

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

NOVEMBER 8, 2017

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, November 8, 2017 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:** Shelley Bruce, Community Heritage Representative, Chair
Glenda Bartosh, Local Property Owner
Mahbod Biaz, Community Property Owner Representative
Brady Dunlop, Community Architect
Franke James, Community Business Representative
(departed 7:14 p.m.)
Samuel Sugita, Community Resident Owner
(arrived 4:23 p.m.; departed 7:13 p.m.)
- REGRETS/ABSENT:** Eddie Emermen, Community Business Representative
Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Glade Schoenfeld, Community Engineer, Vice Chair
Commissioner Michael Wiebe, Vancouver Park Board
- ALSO PRESENT:** Zlatan Jankovic, Heritage Planner, COV
Paul Cheng, Senior Development Planner, COV
Gregory Henriquez, Henriquez Partners Architects (Item 2)
Matthew Brodie, Owner Representative,
Provincial Rental Housing Corporation (Item 2)
Bryce Gauthier, Lead Consultant, Enns Gauthier
Landscape Architects (item 3)
John Atkin, Heritage Consultant (item 3)
Lisa King, Project Facilitator, COV (Item 2)
Helen Ma, Downtown East Side Policy Planner, COV
Tom Warren, Project Manager, COV Engineering Dep. (Item 3)
- RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Shelley Bruce called the meeting to order at 4:04 p.m. she read aloud a paper outlining the process that would be followed in considering the items before the Committee.

1) Adoption of Agenda and Minutes

MOVED by Mahbod Biazi
AND SECONDED by Glenda Bartosh

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held July 19, 2017 be approved with amendment to page 2, paragraph 6, to insert “of seismic retrofitting” following “financial burden”.

CARRIED

The Agenda for the Gastown Historic Area Planning Committee (GHAPC) meeting scheduled November 8, 2017 was accepted as circulated.

**2) 33 W. Cordova Street - DE419722
Stanley Hotel VHR “B”, M and New Fountain Hotel VHR “B”, M**

Zlatan Jankovic, Heritage Planner, introduced the proposal to develop a 10-story mixed-use building with retail on the ground floor, restaurant use on the ground floor and the basement, and 80 secured non-market rental units and 62 market rental units.

Paul Cheng, Senior Development Planner, advised that in its first review of this application there was particular concern about the massing, which has been reduced but does have some implications for Blood Alley, as well as the Stanley and New Fountain buildings.

With reference to an overhead presentation titled “GHAPC Review - 33 W Cordova Street”, Gregory Henriquez, Henriquez Partners Architects, discussed site history, heritage, existing site conditions, 2016 submission renderings, heritage streetscape, summary of changes relative to massing and form, heritage façade, floor alignment, compatibility with Gastown, reduced shadow impact, and materiality.

4:23 p.m. Samuel Sugita arrived at the meeting.

The Heritage Consultant offered comments on heritage elements of the proposal, and noted the applicant’s commitment to working with the design team to address heritage elements.

BC Housing representative indicated that BC Housing is replacing 80 units of SRO with 80 self-contained units. The model is designed for tenants at social income assistance rates. The market component has been reduced from 134 to 62 units, which along with the delay in securing funding and increased construction costs, has meant BC Housing has had to secure an 40% of grant funding, with West Bank providing some contributions as well. Although there was interest in more market housing, the limitations on this site resulted in the adjusted program and design.

Staff and the applicant received comments and responded to questions regarding: the storefront design; use of white brick; set back of the higher level; loss of heritage density bank; façade facing Blood Alley; rationale for tearing down the existing wood frame buildings; plans for addressing seismic retrofitting; distinction in materiality between the lower and upper levels; lack of interior heritage value; reuse of materials at Trounce Alley; two-storey glass amenity area; separation of amenity spaces; implications of the design for the neighbouring site; HA2 guidelines relative to design of awnings; confirmation that the entire site will remain on the heritage register; inability to find a use compatible with the buildings;

minimal revisions to the conservation plan since the prior presentation; retention of original window frames retrofit with new windows; tools available to clarify the interpretation of density and height on HA2 sites; economic realities of the location; next steps in the review process; request for a height relaxation; historically the city has not provided grant money to other public bodies.

MOVED by Samuel Sugita
AND SECONDED by Brady Dunlop

THAT, with regard to the proposed development for 33 W Cordova Street - DE419722, the Gastown Historic Area Planning Committee (GHAPC):

- a) Acknowledges the work of the project team over the last 18 months and the significant improvements to the design of the new construction including the social housing component
- b) Supports the proposal's application to the Heritage Façade Rehabilitation Program
- c) Voice regret over the demolition of two designated heritage buildings
- d) Encourage the heritage consultant to continue their close coordination with the design team to ensure the calibre of the heritage conservation is as high as possible
- e) Note its appreciation for the reduced volume and massing and encourage further exploration of design to keep with the intent of the HA-2 guidelines and the historic context of the National Historic Area
- f) Encourage closer examination of cladding materials, window configuration, the application of the cornice, and a much more contextually appropriate response to the new heritage storefronts
- g) Encourage more definition to the Trounce Alley lower façade to reflect the original scale of the building.

CARRIED
(Glenda Bartosh and Shelley Bruce voting in opposition)

3) Blood Alley Square and Trounce Alley Redesign Update

Paul Cheng, Senior Development Planner, introduced the City of Vancouver's plans to redesign Blood Alley Square and Trounce Alley.

Bryce Gauthier, Lead Consultant, Enns Gauthier Landscape Architects, provided an overhead presentation during which he discussed the key objectives, guiding design principles, current condition; rehabilitating, repurposing and restoration efforts; public engagement; tree management strategy; engagement of KWL to undertake a comprehensive waste management strategy; factors driving the design; stewardship guiding principles.

John Atkin, Heritage Consultant, discussed the history of Trounce Alley; applying heritage principles to design elements.

Staff and the applicant received comments and responded to questions regarding: potential to incorporate archival imagery and photographs of the graffiti in the design; and life expectancy for trees and succession plan.

7:13 p.m. Samuel Sugita departed the meeting.
7:14 p.m. Franke James departed the meeting.

Additional questions were responded to relative to: materiality and found elements; angular nature of the site; and confirmation that to date nothing of Aboriginal significance has been found on the site.

The Committee agreed to continue its discussion at its next meeting on November 15, 2017.

Next meeting:

DATE: November 15, 2017
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

The meeting adjourned at approximately 7:15 p.m.

Chair

Date Approved