

**GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, December 21, 2016
TIME: 4 p.m.
PLACE: Woodward-5A-W Room, 5th floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4

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

1. Adoption of Agenda and Minutes 4:00PM - 4:05PM

Proposed meeting Agenda, and Minutes of October 19, 2016 to be adopted.

**2. 1 W. Hastings - DE 420306 (Originally DE 409320) 4.05PM - 4.05PM
A,(M),H**

The original development permit DE 409320 to rehabilitate this significant heritage building was approved in 2006 and subsequently amended in 2009. The accompanying building permit has also been issued, but as rehabilitation work never commenced, both permits expired. The associated Heritage Revitalization Agreement (HRA) was registered on title concurrently with the DE permit, enabling heritage incentives for the conservation work when completed. The GHAPC committee has reviewed and supported the original DE permit application, conservation plan, and the HRA.

Since 2009, the property ownership changed twice. The current owner has decided to complete the rehabilitation work as per the HRA and related conservation plan. To continue, the applicant needed to resubmit a DE permit application which was done earlier this year. The HRA and the incentive package (which was previously approved) remained unchanged. Although the original conservation plan has not been dramatically changed, there are few changes that were made to improve the economic feasibility of the project. Amendments to the conservation plan include the following:

- The areaway, previously proposed to be retained, will be decommissioned (basement floor area will be reduced by 800 sf). Floor glass prisms along Pigeon Square and Hastings Street may be considered for the restoration, depending on results of the physical assessment (the prisms were covered with a layer of asphalt few years ago and are currently not visible),
- The mezzanine floor area will increase by approx. 650 sf to provide more office space,
- A rooftop addition of 2,280 sf is proposed, which would be almost completely hidden behind the existing parapet walls (protruding for 6 inches above the parapet wall level). The original calculation of incentives included approx. 800 sf of rooftop addition, so the new proposal would be adding approx. 1,500 sf of new attic space.

The proposed conservation plan, including new amendments, is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

All other previously approved conservation procedures will be implemented as originally planned. The applicant will present the current proposal and amendments of the conservation plan. Staff will be available to provide further information as required.

Applicant: Chad Mooney, Architect
Peter Malek, Developer / Owner
Adam Nour, Developer / Owner
Donald Luxton, Heritage Consultant

Staff: Zlatan Jankovic, Heritage Planner, COV

Attachments: Project brochure with reduced drawings and Conservation Plan

Next meeting:

DATE: January 18, 2017
TIME: 4:00 p.m.
PLACE: Woodward's "W" Room, 5th floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4