

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

DATE: Wednesday, February 20, 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) Adoption of Minutes 4.00PM - 4.10PM

The Minutes of the regular meetings of January 16, 2013 to be adopted.

2) Membership

On January 29, 2013, Vancouver City Council (In Camera) approved the following:

THAT Alan Davies be appointed to the Gastown Historic Area Planning Committee, term to commence immediately and end December 1, 2013.

Staff: Zlatan Jankovic, Heritage Planner

**3) 110 Water St. - Gastown Hotel - DE 416394 4.10PM - 4.45PM
C (VHR), M**

The application was received to renovate and upgrade the Gastown Hotel located at 110 Water Street. This is one of 13 SRO buildings to be renovated as part of the SRO Renewal Initiative P3 project. Originally constructed in 1912/13, the Gastown Hotel consists of 92 SRO Housing units. The building is municipally designated and located in Vancouver's historic Gastown, which is also designated as a National Historic Site of Canada.

The scope of work includes heritage conservation, 30% seismic upgrades, full upgrades to the fire protection, life safety, mechanical, electrical, security systems as well as the removal (or encapsulation) of hazardous materials within the building.

The comprehensive conservation plan developed by Barry McGinn Architect is consistent with the Gastown Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada.

The following is the summary of the conservation procedures planned for this property:

- masonry restoration,
- sheet metal restoration including both cornices and other exterior components,
- storefront period restoration;
- front façade window rehabilitation; new wood twinned double hung sash will be installed in the refurbish wood frames,
- light-court windows replacement,
- rear façade windows replacements,
- the original wood entry doors repaired and retained,

The applicant will present the SRO Renewal Initiative, the Gastown Hotel project and provide more information about the associated conservation plan.

Applicant: Merrick Architecture, Mitch Sakumoto, Architect
Amaresco Canada Inc., Chris Jackson
Staff: Zlatan Jankovic, Heritage Planner
Attachments: reduced drawings and conservation plan electronic form

4) 54 E. Cordova St. - Cordova Residences - DE 416524 4.45PM - 5.30PM
C (VHR)

The proposal was received to renovate and upgrade the Cordova Residences building located at 54 E. Cordova Street. This property is one of the 13 SRO buildings to be renovated as part of the SRO Renewal Initiative. Built in 1912, the Cordova Residences provides 34 SRO housing units and when the renovations to the building are complete, it will house 30 SRO housing units. This building is listed in the category "C" on the Vancouver Heritage Register.

The proposed project consists of preservation, rehabilitation and restoration of the heritage elements as outlined in the Conservation Plan by Barry McGinn. It also includes full upgrades to the fire protection, life safety, mechanical, electrical, security systems as well as the removal (and/or encapsulation) of hazardous materials within the building. The building will incorporate a 30% seismic upgrade and elements such as the upper parapets, new and existing cornice, and the unreinforced exterior masonry walls will be seismically anchored as part of this scope of work.

The conservation plan developed is consistent with Gastown Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada. The following is the summary of the conservation procedures planned for the Cordova Residences:

- masonry restoration,
- restoration of the lower and upper cornices,
- storefront period restoration,
- front façade original windows preservation,
- light court windows replacement,
- rear façade windows replacement, in original refurbished wood frames,

The applicant will present the project and provide more information about the conservation plan.

Applicant: Merrick Architecture, Mitch Sakumoto, Architect
Amaresco Canada Inc., Chris Jackson
Staff: Zlatan Jankovic, Heritage Planner
Attachments: reduced drawings and conservation plan in electronic form

5) 150 E. Cordova - DE 416465

5.30PM - 6.30PM

This application was originally presented to GHAPC on January 16, 2013. Due to time constraints, the complexity of the proposed design and its importance for Gastown, the Committee has requested that the item be differed to February meeting for further discussion.

Located at 150 East Cordova Street, this 50 x 122 site is currently vacant. The proposal is to construct 9 storey mixed-use building, with a commercial unit at the ground floor and 8 storeys of residential above. The height of the building to the top of the roof deck is 76ft - 79ft, due to the drop in grade on this site.

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 contemporary interpretation of the historical character of Gastown. The design seeks to respect the predominant patterns of building form, height, fenestration, façade composition and materiality, while proposing a contemporary architectural expression.

Issues: -compatibility with the character of historic Gastown,
 -compliance with the HA-2 Design Guidelines,
 -height relaxation (allowed 75ft, requested 79ft)

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

Attachments: reduced drawings in electronic form (submitted earlier)

Next meeting:

DATE: March 20, 2013
TIME: 4.00 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver, BC