

**NOTICE OF MEETING
GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, January 16, 2013
TIME: 4 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver

Please call 604-873-7141 if you are unable to attend this meeting

1) Membership and the Election of Chair and Vice-Chair for 2013 4.00PM - 4.15PM

On November 28, 2012 City Council approved new appointments to GHAPC, as per the following motion:

“THAT the following individuals be appointed to the Gastown Historic Area Planning Committee, representing the categories indicated, terms to commence December 3, 2012 and end December 7, 2014:

- Chris Fair, Community Business
- Nic Meyer, Community Hospitality
- Ashley Pope, Community Architect
- Glade Schoenfeld, Community Engineer.”

There are nine currently appointed GHAPC members who will nominate and elect the Chair and Vice-Chair to serve the Committee for one-year term, until the end of 2013.

Staff: Zlatan Jankovic, Heritage Planner

2) Adoption of Minutes 4.15PM - 4.20PM

The Minutes of the regular meetings of July 18, 2012, September 19, 2012 and October 17, 2012 to be adopted.

**3) 91 Powell St. 4.20PM - 5.00PM
C, (M)**

The proposal is to rehabilitate the part of the storefront on this heritage building listed under the category “C” on Vancouver Heritage Register. The site is located in Gastown, municipally and nationally designated heritage district. The storefront of this heritage building received an unsympathetic alteration in the 1970’s which has now been proposed for replacement with a more historically appropriate design.

The conservation plan has been developed to rehabilitate the western portion of the storefront (the section fronting Powell Street) by restoring the storefront, transom windows and intermediate cornice. The proposal introduces a new storefront element- retracting door

in order to improve the functionality of the restaurant space on the ground floor. The proposed storefront configuration is based on archival photos from 1930's. The applicant will provide more details about the proposed conservation approach.

Issues: Compliance of the conservation plan with HA-2 Design Guidelines and Standards and Guidelines for the Conservation of Historic Places in Canada

Applicant: Chad Mooney, Architect

Staff: Zlatan Jankovic, Heritage Planner

Attachments: drawings and conservation plan in electronic form

4) 150 E. Cordova - DE416465

5.00PM - 6.00PM

Located at 150 East Cordova Street, this 50 x 122 site is currently vacant. It is at the border of the HA-2 Gastown zoning district, with the zoning changing to the DEOD Downtown Eastside Development District, Sub Area 1: Main and Hastings, to the east and rear (south) of the site, across the lanes.

The immediate context is a mixture of building types, including both historical buildings and those of more recent vintages. To the west is a recently constructed 3 storey artist studio building, across the flanking lane to the east are lower 1 and 2 storey commercial buildings fronting on Main Street, and across the rear lane to the south are primarily 9 storey residential hotels, with some 1 and 2 storey commercial buildings in between, fronting on East Hastings Street. The buildings across East Cordova Street on the north side include 5 and 6-storey residential and institutional buildings.

The proposal is 9 storey mixed-use building, with a commercial unit at the ground floor and 8 storeys of residential above. A total of 61 residential units are proposed, with a mix of studio, and 1 and 2 bedroom units, five of which are 2 storey loft units. The primary residential entry is located at East Cordova. The gross floor area is 46,163 SF. The height of the building to the top of the roof deck is 76ft - 79ft, depending where it is measured (due to the drop in grade on this site). Seven parking spaces are provided at the ground floor, as well as two car-share spaces. Vehicular parking and garbage storage areas are accessed from the lanes. There is no underground parkade proposed as the site width would not accommodate conventional underground parking. The applicant is proposing payment-in-lieu for the remainder of the required parking spaces (4 spaces). Bicycle parking and bulk storage lockers are provided at the basement, with the building serviced by two elevators. The roof top is proposed to be developed as garden and patio space for use of the residential units.

The overall design and architectural expression is required to meet the expectations of the HA-2 Design Guidelines for new buildings. The design is intended to be a modern interpretation of the historical Gastown character. The design seeks to respect the predominant patterns of building form, height, fenestration, façade composition and materiality, while proposing a more contemporary aesthetic in terms of the building details.

Issues: -Compatibility of the proposed design with the character of Gastown
 and application of HA-2 Design Guidelines
 -Height relaxation (of up to 4ft)

Applicant: Christopher Bozyk Architects Ltd., Nick Bray, RIBA
Staff: Marie Linehan, Development Planner
 Zlatan Jankovic, Heritage Planner

Attachments: reduced drawings in electronic form

Next meeting:

DATE: February 20, 2013

TIME: 4.00 p.m.

PLACE: Water Street Café, 300 Water Street, Vancouver, BC