



**GASTOWN HISTORIC AREA PLANNING COMMITTEE  
MEETING MINUTES  
November 15, 2023**

A meeting of the Gastown Historic Area Planning Committee was held on Wednesday, November 15, 2023, at 4:30pm in the Cascadia Room, 3rd Floor, City Hall, and via electronic means.

**PRESENT:** Tanya Bennett, Community Business Representative  
Harmony Cornwell, Local Property Owner, Chair  
Alyssa Myshok, Business Owner  
Adrian Watson, Community Architect  
Stephanie Ameyaw, Community Resident Tenant, Vice Chair  
Mitchell Thom, Local Property Owner

**LEAVE OF ABSENCE** N/A

**LIAISONS PRESENT:** Rachel Magnusson, Branch Manager, Street Activities  
Elijah Sabadlan, Heritage Planner

**Call to Order**

The Chair (Harmony Cornwell) called the meeting to order at 4:30 p.m.

**1. Introduction**

The Chair opened with a land acknowledgement to recognize that we are on the unceded ancestral territories of the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) First Nations, and expressed our gratitude for allowing us to inhabit in this land.

The Chair conducted a roll call.

**2. Adoption of Agenda and Minutes**

MOVED by Stephanie  
SECONDED by Adrian

THAT the Gastown Historic Area Planning Committee adopts the agenda for the October 18, 2023, and the minutes for September 21, 2023 meeting, as presented.

CARRIED  
(Unanimously)

**3. Rezoning (RZ-2023-00035) for 8-36 W Cordova St & 15-27 W Hastings St  
Dunn and Miller Block, VHR-A, M (8 W Cordova St)  
Callister Block, VHR-B, M (30-34 W Cordova St)  
McIntosh Block, VHR-B, M (36 W Cordova St)**

Staff provided their presentation, introducing the non-compliant rezoning application, and an overview of the policy context upon which this rezoning application is being

considered. Staff clarified that GHAPC's purview will focus on the intervention proposed within the Gastown Historic Area (HA-2) District, but acknowledged that the overall rezoning application includes the West Hastings Site that is in the Downtown District (DD) Victory Square Sub-Area.

The applicant team provided their presentation, starting with remarks from the developer, followed by an overview of their design rationale and the heritage conservation plans for the three designated heritage buildings.

Following the presentations is the question-and-answer period (GHAPC to staff and applicant team), and subsequent discussion period amongst the GHAPC members. GHAPC acknowledged that the application is non-compliant. GHAPC commended the outward-facing approach to retain tenancy (compared to inward-facing approach to Woodwards), the use of mass-timber for the addition, and the proposed rehabilitation strategy for the historic storefronts. GHAPC was generally supportive of the façade-only retention because of the major upgrades required to construct the proposed addition.

However, there were concerns about the height and massing of the addition in relation to the three heritage façades, some including references to Standard # 11 (relating to Rehabilitation). There was an additional concern that the height of the addition will result in the building being visible from Maple Tree Square, an important element in the historic look of Gastown.

MOVED by Mitchell Thom  
SECONDED by Adrian Watson

Whereas the Gastown Historic Area Planning Committee received the policy non-compliant rezoning application for 8-36 W Cordova St & 15-27 W Hastings St: Dunn and Miller Block, VHR-A, M (8 W Cordova St) Callister Block, VHR-B, M (30-34 W Cordova St) McIntosh Block, VHR-B, M (36 W Cordova St),

THAT the Gastown Historic Area Planning Committee:

1. supports the portion of the proposed non-compliant rezoning application that is within the Gastown Historic District (HA-2), called the Cohen Block, specifically the proposed façade-only retention strategy of the three designated heritage properties.
2. further that, the Committee supports the overall height and scale of the non-compliant rezoning application even though it exceeds the maximum two-storey addition up to a height of 75 feet.
3. suggests that city staff view the non-compliant rezoning application with an approach of flexibility as they review the application.
4. requests that the applicant consider incorporating improved human scale design into the laneway activation with possible street cover to foster an inviting space.

CARRIED

(Tanya Bennett voting in opposition due to the inclusion of item 2: "the Committee supports the overall height and scale of the noncompliant rezoning application even though it exceeds the maximum two storey addition up to a height of 75 feet".)

**5. New Business**

No new business added.

The GHAPC meeting held on November 15, 2024 adjourned at 5:56pm.

**Next Meeting:**

Date: Wednesday, January 17, 2024

Time: 4:30 p.m.

Place: TBD

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