



## Heritage Vancouver

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Canada

July 12, 2016

Lisa King, Project Facilitator

Dear Ms. King,

We are writing on behalf of our membership to oppose the proposed redevelopment at 33 West Cordova of the historic Stanley Hotel and the New Fountain Hotel, both of which are on the Vancouver Heritage Register as well as being designated since 1971. We are concerned that the project in its present form will have significant negative impacts on the Gastown area which is an important, designated heritage neighbourhood and a National Historic Site of Canada.

We cannot support the proposal in its present form. Gastown, a designated heritage area, is zoned to limit height and maintain its historic sawtooth profile of its streetscape. It is intended to support a mixed-use/mixed-demographic neighbourhood for tourists, residents and Vancouverites in general and is an urban memory bank for how Vancouver used to look and feel.

While we appreciate the proponent's efforts to renovate and provide important rental and social housing assets, we feel that the negative impacts on Gastown's heritage feel, public spaces and urban fabric completely outweigh the positive aspects of the project. Specifically, we note that it does not abide by the guidelines in the HA-2 District Schedule, the Gastown HA-2 Design Guidelines, or the *Standards and Guidelines for the Conservation of Historic Places in Canada* with respect to:

- the demolition of the two designated buildings (facade retention is not best practice for heritage retention)
- the poor level of overall conservation of retained material
- overall massing and height (above zoning limits and does not adequately address the area's historic sawtooth skyline)

We are also concerned about the non-zoning related impacts. Specifically, these include its overshadowing of the already beleaguered public space of Blood Alley, non-contextual storefront renovations, and a general lack of design accountability to the character of the neighbourhood. In addition, the proposed 600 seat nightclub challenges the liquor seat moratorium and its large scale is at odds with the needs of the area.

Our review of this project is that it cannot be just revised into conformance. It must be fundamentally re-structured to achieve complex heritage requirements and urban design goals, as this site cannot support this level of density.

We appreciate your consideration of our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Stewart Burgess". The signature is fluid and cursive, with the first name "Stewart" and the last name "Burgess" clearly distinguishable.

Stewart Burgess  
Vice President, Heritage Vancouver Society