

**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE**

JUNE 15, 2016

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, June 15, 2016 at 4:00 p.m., in Room 5A-W at the City of Vancouver, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

PRESENT: Alan Davies, Community Architect (Chair)
Shelley Bruce, Community Heritage Representative
(Vice-Chair)
Carol Sill, Community Resident Owner (Past Chair)
Glenda Bartosh, Local Property Owner
Eddie Emerman, Community Business Representative
Braden Parker, Community Property Owner Representative
(departed 6:04 p.m.)
Samuel Sugita, Community Resident Owner

REGRETS: Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Trustee Christopher Richardson, Vancouver School Board
Commissioner Michael Wiebe, Vancouver Park Board
John Nagle, Community Hospitality Representative
Glade Schoenfeld, Community Engineer

ALSO PRESENT: Gregory Henriquez, Managing Partner,
Henriquez Partners Architects (departed 5:30 p.m.)
Damon Chan, Westbank Projects Corp.
Raymond Kwong, Director, Regional Development,
BC Housing Association
Rui Nunes, Architect, Henriquez Partners Architects
Natalie Russell, Henriquez Partners Architects
Don Luxton, Heritage Consultant Donald Luxton & Associates
Zlatan Jankovic, Heritage Planner
Paul Cheng, Development Planner
Lisa King, Project Facilitator
Pam Brewis, Citizen
Russ Taylor, Citizen

RECORDING SECRETARY: Megan Krempel, Raincoast Ventures Ltd.

With a quorum present, Chair Davies called the meeting to order at 4:02 p.m. and read the Committee Protocol for the benefit of the applicants in attendance.

1. Adoption of Agenda and Minutes

The meeting agenda was approved as circulated.

The Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held May 18, 2016 were adopted as presented.

2. 33 W. Cordova - DE419722

Stanley Hotel VHR “B”, M and New Fountain Hotel VHR “B”, M

The Chair noted that due to a conflict of interest, Glade Schoenfeld had recused himself from voting on this project.

Zlatan Jankovic, Heritage Planner, introduced the applicant team and provided opening comments on the applicant’s proposal to build an 11-storey mixed-use building on the consolidated site of the current Stanley and New Fountain hotels.

Gregory Henriquez, Henriquez Partners Architects, explained that the proposal involved demolition of the two B-category buildings due to their poor condition, and presented a series of story boards and artist renderings depicting the new building design, its form and height, and heritage storefront and streetscape plans. The original building facades would be retained and updated and would be incorporated in the development as free standing structures as a means to integrate original building elements with modern ones. Of the proposed 214 units, 80 have been allocated for non-market social housing units, subsidised by BC Housing.

The applicants and staff responded to various questions related to the proposed project.

The Committee thanked the applicants and acknowledged the effort shown in their proposal.

MOVED by Samuel Sugita
AND SECONDED by Glenda Bartosh

THAT the Gastown Historic Area Planning Committee (GHAPC) does not support the redevelopment of 33 West Cordova Street - Development Permit application DE419722 as presented.

While supporting the plans for expansion of non-market and purpose-built rental housing options in Gastown, GHAPC expressed concerns over the proposed form of development because of its negative impact on the district’s authentic historic fabric and character. In addition, the proposal is not considered compatible with the HA-2 District Schedule and the Gastown HA-2 Design Guidelines in the following general areas:

- the proposed demolition of two designated heritage buildings and retention of only the Cordova Street facades is not appropriate;
- the proposed built form, massing and height at 11 storeys (110 ft.) is out of scale and character with the local context and is beyond what is permitted in the District Schedule;
- the possible mix of uses (specifically the 600 seat night club/music venue) is not suitable;

The proposal is encouraged to further study the needs and availability of parking in the neighbourhood.

FURTHER, the minimal level of façade conservation, lack of integration with the new structure and altered cornices of the retained facades does not justify a grant through the Heritage Facade Rehabilitation Program.

CARRIED UNANIMOUSLY

Next meeting:

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

Meeting adjourned at approximately 6:30 p.m.

Chair

Date Approved