



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 24, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Bonnie Kennett at 604-873-7269; bonnie.kennett@vancouver.ca.*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>*
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Roll Call 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held October 3, 2016.

1. Business Arising from the Minutes 11:05 - 11:10 am

2. Conservation Review

(a) 119 Water Street - DE 420246 11:10 - 12:10 pm
B(M), B(M), B(M), (M)

An application was received to redevelop this consolidated site on Water Street consisting of four buildings: 115 Water Street (Rainsford and Co. Warehouse), 117 Water Street (Lovell Block), 131 Water Street (F. R. Stewart & Company) and 117-131 Water Street (Gaslight Square). Three of the buildings are listed under the "B" category on the Vancouver Heritage Register (VHR) and municipally designated, and the fourth - Gaslight Square is a municipally designated site but not listed as a heritage building on the VHR. The Gaslight Square building was designed by Richard Henriquez and Robert Todd and it has been evaluated as a potential "C" heritage building. The Heritage evaluation and the Statement of Significance for this building were completed during initial stages of project development.

An earlier development proposal for this site (formerly addressed as 131 Water Street) was presented to the Gastown Historic Area Planning Committee on October 15, 2014, as an

enquiry and was not supported. The Committee opposed the demolition of the Gaslight Square building and requested further design development.

This revised development permit application proposes to conserve the three existing heritage buildings, primarily preserving their original fabric and structure, while allowing for well-setback rooftop additions in the areas where the original heavy timber structure has been removed in the past. It also proposes redevelopment of Gaslight Square building by replacing it with two new structures. The proposed Gross Floor Area (GFA) is 131,065 sf, the Floor Space Ratio (FSR) is 5.01 and the maximum height is 75 ft. The proposed development includes one level of underground parking, one level of commercial /retail space (ground floor), three storeys of office space, and 3 storeys of market residential use.

This development permit application was reviewed by GHAPC on October 19th, 2016. The applicant and staff will present the project and provide further information as required.

Issues:

- demolition of the Gaslight Square building;
- compatibility of the proposed replacement buildings within the context of the historic character of Water Street and Gastown;
- heritage conservation of the three heritage "B" listed buildings and the amount of preserved /retained historic fabric, including the structure;
- design of the proposed rooftop addition to three heritage buildings;
- proposed height, preservation of the saw-tooth streetscape profile, preservation of public views of the North Shore mountains;
- architectural definition and character of the lane façade,
- overall compliance with the HA-2 District Schedule and Design Guidelines.

Applicants: Bryce Rositch, Architect, Rositch Hemphill Architects
Donald Luxton, Heritage Consultant, Donald Luxton and Associates Inc.

Attachments: Project brochure with reduced drawings and Design Rationale, and
Conservation Plan book with Statements of Significance

Staff: Zlatan Jankovic, Heritage Planner
Paul Cheng, Senior Development Planner

(b) 128 W. Pender - Sun Tower Dome Resurfacing
"A", "M"

12:10 - 12:30 pm

A DE permit application and associated conservation plan have recently been approved to conserve the exterior of this "A" listed municipally designated building. The approved conservation procedures were primarily addressing the building envelop through a number of preservation and restoration based procedures. However, the applicant has requested an amendment to one of the procedures asking for a significant change of materials. Instead of restoring and replacing insitu the existing turquoise-painted original terra cotta tiles on a dome roof surface, the applicant is considering the application of a heavy-weight sheet copper, pre-crimped and custom-pressed to exact tile profile, panels.

Issues: Is application of a different material for resurfacing the Sun Tower dome roof appropriate? Is it in accordance with the Standard and Guidelines for the Conservation of Historic Places in Canada?

Attachments: Procedure description with essential drawings

Applicant: Barry McGinn, Architect, McGinn Engineering & Preservation Ltd.
Zlatan Jankovic, Heritage Planner

3. Sign By-law Review

12:30 - 1pm

Staff in the City-wide & Regional Planning Branch are currently updating the Sign By-law to reflect best practices, introduce new types of signs, help ensure good signage and make it easier for businesses and stakeholders to understand and work within the rules of the by-law. The by-law regulates signage to support businesses, set standards, protect the character of an area, and enhance the look and feel of the neighborhoods. Staff will provide a presentation of the proposed changes to the by-law followed by a discussion. Please see the Sign By-law Review webpage (<http://vancouver.ca/your-government/sign-by-law-update.aspx>) for more background information.

Staff: Heather Burpee, Senior Planner, City-Wide & Regional Planning
Helen Popple, Planner, City-Wide & Regional Planning
Zlatan Jankovic, Heritage Planner

4. Heritage Action Plan Update

1:00-1:45 pm

The consultant team lead by Donald Luxton and Associates will provide an update on their work on the Heritage Action Plan. The following key items will be reviewed:

- Historic Context Statement and Thematic Framework
- Heritage Register System Plan
- Heritage Conservation Program Review

Consultant: Donald Luxton, Donald Luxton and Associates

Staff: Tanis Knowles-Yarnell, Planner, City-wide and Regional Planning

5. New Business

1:45-2 pm

Next Meeting:

DATE: Monday, November 14, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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