



**GASTOWN HISTORIC AREA PLANNING COMMITTEE
MEETING NOTES
NOVEMBER 20, 2019**

Notes from the meeting of the Gastown Historic Area Planning Committee (GHAPC) held on Wednesday, November 20, 2019, in the Woodward's "W" Room, 5th Floor, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

MEMBERS PRESENT: Mahbod Biazi, Community Property Owner
Brady Dunlop, Community Architect (arrived at 4:13 p.m.)
Peter Meiszner, Community Resident Owner
Jurian ter Horst, Community Heritage Representative

MEMBERS ABSENT: Viktorija Barakauskas, Community Engineer (Chair)
Sarah Chesterman, Community Resident Tenant
Clarence Lowe, Community Business Representative
Natalie Telewiak, Local Property Owner

LIAISONS PRESENT: Sarah Kirby-Yung, Councillor (departed at 4:43 p.m.)

GUESTS: Brian Dust, NSDA Architects (Item 4)
Atsushi Fujimi, NSDA Architects (Item 4)
Emily Rankin, NSDA Architects (Item 4)

STAFF: Zlatan Jankovic, Senior Heritage Planner
Amber Knowles, Heritage Planner
Hugh McLean, Heritage Planner

RECORDING SECRETARY: Roberta Pak, Mosaic Writing Group

Call to Order

Hugh McLean, Heritage Planner, called the meeting to order at 4:09 p.m. and acknowledged the unceded traditional territory of the Coast Salish, Tsleil-Waututh and Musqueam Nations.

The GHAPC members present agreed to have an informal discussion as the meeting could not be convened without a quorum present.

1. 128 East Cordova Street DP-2019-00895

Brian Dust, NSDA Architects, provided an overview of the Harbour Light project and highlighted:

- A capital funding program is underway for the Salvation Army project
- A temporary shelter will be built while construction is underway
- Corrections Community Residential Facilities (a Correctional Services Canada program) will have two floors for residents who have just been released from prison
- The laneway areas are reserved for managing food distribution traffic
- The Salvation Army has considerable archival materials that will be incorporated into the interior design

- Lighting for the building during the evening hours is important as the shelter opens at 9:00 p.m.

Discussion ensued on:

- Support for the selection of external brick material
- Rationale for the request for additional height:
 - Securing the additional height was a lengthy process undertaken by the applicant
 - The use of glass and double height windows is important for the purpose of facilitating supervision within the building
 - Given the volume of people being served, the double height volumes were an important building aspect designed to keep congested internal spaces open
 - The large internal windows will bring abundant light into the dining area
- The 300 shelter beds that are currently spread over four buildings will be consolidated into a single building
- The existing site on the north side of East Cordova is experiencing increased mechanical difficulties and can no longer sustain the current programming and will be sold to partially fund the building project
- No Statements of Significance were prepared for any of the buildings being demolished
- The applicant is seeking funding from BC Housing and Canada Mortgage and Housing Corporation (CMHC)
- White panels have been deliberately used in the laneway facing exterior surfaces to add light to the laneway areas
- An anti-graffiti coating will be applied to external materials, as required
- Programs at grade and storefront:
 - Combined cart storage and bike parking will be accessible from the Cordova street sidewalk
 - Garage access for the car elevator
 - Double height multi-purpose room is at grade level, at the front of the building
 - Lobby access
- 20% of the units will be accessible
- The windows are non-operable, except for the top two floors of long-term housing.

Members provided the following feedback:

- The setback is problematic
- Suggestion to enhance the design of the window casings to achieve greater definition, more in alignment with traditional Gastown features
- The proposed design is a positive attempt to match the feel of the neighborhood
- The facades are well articulated
- The height is a concern as it exceeds the 75-foot height guideline:
 - The impact on neighboring sites with rooftop decks
 - A desire to balance the important social programming done by the Salvation Army with the concerns on added height to the building
- The two loading bay doors:
 - Impact of cart storage on neighboring storefronts
 - Opportunity to improve the treatment of these doors at the street level
 - 15 to 18 carts would fit in the storage area
 - The applicant does not want the carts in the laneway

- Patrons will not enter the dining hall unless there is secure storage space for the carts.

GHAPC members developed a proposed motion for consideration at the next meeting where a quorum is present:

“That the Gastown Historic Area Planning Committee supports the application for 128 East Cordova Street DP-2019-00895, in principle, and recommends the following for further consideration:

1. Height is a concern:
 - A. Recognizing the benefits of the facility for the neighborhood;
 - B. Recommend weighing those considerations against the height exceeding 75 feet; and
 - C. Consider an opportunity to create setbacks above 75 feet to further align with HA2 guidelines; and
2. Two western bays on Cordova Street to provide further development of the doors’ materiality and possible opportunity for glazing; and
3. Further development of the building signage to reflect more character and HA2 guidelines through separate application.”

2. **Heritage Action Plan Update – Heritage Conservation Program (HCP)**

Zlatan Jankovic, Senior Heritage Planner, provided an update on the Heritage Action Plan (Plan) and highlighted:

- The Plan was introduced in 2013 as a city-wide umbrella program
- Review of 14 heritage action items included in the Plan:
 - Increased input from local Indigenous nations is required to complete the Plan
 - Heritage Register Upgrade process will take place in 2020
- Review of current strategic directions and guiding principles related to heritage conservation
- Historic Urban Landscape Planning Model is considered to be a Canadian best practice and will be undertaken in 2020 to promote values-based heritage conservation
- Establishing a program to promote the rehabilitation of heritage sites beyond simply maintaining the façade of the building
- Places and events that are culturally important to under-represented communities need to be identified and included
- Reconciliation will be prioritized as identified in the National Historic Site System Plan 2019
- Definitions for Tangible Heritage and Intangible Cultural Heritage.

Discussion ensued on:

- Concern about the terminology “pre-settler” in HCP Goal #1 Recognizing a Diversity of Heritage Values
- Identifying the gaps with certain types of buildings missing from or under-represented in the existing Heritage Register
- Understanding intangible heritage content will be facilitated through expanded community engagement

- The use of cultural advisors for the preparation of Statements of Significance will become standard procedure for future development applications.

GHAPC members developed a proposed motion for consideration at the next meeting where a quorum is present:

“THAT the Gastown Historic Area Planning Committee strongly supports the efforts of the Heritage Conservation Program renewal and agrees to participate in the process toward a final plan.”

3. Heritage Incentive Program

Amber Knowles, Heritage Planner, provided an introduction to the Heritage Incentive Program (Program) and highlighted:

- The Program was approved in March 2019 and will extend till 2022
- The intent of the Program is to expand seismic upgrading of heritage assets
- The grant is \$100 per square foot of the total floor area, up to 50% of the eligible costs, to a maximum of \$4 million dollars
- Transferable Heritage Density Incentive as compensation for the heritage designation.

Discussion ensued on:

- There has never been a tool to encourage heritage maintenance
- This program is intended to invigorate heritage rehabilitation projects
- The need to increase the funding source to allow the program to expand
- Two iconic buildings are being considered for the inauguration of the Program
- The priority is to protect heritage resources at risk:
 - Expansion of the definition will be considered after the first four years of the Program
- A review of the Program will be initiated before it expires.

GHAPC members developed a proposed motion for consideration at the next meeting where a quorum is present:

“THAT the Gastown Historic Area Planning Committee:

1. Strongly supports the implementation of the Heritage Incentive Program, as presented;
2. Encourages Council to consider expanding the funding for the Heritage Incentive Program.”

4. Adjournment

The meeting adjourned at 6:48 p.m.

Next Meeting:

Date: December 18, 2019

Time: 4:00 p.m.

Place: Woodward’s “W” Room, 5th Floor, Woodward’s Building, 111 West Hastings Street