

**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE
FEBRUARY 20, 2013**

A Regular Meeting of the Gastown Historic Area Planning Committee was held on Wednesday, February 20, 2013 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

- PRESENT:** Carol Sill, Community Resident Owner, Chair
Glenda Bartosh, Local Property Owner
Will Beale, Community Resident Tenant
Alan Davies, Community Architect
Jim Lehto, Community Heritage Representative
Nic Meyer, Community Hospitality (4:05 p.m.)
Ashley Pope, Community Architect
Glade Schoenfeld, Community Engineer (4:06 p.m.)
- ABSENT:** Chris Fair, Community Business Representative, Vice Chair
Tony Tang, Councillor, Liaison to GHAPC
- ALSO PRESENT:** Zlatan Jankovic, Heritage Planner
Chris Jackson, Amaresco Canada Inc. (items 4 - 5)
Marie Linehan, Development Planner (item 6)
Mitch Sakumoto, Merrick Architecture (items 4 - 5)
- RECORDING SECRETARY:** Linda Tylla, Raincoast Ventures Ltd.

Chair Sill called the meeting to order at 4:00 p.m.

1) Adoption of Agenda

The agenda for the regular meeting scheduled February 20, 2013, was accepted as circulated.

2) Adoption of Minutes (January 16)

MOVED by Jim Lehto

SECONDED by Glenda Bartosh

THAT the minutes of the January 16, 2013 meeting of the Gastown Heritage Area Planning Committee be amended as follows:

- Page 3, Item 2, first sentence, replace with, "Jim Lehto advised that he has a working relationship with the project's developer, but has no involvement with the project."

CARRIED UNANIMOUSLY

MOVED by Jim Lehto
SECONDED by Glenda Bartosh

THAT the minutes of the January 16, 2013 meeting of the Gastown Heritage Area Planning Committee be adopted as amended.

CARRIED UNANIMOUSLY

3) 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.

4) 110 Water St. - Gastown Hotel - DE 416394 - C (VHR), M

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

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

- i. Masonry on building front;
- ii. Method for removing paint from brick;
- iii. Handrails and their attachment to the heritage stairs;
- iv. Rationale for the decision to change drywall to corrugated metal;
- v. Accessible accommodations in the lower floor;
- vi. Treatment of entryway;
- vii. Signage strategy for front of building, including maintenance budget;
- viii. How construction will ensure that that internal structures stay dry;
- ix. Detail of the sealer to be placed on the masonry;
- x. Vandal-proof wainscoting and abuse-resistance drywall and its impact on servicing the utilities; and
- xi. Technical standard corrugated steel in the light wells.

Committee members commented on:

- i. Enthusiasm for the project; and
- ii. Concern about the repetitive application of corrugated steel on exterior façades in Gastown, a National Historic Area.

MOVED by Jim Lehto
SECONDED by Nick Meyer

THAT the Gastown Heritage Area Planning Committee strongly supports the application for 110 Water St. - Gastown Hotel - DE 416394 and the efforts shown to restore and renovate the building.

CARRIED UNANIMOUSLY

5) 54 E. Cordova St. - Cordova Residences - DE 416524 - C (VHR)

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

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

- i. The heritage correctness of the colour scheme;
- ii. Steel columns - new or original;
- iii. Configuration of stairs;
- iv. Windows on alley side being replace with aluminum instead of wood;
- v. Rationale for replacing skylight over stairs;
- vi. Second entry on floor level;
- vii. Mullions out of alignment on the front bottom windows;
- viii. Material on back of building;
- ix. Cornice material and venting;
- x. Original materials of the sills and their condition;
- xi. If sandstone sills will be refurbished or replaced with alternative material; and
- xii. Perforated metal panels to alcove in the back.

Committee members commented on:

- i. Disappointment that wood-sashed windows will be changed to metal sashed windows in the back.

MOVED by Jim Lehto
SECONDED by Glenda Bartosh

THAT the Gastown Heritage Area Planning Committee strongly supports the application for 54 E. Cordova St. - Cordova Residences - DE 416524 and the efforts shown to restore and renovate the building.

CARRIED UNANIMOUSLY

6) 150 E. Cordova - DE 416465

Staff: Marie Linehan, Development Planner
Zlatan Jankovic, Heritage Planner
Attachments: reduced drawings in electronic form (previously circulated)

Staff provided a brief reintroduction of the project. The committee reviewed the comments regarding the project from the minutes of the January 16, 2013, GHAPC meeting.

It was noted that although the Heritage Committee supports the project, it proves to be a complex question of whether it fits within the character of Gastown.

Staff responded to questions regarding:

- i. Height relaxation;
- ii. How does the whiteness of the façade holdup in the weather; and
- iii. Durability of stucco on the side of the buildings.

Committee members commented on:

- i. Masonry cladding - concern that it will quickly become stained;
- ii. Concern that lightwell construction will limit light;
- iii. Concern that staggered windows on the side of the building do not conform with the neighborhood;
- iv. Suggestion for a strong cornice element along the top of the building;
- v. Preference for an alternate treatment of the cut corners along the lane;
- vi. Concern over the longevity of the murals;
- vii. Concern over playful nature of the elevations when guidelines speak to an ordered façade;
- viii. Concern over a lack of cornices and window setbacks;
- ix. Concern that the design does not agree with the general design in the Gastown area;
- x. The design is a perfect fit for the neighborhood in that it is clearly a new building;
- xi. Suggestion that materials should fit more with heritage district;
- xii. Concern over the longevity of the east and west façade's masonry cladding and the aesthetics of a white expanse;
- xiii. Suggestion that the brick should continue around the lane façade as it is on a lane with broad frontage;
- xiv. Suggestion that all materials used in the building should be consistent with Gastown area and colour scheme;
- xv. Concern that materials are not respectful of the character of the neighborhood;
- xvi. Concern over the materiality of the east façade;
- xvii. Concern over how the building responds to design guidelines;
- xviii. Questioning how the project fits into the streetscape and other values of the area;
- xix. Concern and recognition that the subject site is:
 - a. One of the last vacant sites in Gastown,
 - b. A high profile 'gateway' site to Gastown, from Main Street,
 - c. A 'corner' site, being situated on two lanes and a street,
 - d. A site with two highly visible façades (fronting East Cordova and the east façade maintaining high exposure to East Cordova via the lane), and another interior façade - all capable of fenestration and light access,
 - e. Suitable for residential use, and suitable for ample development density;
- xx. Recognition that Gastown has the distinction of being a federally designated heritage site in Canada; and
- xxi. Recognition that all projects located in Gastown within the HA-2 District Schedule are required to conform to the 'intent' provisions of the related schedule, and conform to the Gastown HA-2 Design Guidelines.

MOVED by Jim Lehto
SECONDED by Alan Davies

THAT the Gastown Heritage Area Planning Committee:

- a) generally supports the application for 150 E. Cordova - DE 416465 in respect to the following:
 - i. the predominantly residential program,
 - ii. proposed density, and
 - iii. proposed height relaxation; and

- b) strongly recommends further design development of the following:
 - i. more so in compliance with the Gastown HA-2 Design Guidelines criteria for new buildings, by:
 - Introduction of a structured order to the fenestration and balconies on all façades, to be ordered within the vertical elements (Ref: Sec. 4.2.5 "Upper Street Façade" and Sec. 4.5.2.3 "Criteria for New Building");
 - Introduction of projecting major and minor cornices to establish upper and lower hierarchies on the façades (Ref: Sec. 5.7 "Cornices and Parapets" and Sec. 5.7.3 "Criteria for New Buildings");
 - Introduction of vertical elements to the façades to establish/emphasize verticality to the façades, and alternating wall planes (Ref: Sec. 4.4 "Building Bay and Shopfront Width" and Sec. 4.4.3 "Criteria for New Buildings"); and
 - Introduction of window design to more closely responding to Sec. 5.2 "Windows" and Sec. 5.2.3 "Criteria for New Buildings"; and
 - ii. For all façades, particularly the west and east façades, design development to accommodate for proper appearance, maintenance and longevity with substantial materials and detailing to adequately manage water;
 - iii. To create more consistent architectural expression of the ground floor of the north and east elevations of the building; and
 - iv. To achieve a reduced materials palate.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: March 20, 2013

TIME: 4:00 p.m.

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

The meeting adjourned at 7:00 p.m.

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