

**NOTICE OF MEETING
GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, November 20, 2019

TIME: 4:00 p.m.

PLACE: Woodward's - "W" Room, 5th Floor, 111 West Hastings St.

If you are unable to attend please call Hugh McLean at 604.873.7056 or e-mail at hugh.mclean@vancouver.ca.

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| 1. | Introductions | 4:00 - 4:05 p.m. |
| 2. | Adoption of Agenda | 4:05 - 4:10 p.m. |

Proposed meeting agenda, and Minutes of July 17, 2019, to be adopted.

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| 3. | 128 East Cordova Street
DP-2019-00895 | 4:10 - 4:30 p.m. |
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A development application has been received for the site at 128 East Cordova Street. The site does not contain any heritage resources, but as part of the HA-2 Gastown Historic Area the committee is requested to provide its comments on this new development. The proposal comprises the following:

Development of a 9-storey mixed use building containing community program space, supportive housing, social service centre (shelter), and detoxification, providing a total of 46 dwelling units and 254 sleeping units, all over one level of underground parking having vehicular access from the lane.

Issues: Exterior design as it relates to Gastown Historic area and particularly the HA-2 Design Guidelines.

Staff: Hugh McLean, Heritage Planner

Applicant: Brian Dust, NSDA Architects

Attachments: Elevations, Plans and Renderings

4. Heritage Action Plan Update - Heritage Conservation Program 4:30 - 5:15 p.m.

In 2013, Council approved the Heritage Action Plan consisting of 14 action items to update the City's Heritage Conservation Program. Staff launched a Program review in 2014 by engaging consultant team to provide an independent review and recommendations based on Canadian and international best practices. Public engagement and consultation have been ongoing since 2014 and GHAPC has provided its input on a couple of occasions, most recently in June 2018. The report to Council is scheduled for February 2020.

Staff will provide an update to the Heritage Action Plan completion status as well as an overview of the proposed renewed Heritage Conservation Program.

Staff: Zlatan Jankovic, Senior Heritage Planner

5. Heritage Incentive Program 5:15 - 6:00 p.m.

Staff will provide an update on the first year of the Heritage Incentive Program (HIP). Five pre-applications were received this year, subject to an internal interdepartmental review which determined two projects as eligible for HIP 2019 grants. The following are being recommended for HIP grants to Council:

- St. Andrew's-Wesley Church (VHR "A", municipally designated): Seismic Upgrade and Heritage Rehabilitation (repointing, windows, roofing)
- Sun Tower (VHR "A", municipally designated): Stabilization of exterior envelope and Heritage Conservation (windows, pinning terracotta cladding)

The Heritage Incentive Program policy provides financial assistance to qualified applicants of \$100 per sq. ft. of the total floor area, up to 50% of the eligible costs, to a maximum of \$4 million. As per this policy each project will be eligible for the following:

- St. Andrew's-Wesley Church: \$2,965,900 based on \$100 per 29,659 sq. ft.
- Sun Tower: \$2,875,415 based on 50% of Cost Estimate of \$5,750,830

The report to Council containing an update on the 2019 implementation and seeking support for the two eligible grants is scheduled for December 10, 2019. Should Council approve the applications, the applicants will be required to enter into an agreement with the City to ensure completion of the heritage conservation work and continued maintenance of the heritage buildings. These agreements (Restoration Covenants) will be prepared by Legal Services and registered on title. All agreed upon work and a site visit must be completed prior to release of grant funds.

Staff: Amber Knowles, Heritage Planner

Attachments: Heritage Incentive Program Policies and Procedures (attached electronically)

Next Meeting:

Date: December 18, 2019
Time: 4:00 p.m.
Place: Woodward's "W" Room, 5th Floor
Woodward's Heritage Building
111 West Hastings Street

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