

Date: Tuesday, January 8, 2018
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:**Board**

J. Dobrovolny	General Manager of Engineering
P. Mochrie	Deputy City Manager
A. Law	Director, Development Services, (Chair)
G. Kelley	General Manager of Planning, Urban Design and Sustainability
J. Greer	Assistant Director of Processing Centre - Development

Advisory Panel

K. Smith	Representative of the Design Professions (Urban Design Panel)
R. Wittstock	Representative of the Design Professions
R. Rohani	Representative of the General Public
D. Pretto	Representative of the General Public

Regrets

Vacant	Representative of the Development Industry
A. Molaro	Assistant Director Urban Design
B. Jarvis	Representative of the Development Industry
R. Chaster	Representative of the General Public
Vacant	Representative of the Vancouver Heritage Commission

ALSO PRESENT:**City Staff:**

P. Cheng	Development Planner
L. King	Project Facilitator
C. Joseph	Engineering

33 W Cordova - DE419722- ZONE HA-2**Delegation**

Gregory Henriquez, Architect, HPA
Veronica Gillies, Architect, HPA
Frank Stebner, Architect, HPA
Joseph Fry, Landscape Architect, Hapa Collaborative
Farouk Babul, Owner, Westbank Projects
Raymond Kwong, Developer, BC Housing

Recording Secretary: C.Lade

1. MINUTES

It was moved by J. Dobrovolny, seconded by P. Mochrie, and was the decision of the Board to approve the minutes of the meeting on December 11, 2017.

2. BUSINESS ARISING FROM THE MINUTES

None.

**3. 33 W Cordova - DE419722- ZONE HA-2
(COMPLETE APPLICATION)**

Applicant: Henriquez Partners Architects

Request: To develop the site with a 10 storey mixed-use building with restaurant, retail and 142 dwelling units (80 social housing and 62 market retail) and retention and conservation of the existing heritage principal facades.

Development Planner's Opening Comments

Mr. Cheng, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Mr. Cheng then took questions from the Board and Panel members.

Mr. Kelley noted the delivery drop off parking spaces should be designed to be adaptable space.

Mr. Dobrovolny clarified the building grade height would be determined.

Mr. Mochrie noted the loading spaces would be used by different buildings in the neighbourhood for garbage and other uses.

The building materials were under consideration.

Applicant's Comments

The applicant noted their support for the staff conditions on the permit. The project has been pursued for over a decade with a number of stakeholders as active participants. The project has improved with all the participants involved. The applicant noted the grade change made it difficult to retain the façade as well as the façade condition.

The Applicant took questions from the Board and Panel members.

Comments from other Speakers

Speaker one, Jennifer Marshal, architect, noted lack of support for the current proposal. There is an opportunity to make the space a truly 'people place'. The heritage assets are being given away. This should be an urban oasis, a heart of Gastown. The proposal is not supported, although the developers have been very receptive. But currently this is not a viable space. There should be more daylight access. The proposal is changing the character and views of Gastown. There is the issue of grades - the grades should not stay as they are- but should do some of the lifting so that it can accommodate larger gatherings. The 18 inch step from Trounce Alley is a positive thing. The three ramps are a problem. The plaza should be pro-claimer with the loading, as it currently a well.

January 8, 2018

The north façade glazing is important for inclusion in 'civil society'. It is currently not a safe space, and there should be more eyes on the street. The north façade should be opened more with a consolidation of services so it is treated like the front of the building not the back. The north façade should activate the square. We are concerned about the loss of heritage stock. It is not in conforming with the heritage of Gastown and the size is too large. There should be stepping between Cordova and Blood alley.

Speaker two, Preston Simpson, introduced himself as a long time DTES resident and noted his work at the homeless shelter. Mr. Simpson noted his support for the shelter rate housing units. He noted his support for the housing in the community.

Speaker three, Jason Taylor, introduced to himself. Mr. Taylor noted his support for the project and the struggle for housing. Mr. Taylor noted the importance of people from the community having shelter and housing units.

Speaker four, Anahita Rasti, introduced herself. Ms. Rasti noted her support for the shelter rate units in the neighbourhood.

Speaker five, Duncan Higgon, introduced himself from the PHS Community Services, noted his support for the housing units. He noted the current units are no longer livable. Mr. Higgon noted the importance of self-contained units. The people in the Stanley Hotel are offered the units in Blood Alley, and they appreciate the creation of the new units.

Speaker six, Anthony Norfolk, introduced himself as from the Heritage Commission, and noted his emphasis on the heritage planning from the report. Both committees did support the proposal and recognized the improvements. Mr. Norfolk noted the two designated buildings would be demolished which was regrettable to the committees. Their loss would be particularly regrettable due to precedent setting demolishing of heritage buildings in the historic district. Mr. Norfolk urged staff to think of the future of the buildings as well as the program.

Mr. Zlatan Jankovic, City of Vancouver Heritage Planner, noted the retention of the building would not be viable due to the deterioration of the building. Mr. Jankovic noted that structural reports need to be provided to show the condition of the building to make a decision in terms of heritage retention. This particular site has been examined by architects and engineers to show the structural condition of the buildings. The north façade will be retained for heritage conservation.

Speaker seven, David Eddy, Vancouver Native Housing, noted the loading bay conditions should be more definitive as to when and how it would be used. Mr. Eddy noted his support for the proposal and noted the high rates of indigenous homelessness. Mr. Eddy noted concerns for indigenous peoples heritage in relation to the site and hoped the board would address the considerations as well.

Mr. Cheng, Planner, noted the loading bay considerations were still being discussed in order to maximize the amount of usability.

Speaker eight, David, noted the employment and contributions of current residents and solution as a city. Speaker eight noted the activities that are occurring in the area. The proposal can contribute to employment and acknowledge the community and their current condition.

January 8, 2018

Speaker nine, Devon Hassock, noted his support for the project. Mr. Hossock noted the mix of people in the community. Housing will provide much needed social housing. The height, and sawtooth effect is supported. The grey cobblestones are however not supported in the plaza.

Advisory Panel Discussion

Kim Smith, Urban Design Panel Chair, noted that the design was much improved. The applicants had responded to the UDP feedback, and the staff recommendations from staff had been addressed. The brick was warmed-up, the east wall was animated in a Gastown aesthetic. The building face to blood alley was discussed. The plaza ownership was addressed to make the plaza more public. Ms Smith recommended making the plaza more for the public. There should be eyes on the street and the loading bays should be more animated. The aesthetic should be more Gastown. Maybe take one ramp out to connect the breeze way.

Mr. Wittstock, noted support for the project, but also noted disappointment for the loss of housing units and the public performance space. The proposal is well resolved, but in some ways the original proposal was better. The loss of density could have been afforded while maintaining sunlight. With respect to the conditions, stick with conventional urban design with eyes on the plaza. The light brick colour is appropriate for Gastown. The east elevation is not the right expression. The mews connection is especially supported. The contemporary glazing is appropriate at the site.

Ms. Pretto, noted support for the application. Ms. Pretto appreciated the integration of the old façade as well as the floor alignment and the massing reduction in relation to shadowing. The trees should be considered. The balconies should pay more homage to the heritage. The reduction in bicycle parking is a disappointment. The amount of glazing throughout is a disappointment. The treatment of the heritage storefront is a concern.

Mr. Rohani, noted support for the project, and in particular support for the safety of the site and patios. The glass and character is appreciated.

Board Discussion

Mr. Dobrovolny motioned to adopt the condition A.2.21. Mr. Dobrovolny noted disappointment for loss of performance space. Mr. Dobrovolny noted support for the social housing. Mr. Dobrovolny noted caution for lack of glazing and not being able to access breezeway at night. The washroom at the back was appreciated. Mr. Dobrovolny noted support for the application.

Mr. Mochrie noted the visibility aspects. Mr. Cheng noted that feedback came from residents that their privacy was pursued. Mr. Cheng noted a balance of some portions being glazed and some portions less glazed. About 50/50 of the façade is glazed and not glazed.

Mr. Mochrie thanked the applicant and staff and enthusiastically supported the housing application. Mr. Mochrie noted the loss of heritage but noted the retention of the façade. Mr. Mochrie noted the overall heritage that would be pursued. The square still needs a lot of work.

Mr. Kelley noted the flexibility of the glazing and the washroom would be amended in the condition, and noted the amendment to balcony design, and further work on the plaza.

Mr. Kelley noted his preference to remove the barriers for the loading bays so they are not delineated and appear more adaptable use. Mr. Kelley noted the current design does not reflect the adaptability of the stall use.

The applicant noted the necessity of loading stalls for the site and noted the balance of the multi-purpose space. One bin will be pursued to consolidate space in the site.

Ms. Joseph noted co location of loading and waste management for the entire stretch of trounce alley.

Mr. Cheng noted the loading needs to be functional. But that the loading spaces were public spaces, and the desire was to be used as public space. Mr. Cheng would pursue making the design of the space going further.

Mr. Kelley noted the façade should appear more like a public square, and not an entrance to a private building.

Motion

It was moved by Mr. Dobrovolny and seconded by Mr. Mochrie., and was the decision of the Board:

THAT the APPROVE Development Application No. **DE419722** in accordance with the Staff Committee Report dated December 13, 2017, with the following amendments:

1.2 (iii): Replace the words “a limitation to” with “consideration to limit”.

A.2.21: Add the phrase: “or expand the size of one of the elevators for BC Housing to a minimum of 2 050 mm X 1 680 mm and provide durable finishes.

OTHER BUSINESS

None.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 pm.