



P.O. Box 3336, Vancouver, BC, V6B 3Y3, (604) 254-9411

September 17, 2010

Mayor Gregor Robertson and Vancouver City Council
Vancouver City Hall
453 W. 12th Ave.
Vancouver, BC, V5Y 1V4

Mayor Robertson and City Council Members;
Re: 60 West Cordova Street [DE 414003]

On behalf of the membership of Heritage Vancouver, I am writing to express our concerns regarding the proposed development at 60 West Cordova Street in Historic Gastown. We fully support new development in Gastown, including development such as this that combines a mixture of dwelling units, a retail component, an amenity area and a landscaped yard. At the same time, we strongly recommend that this and all future new developments in Gastown must conform with the Gastown Heritage Management Plan and the design guidelines for the HA-2 Heritage Area. In our opinion, the Heritage Management Plan allows sufficient opportunity for new development while at the same time ensuring that the historic nature of Gastown is preserved. Gastown was recently designated as a National Historic Area and Heritage Vancouver strongly urges the City, as custodian of the area, to ensure proper land management decisions that will preserve, rather than detract from, the heritage character of Gastown.

Despite its desirable objectives, this project does not conform to heritage area guidelines, does not refer to historic precedent and offers no heritage conservation benefit to the Gastown area. The overheight bulkiness of the proposed building, with no setbacks, is intrinsically at odds with the area's historic building stock.

To ensure the meaningful conservation of this National Historic Area, Heritage Vancouver recommends that measures be taken to ensure that this proposed development conform to the HA-2 Heritage Area Guidelines. This should include:

- Revised scale and proportion for the streetscape façade so that it would be more compatible with the heritage character of Gastown. This would likely require setbacks to reduce the apparent bulk of the structure.
- Revised materials and detailing for the streetscape façade, which would be more compatible with construction materials and assemblies reflective of Gastown's historic character.

We thank you in advance for your immediate attention to this most urgent matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Patrick Gunn".

Patrick Gunn, Member of the Board
Heritage Vancouver Society

cc. Penny Ballem, City Manager
Marco D'Agostini, Senior Planner, Heritage Group
Brent Toderian, Director of Planning
Members of the Heritage Commission