



**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE
JANUARY 16, 2013**

A Regular Meeting of the Gastown Historic Area Planning Committee was held on Wednesday, January 16, 2013 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Chris Fair, Community Business Representative, Vice Chair
Glenda Bartosh, Local Property Owner
Jim Lehto, Community Heritage Representative
Nic Meyer, Community Hospitality
Ashley Pope, Community Architect
Glade Schoenfeld, Community Engineer
Tony Tang, Councillor, Liaison to GHAPC

ABSENT: Will Beale, Community Resident Tenant
Carol Sill, Community Resident Owner, Chair
Sean Farell, Community Business Representative

ALSO PRESENT: Zlatan Jankovic, Heritage Planner

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

Chris Fair, 2012 Committee Vice-Chair, assumed the chair at the request of the Committee and called the meeting to order at 4:00 p.m.

Membership and the Election of Chair and Vice-Chair for 2013

The floor was opened for nominations for the position of 2013 GHAPC Chair. Carol Sill was nominated. There being no further nominations, Carol Sill was acclaimed to the position of 2013 GHAPC Chair.

The floor was opened for nominations for the position of 2013 GHAPC Vice Chair. Chris Fair was nominated and consented to the nomination. There being no further nominations, Chris Fair was acclaimed to the position of 2013 GHAPC Vice Chair.

Adoption of Agenda

The agenda for the regular meeting scheduled January 16, 2013, was accepted as circulated.

Adoption of Minutes

MOVED by Glenda Bartosh
SECONDED BY CHRIS FAIR

THAT the minutes of the July 18, 2012 meeting of the Gastown Heritage Area Planning Committee be amended on page 4, subsection 5, to replace "window" with "windows".

CARRIED UNANIMOUSLY

MOVED by Glenda Bartosh
SECONDED BY Chris Fair

THAT the minutes of the July 18, 2012 meeting of the Gastown Heritage Area Planning Committee be adopted as amended.

CARRIED UNANIMOUSLY

MOVED by Chris Fair
SECONDED by Glenda Bartosh

THAT the minutes of the September 18, 2012 meeting of the Gastown Heritage Area Planning Committee be adopted as previously ratified.

CARRIED UNANIMOUSLY

MOVED by Jim Lehto
SECONDED by Glenda Bartosh

THAT the minutes of the October 17, 2012 meeting of the Gastown Heritage Area Planning Committee be adopted as previously ratified.

CARRIED UNANIMOUSLY

It was requested that a future agenda include the topic of how the Committee might provide comment on development not located in Gastown, but which might have an effect on the Gastown neighbourhood.

1. 91 Powell St. C, (M)

Applicant: Chad Mooney, Architect
Staff: Zlatan Jankovic, Heritage Planner
Attachments: drawings and conservation plan in electronic form

Staff and the applicant provided an overview and responded to questions regarding:

- i. Eastern and western portion of the facade;
- ii. Location of the work being completed;
- iii. Description of the paint treatment to aluminum doors and its proximity to wood;
- iv. Construction of mullions/windows above;
- v. Any opportunity for wood-clad metal on the doors;
- vi. Availability of a material that provides security, but with a wood cladding;
- vii. Whether the aluminum will dent;
- viii. Which portion of the facade is new (as of the renovation in the 70's) vs. original;
- ix. Are staff comfortable with the treatment being proposed;
- x. Is the materiality of the design in compliance with the design guidelines;
- xi. Plans for the secondary cornice;
- xii. Will the construction disturb the original sand stone sills?

Committee members' commented on:

- i. The exposed rivet column could present a nice piece of heritage detail which could add a unique gas-town flavour;
- ii. General support of the proposal to help make the area more attractive for business and use.

MOVED by Jim Lehto

SECONDED by Nic Meyer

THAT the Gastown Heritage Area Planning Committee:

- a) Supports the approach and general design for the application for 91 Powell Street; and
- b) Encourages the applicant to do further exploration, with staff, of the treatment of the bottom window panels and frames, with the final design proposal to be at discretion of staff, after the submission of materials and final large detail design plan.

CARRIED UNANIMOUSLY

2) 150 E. Cordova - DE416465

Applicant: Christopher Bozyk Architects Ltd., Nick Bray, RIBA

Staff: Marie Linehan, Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: reduced drawings in electronic form

Jim Lehto advised that he has a working relationship with the project's developer.

Staff and the applicant provided an overview and responded to questions regarding:

- i. Are there bicycle spots being provided;
- ii. Is the front facade brick or concrete block;
- iii. How many units are in the building;
- iv. How many bike spaces will there be;

- v. The size of the studio units;
- vi. Effect on the adjacent building's courtyard;
- vii. Fit with guidelines for adjacent buildings and courtyards;
- viii. Facade materials fit with the heritage plans of the neighbourhood;
- ix. Commitment to public art;
- x. Car share and number of parking spaces;
- xi. Colour palate on the facade; and
- xii. Price per square foot?

Committee members' commented on:

- i. Concern over lack of parking;
- ii. The number of bike parking spots;
- iii. Concern that the appearance of the building is not in alignment of the heritage nature of the neighborhood;
- iv. Support for the bike parking spots;
- v. Concern that there is no projection or corbelling of the masonry which is dominant in Gastown area;
- vi. Concern that there is no masonry on the side or back facade;
- vii. Support of the project in general;
- viii. Support for the vibrancy, eccentricity and character. Good modern example;
- ix. Encouraged commitment to the public art idea;
- x. Concern with blank white facade on side;
- xi. Suggestion to use more colour confidence in the arch - perhaps pick up turquoise or bold colour from art;
- xii. Suggest some colour reveals in the windows that picks up other colours from the public art piece;
- xiii. Support for more parking for bikes and less parking for cars;
- xiv. Support for the brick veneer, would like to see hardy materials at grade;
- xv. Support for artwork at ground level;
- xvi. Concern about the longevity of the artwork on the garage doors, would prefer the artwork on the face of building to reduce instance of loss of artwork;
- xvii. Support for the car co-op spaces, but concern that the location might make them a target for crime;
- xviii. Comment that there are very few empty sites in Gastown and few opportunities for new buildings;
- xix. Concern that the building does not comply with turn of the century character, architecture, or heritage nature of the area, and violates the HA2 and District Guidelines in terms of profile of walls, upper façade, etc.;
- xx. Concern that the building design does not belong in Gastown; and
- xxi. Support for the parking relaxation.

MOVED by Jim Lehto
SECONDED by Glenda Bartosh

THAT the Gastown Heritage Area Planning Committee receives the presentation; and because of the complexities of the project, and its importance for Gastown, the Committee requests that the item be deferred to the February meeting for further discussion.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: February 20, 2013

TIME: 4:00 p.m.

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

The meeting adjourned at 6:00 p.m.

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