

**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE**

JANUARY 17, 2018

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, January 17, 2018 at 4:00 p.m., in Room 5A-W at the City of Vancouver, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

- PRESENT:** Glenda Bartosh, Community Heritage Representative
(Meeting Chair)
Mahbod Biazzi, Local Property Owner
Brady Dunlop, Community Architect Representative
Franke James, Local Property Owner
Samuel Sugita, Community Business Representative
(arrived 4:13 p.m.)
- REGRETS/ABSENT:** Eddie Emerman, Community Hospitality Representative
Glade Schoenfeld, Community Engineer Representative
Councillor Kerry Jang, City Council Representative
Raymond Louie, City Council Representative
Commissioner Michael Wiebe, Vancouver Park Board
- ALSO PRESENT:** Zlatan Jankovic, Heritage Planner
Russell Acton, Principal, Acton Ostry Architects Inc.
Adam James, Principal, Ryder Architecture
Agatha Malczyk, Project Manager
Jason Olinek, Development Planner
Matt Wood, Associate, Acton Ostry Architects Inc.
- RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

With a quorum present, Zlatan Jankovic called the meeting to order at 4:06 p.m.

1) Council Appointment and Elections

At its meeting on December 12, 2017, Vancouver City Council approved the following appointments to the Gastown Historic Area Planning Committee for a term of one year beginning January 1, 2018 and concluding November 4, 2018:

- Glenda Bartosh, Community Heritage Representative
- Mahbod Biazzi, Local Property Owner
- Brady Dunlop, Community Architect Representative
- Eddie Emerman, Community Hospitality Representative
- Franke James, Local Property Owner
- Glade Schoenfeld, Community Engineer Representative
- Samuel Sugita, Community Business Representative.

Although there are normally 10 members of GHAPC, only seven have been appointed by Council to date. It is possible that Council could add members in future. It was also noted that the 2017 GHAPC Vice-Chair was unable to attend this meeting due to a conflict.

The Committee agreed by consensus to defer consideration of the elections until the next meeting, and agreed that Glenda Bartosh would serve as chair for this meeting.

2) Adoption of Agenda and Minutes

MOVED by Mahbod Biazzi
SECONDED by Franke James

That the Agenda for the Gastown Historic Area Planning Committee (GHAPC) meeting scheduled January 17, 2018 be adopted as circulated.

CARRIED UNANIMOUSLY

MOVED by Glenda Bartosh
SECONDED by Brady Dunlop

That the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held December 20, 2017 be adopted with the following amendments to the resolution under Item 2:

- Clause c), bullet 5, add “and Gastown’s National Historic Area”
- Clauses d), e) and f): Delete “Suggestion”
- Clause f), replace “a lot of” with “numerous”.

CARRIED UNANIMOUSLY

4:13 p.m.

Sam Sugita arrived at the meeting.

3) Gastown Child Care Centre -150 Water St. + 151 W. Cordova St. Parking Garage

Zlatan Jankovic, Heritage Planner, introduced the City of Vancouver proposal to develop two child care facilities in Gastown atop two existing parkades located at 150 Water Street and 151 West Cordova Street (‘Water St Child Care’ and the ‘Cordova St Child Care’).

Jason Olinek, Development Planner, indicated that the proposal is confidential at this point in time. The main relaxation is for height - the proposed height is 26.3 m and 27.1 m respectively. Although 22.9 m is the maximum height allowed in the area, the Development Permit Board may allow an increase in the maximum height subject to the applicant’s consultation with GHAPC, and taking into account the following:

- Effect on the site, surrounding buildings and streets, and existing views
- Effects of overall design on the general amenity of the area, and
- Intent of the HA-2 District Schedule

Russell Acton, Principal, Acton Ostry Architects Inc., introduced the project team in attendance. He reviewed an overhead presentation, and highlighted: consultant team; prefabricated construction; aerial and panorama views; photo montage and elevation of Water Street and Cordova Street Child Care additions; lateral section through parkades showing proposed child care centres; context of the rooftop sites; lightwell and setbacks for new developments; and streetviews.

Staff and the applicants responded to questions, following which discussion ensued on: project innovativeness; the City's role; colouration and materiality; height; setbacks; compatibility; fenestration; passive house; street views; set backs; design and material choice; child care spaces; and current under utilization of the space.

MOVED by Brady Dunlop
SECONDED by Sam Sugita

That the Gastown Historic Area Planning Committee (GHAPC), with regard to the Gastown Child Care Centre -150 Water St. + 151 W. Cordova St. Parking Garage, notes:

- a) Appreciation to the applicant for the thorough presentation and for allowing the Committee to provide input at this early stage
- b) Acknowledgement that this is an innovative project, which meets the LEED gold standard, and is the first passive house building in Gastown
- c) Recognition that this project addresses an important social need by providing much needed child care
- d) Recommendation that the project examine further its compatibility with HA-2 Design Guidelines, including further design development of:
 - Definition of materials, colours, textures, finishes, and the fenestration
 - Built form to improve visual interest relative to the immediate context
 - Landscape plan and playground concept
- e) Recommendation that the applicant work with staff to review and increase the setback, particularly on the Cordova Street side
- f) Agreement that although there is concern that the proposed height is over and above the HA-2 District Schedule, the nature of the application merits the consideration of the extra height to accommodate its program
- g) Request that the application provide a further presentation to GHAPC at the development permitting stage.

CARRIED UNANIMOUSLY

Next meeting:

DATE: February 21, 2018
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

The meeting adjourned at approximately 6:05 p.m.

Chair

Date Approved