

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

DATE: Wednesday, June 15, 2016
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 if you are unable to attend this meeting

1. Adoption of Agenda and Minutes 4:00PM - 4:05PM

Proposed meeting Agenda and Minutes of May 18, 2016 to be adopted

**2. 33 W. Cordova - DE419722 4:05PM - 5:30PM
Stanley Hotel VHR "B", M and New Fountain Hotel VHR "B", M**

Application has been received to develop a 11- storey mixed-use building with 214 dwelling units (80 non-market rental and 134 market rental) over four underground levels of night club (music venue), bicycle parking and storage on this heritage designated site in Gastown. The site consists of two heritage buildings, the Stanley Hotel and the New Fountain Hotel, both listed in the VHR under "B" category and municipally designated. Both buildings offer Single Room Accommodation (SRO) and shelter beds, and are in a general state of disrepair. 80 units of replacement SRO housing are to be owned and operated by BC Housing (Portland Hotel Society) and rented at income assistance level. No additional parking provision or payment-in-lieu of parking spaces has been offered nor deemed required on this site. The proposal is to demolish both heritage buildings, except for their principal facades which would be retained and rehabilitated, and to construct a new 110 ft. high building with 8.57 FSR.

The applicant has submitted the Heritage Impact Assessment study in which it has been concluded that the proposal "significantly impacts the historic resources due to the substantial demolition of both buildings, the alteration of the remaining front facades, and the size of the proposed new building" (see page 39, Heritage Impact Assessment). In the accompanying Conservation Plan prepared by Donald Luxton & Associates for each of the buildings, conservation procedures were developed for the retention and rehabilitation of the two principal facades. Generally, the dominating conservation treatment proposed is rehabilitation which, in this case, accommodates removal of much of the original building structure as well as some important exterior building features and fabric. Although found in good condition, main cornices on both buildings are proposed to be removed and replaced with "new interpretation" of the same elements, to accommodate lowering the original parapet heights (see page 18 of either Conservation Plan).

In addition, the conservation plan proposes replacement of existing storefronts with limited consideration for their preservation or restoration (“the existing storefront will be rehabilitated with a new sympathetic storefront, which may be contemporary in its design”, see page 16 of either Conservation Plan). Some preservation treatment can be found in procedures proposed for masonry treatment, while restoration approach is generally limited to a window treatment. The assessment of physical condition of heritage windows, doors and storefronts has not been provided. The applicant has requested a heritage façade grant of \$100,000 through the Heritage Façade Rehabilitation Program in recognition of conservation efforts to retain the two principal facades.

Applicant’s team will present the proposal and provide more details. Staff will be available to offer clarification and policy interpretation, if required. Concurrently with processing of this application the City has initiated the Blood Alley Square /Trounce Alley Redesign project which will be presented to GHAPC shortly.

Issues:

- Demolition of two designated heritage buildings in designated historic area, loss of original historic fabric and associated historic character,
- Proposed built form and massing, 8.57 FSR and height of 110 ft,
- Impact on Gastown, municipally and nationally designated historic district
- Compatibility with HA-2 District Schedule and Design Guidelines
- Proposed uses, in particular the night club use, and its impact on the community
- “Facadism” as a redevelopment tool and its application despite the fact it has been dispelled as a valid conservation approach
- Retained facades are not fully functionally integrated with new construction, especially above ground floor
- Historic storefronts are proposed to be replaced rather than preserved or restored
- Removal of cornices in good condition and replacement with simplified “interpretations” (Stanley Conservation Plan, Page 18) of originals
- Removal of historic fabric in good condition (pediment wall), see Page 18, Conservation Plan
- Is the proposed conservation effort deserving of a heritage façade grant through the City’s Heritage Façade Rehabilitation Program?

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: Zlatan Jankovic, Heritage Planner
Paul Cheng, Development Planner

Attachments: Project brochures including Conservation Plan, Heritage Impact Assessment and reduced architectural drawings sent by mail

Next meeting:

DATE: July 20, 2016
TIME: 4:00 p.m.
PLACE: Woodward's "W" Room, 5th floor
Woodwards Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4