

**GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, November 8, 2017
TIME: 4 p.m.
PLACE: Woodward-5A-W Room, 5th floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4

Please call 604-873-7141 to confirm your attendance

- 1) **Adoption of Agenda and Minutes** **4.00PM - 4.05PM**
Proposed meeting Agenda and Minutes of July 19, 2017 to be adopted
- 2) **33 W. Cordova Street - DE419722** **4.05PM - 5.05PM**
Stanley Hotel VHR "B", M and New Fountain Hotel VHR "B", M

This is revised submission to develop the site with a 10 storey mixed use building with retail on the ground floor, restaurant use on the ground floor and the basement, 80 secured non-market rental units and 62 market rental units.

The site consists of two heritage buildings listed in the VHR under "B" category and municipally designated. Both buildings offer Single Room Accommodation (SRO) and shelter beds, and both are in poor physical condition. The proposal is to demolish heritage buildings while retaining principal facades, and to construct 46,730sf of social housing and 42,455 sf of market rental space. The proposed total FSR is 7.26. New pedestrian mews will connect West Cordova Street with the Blood Alley Square which is currently being redesigned. The retained heritage facades will be fully integrated with building design. The proposed height of 107 ft although lower than originally proposed (110ft) exceeds the max allowed height for HA-2 zoning district of 75 ft. (Note: The Development Permit Board may permit the height increase with respect to any development in Gastown provided the applicant first consult with any advisory group approved by Council for the area, taking into account the effects of the proposed design.)

The initial proposal was presented to GHAPC on June 27, 2016 when the Committee expressed concerns over the proposed form of development and demolition of two designated heritage buildings, while supporting the plans for expansion of non-market and purpose-built rental housing options in Gastown. In addition, the Committee did not deem facades-only retention would justify a heritage incentive (façade grant of \$100,000) through the Heritage Façade Rehabilitation Program.

Applicant will present the revised proposal and explain how it differs from the earlier version. The Heritage Impact Assessment and the Conservation Plan will also be presented. Staff will be available to answer policy related questions.

Issues:

- the proposed demolition of designated heritage buildings;
- the proposed built form and massing, proposed height;
- compatibility with the HA-2 Design Guidelines;

- façade grant claim (note: one of the HFRP eligibility criteria is that the proposed work “must comply with all heritage conservation standards”). Does the faced-only retention approach meet this criterion?
- featured Heritage Impact Assessment,
- proposed Conservation Plan

Applicant: Henriquez Partners Architects, Rui Nunes, Architect
Provincial Rental Housing Corporation, Mathew Brodie, Owner
Westbank Projects Corp., Ian Gillespie, Developer
Donald Luxton & Associates Inc., Don Luxton, Heritage Consultant

Staff: Paul Cheng, Senior Development Planner, COV Planning Dep.
Helen Ma, Downtown East Side Policy Planner, COV Planning Dep.
Lisa King, Project Facilitator, COV Planning Dep.
Zlatan Jankovic, Heritage Planner, COV Planning Dep.

3) Blood Alley Square and Trounce Alley Redesign Update **5.05PM - 6.00PM**

The City of Vancouver is redesigning Blood Alley Square and Trounce Alley to:

- Update the space to increase its usability and accessibility for formal and informal gatherings
- Propose new ways for managing commercial dumpsters and waste
- Create a stewardship plan that involves the local community
- Maintain the richness in materials and texture of the original 1970’s design

We have hired Enns Gauthier Landscape Architects to help us with this project. The project was launched in 2016 and concept design options were prepared and presented to the community for comments in summer/fall 2016. At this meeting, staff and the consultant team will present an update to the concept design. Further design development will continue in winter 2017 and there will be more opportunities for public comments to the design. More information of the project can be found on the City’s webpage: vancouver.ca/bloodalleysquare

Consultant: Bryce Gauthier, Lead Consultant, Enns Gauthier Landscape Architects
Staff: Tom Warren, Project Manager, COV Engineering Dep.
Paul Cheng, Senior Development Planner, COV Planning Dep.
Helen Ma, Downtown Eastside Policy Planner, COV Planning Dep.
Zlatan Jankovic, Heritage Planner, COV Planning Dep.

Next meeting:
DATE: December 20, 2017
TIME: 4:00 p.m.
PLACE: Woodward’s “W” Room, 5th floor
Woodwards Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4