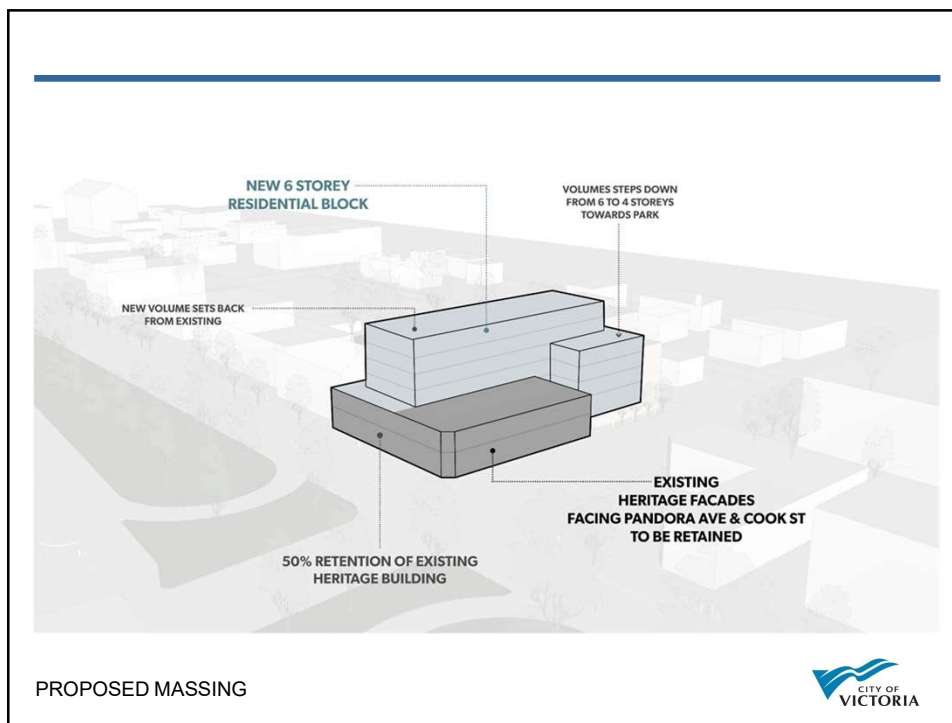
A local landmark with unique exterior features and standout design



24



25



26

## STANDARD 11

(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.



27



VIEW SOUTH-WEST ALONG COOK ST



28

### 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



29

### Proposal Enhancements



#### Existing

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

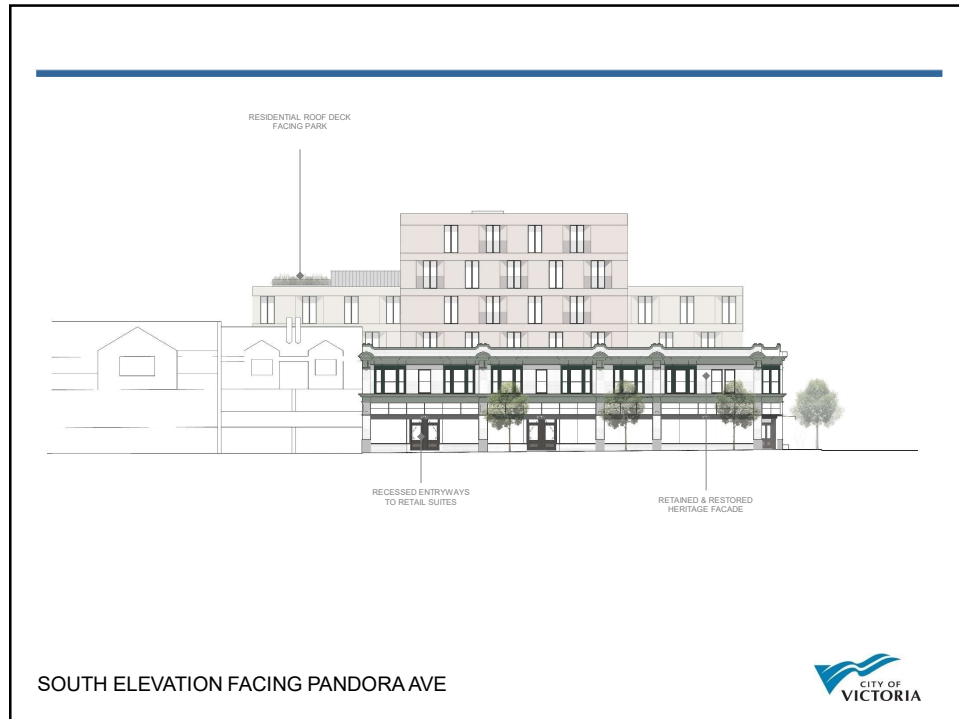


#### Proposed

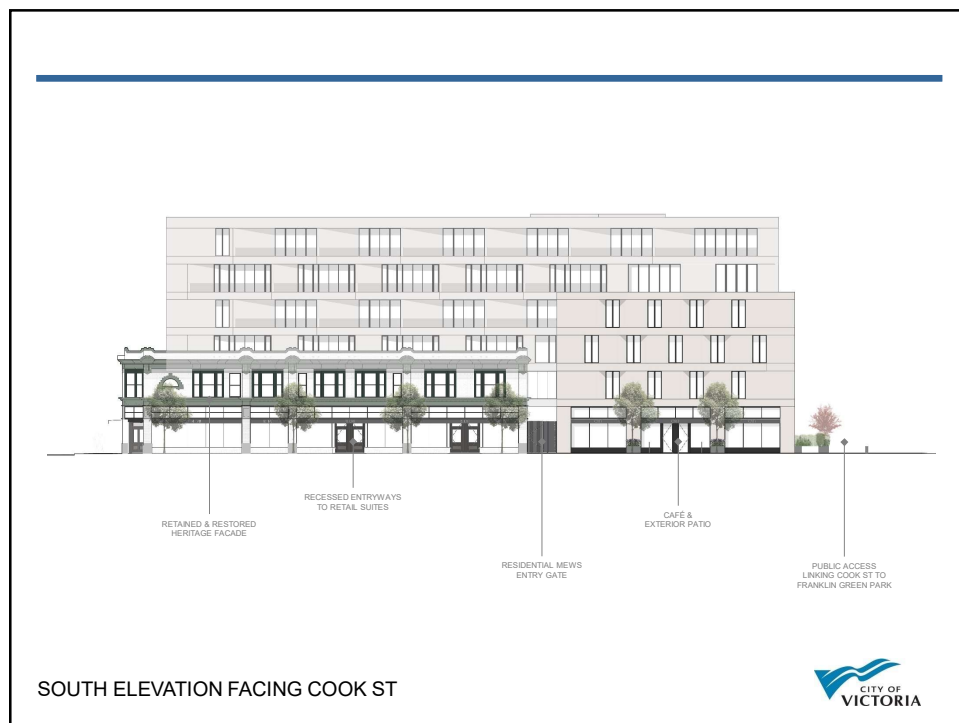
- Reinstates transom windows
- Reinstates glazed brick bulkheads
- Restores original entryway pattern across most of the façade
- New weather protection canopies



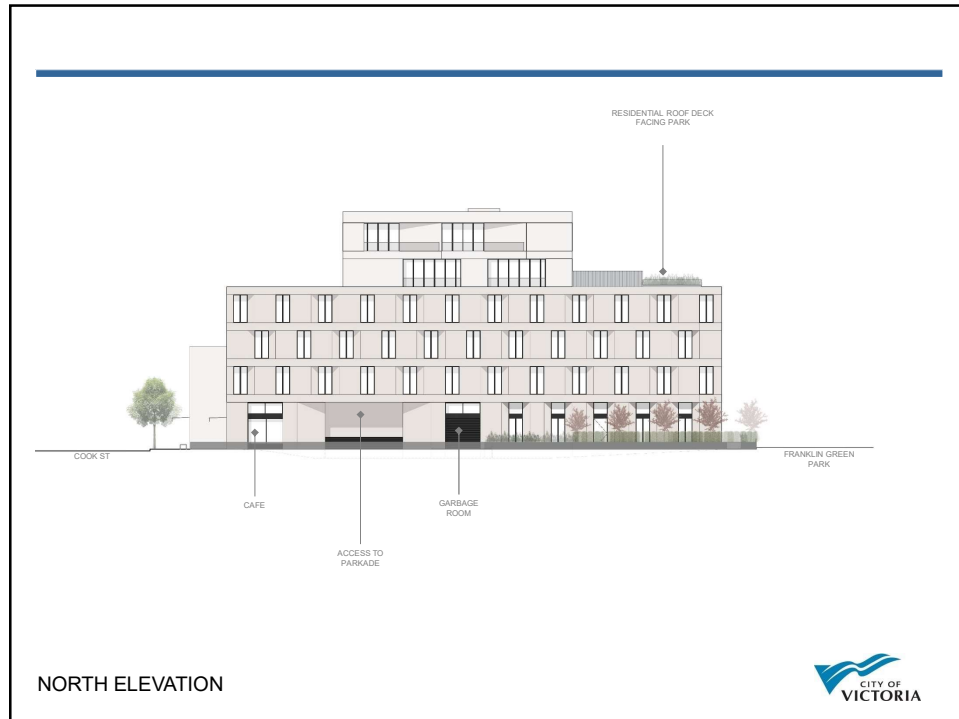
30



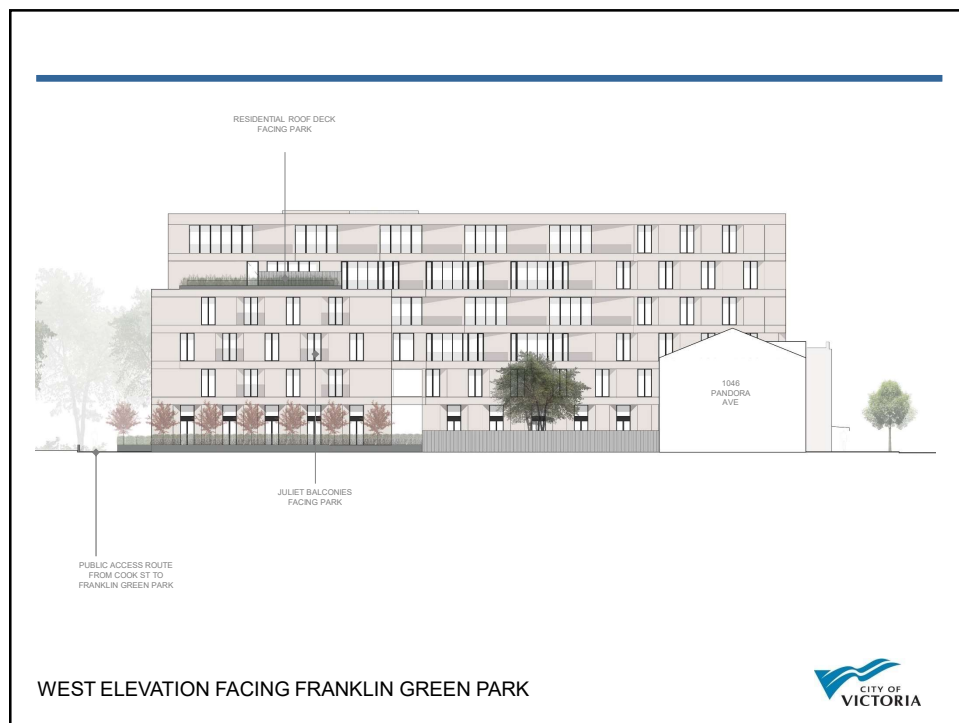
31



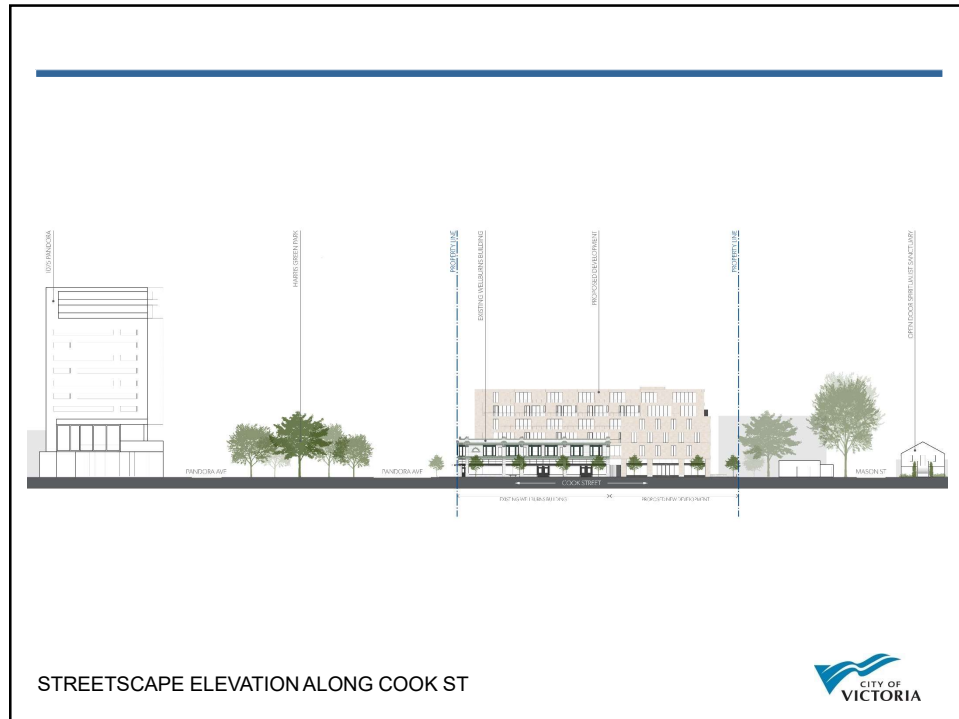
32



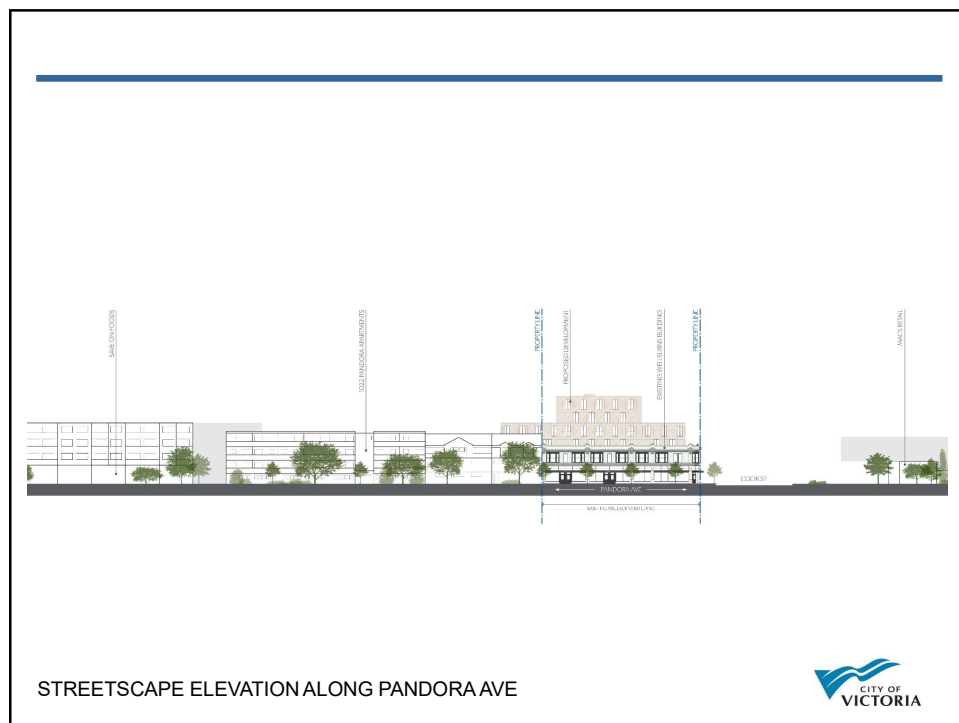
33



34



35



36



37



38



VIEW EAST ALONG RESIDENTIAL MEWS TO COOK ST



39



VIEW NORTH-WEST ALONG PANDORA AVE & COOK ST



40



**EXISTING BUILDING**  
GLAZED WHITE BRICK ON EXISTING  
STREET FACING FACADES



**EXISTING BUILDING**  
EXISTING PLASTERS PAINTED  
HADDINGTON GREY (RESTORED TO  
EXISTING HERITAGE PALETTE)



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



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

MATERIALS BOARD

