

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

DATE: Wednesday, July 15, 2015
TIME: 4 p.m.
PLACE: Hastings Mill Room (4A), 4th 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 May 20, 2015 to be adopted.

2. 155 Water Street - DE418471 4:05PM - 5:15PM
B (M), C (M)

The proposal to redevelop the site at 155 Water St., consolidated of 151 Water St. and 157 Water St., was presented to the GHAPC on September 17, 2014 and December 17, 2014. Although the Committee conditionally supported the proposal at the pre-application stage, it did not support the subsequent development permit application. The resolution adopted on December 17, 2014 was, as follows:

“THAT although the Committee acknowledges the work and intent for economic development in the area, the Gastown Historic Area Planning Committee does not support the application for 155 Water Street [DE418471] as proposed for the following key reasons:

- The Demolition of two heritage designated buildings;
- The level of the conservation work on what is proposed for retention;
- It does not conform to the intent of the HA2 policy and accompanying guidelines; and

THAT the Committee would welcome a refined proposal that would address these issues.”

The applicant has since revised the proposal. The current submission introduces higher level of heritage retention and conservation. The principal façade of 157 Water St. is now proposed for retention and it is incorporated as a non-structural but functional building envelop to the new structure behind. The east, north and partial south elevations that related to the preserved 157 Water St. façade are predominantly comprised of brick, either salvaged or matched. The proposed height is 83 feet, at the roof parapet, and the FSR is 8.1.

The massing of 151 Water St. has been resolved as a massing of the three volumes where the second floor sets back 5 feet and sixth floor steps back 15 feet, identifying three architectural characters. This approach intended to “recall the historical pattern of ad-hoc addition over time”. However, the Planning Department staff has requested that the setback from the original structure of 151 Water St. should be a single step and more fulsome, and that it should relate to the structural bay of the existing heritage building on which it sits. This approach would allow for higher level of structural retention of the heritage building as well as ensure that the new building component is read as a secondary form to the primary, historic streetscape.

The applicant will present the new proposal in more detail, together with an updated conservation plan. Staff will be available to provide additional information, as required.

- Issues:
1. Has the new proposal addressed concerns expressed by GHAPC on December 17, 2015?
 2. Is the proposed height of 83 feet at the roof parapet, supportable?
 3. Are the proposed two-stage setback (5ft on the second floor and 15ft on the sixth floor) and the architectural character of the addition, consistent with the intent of the HA-2 policy and Gastown Design Guidelines?
 4. Would the single character addition at the deeper setback, as suggested by staff, be more appropriate for a sensitive historic area?

Applicant: Musson Cattell Mackey Partnership, Mark Thompson & Renante Solivar, Architects
Salient Group, Robert Fung, Developer
Donald Luxton and Associates Inc., Donald Luxton, Heritage Consultant
Pattison Architecture, Eric Pattison, Architect /Heritage Consultant

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

Attachments: Project package, including reduced drawings (delivered by courier)

3) Heritage Action Plan - Update

5:15PM - 6:00PM

Staff will attend and provide an update on the Heritage Action Plan, review the status of work to date, and give an overview of upcoming activities including the upgrade of the Vancouver Heritage Register. Background information on the Heritage Action Plan can be found online at: www.vancouver.ca/heritage-action-plan .

Staff: Tanis Knowles Yarnell, Planner

Next meeting:

DATE: September 16, 2015
TIME: 4:00 p.m.
PLACE: Hastings Mill Room (4A), 4th floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4