

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

DATE: Wednesday, October 15, 2014  
TIME: 4 p.m.  
PLACE: Water Street Café, 300 Water Street, Vancouver

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

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**1) Adoption of Agenda and Minutes 4.00PM - 4.05PM**

Proposed meeting Agenda and Minutes of September 17, 2014 to be adopted.

**2) 131 Water Street - Consisting of: 115 Water St.(Rainsford and Co. Warehouse,  
117 Water St. (Lovell Block), 131 Water St. (F.R.Stewart & Company) and  
117-131 Water St. (Gaslight Square) - Enquiry**

**B(M), B(M), B(M), (M) 4.05PM - 6.00PM**

An enquiry was received to redevelop this large site on Water Street. There are four buildings on the proposed development site. Three of them are listed under "B" category on the Vancouver Heritage Register (VHR) and municipally designated, and the fourth one (Gaslight Square) is a designated site but it is not listed on the VHR. Gaslight Square was designed by Richard Henriquez and Robert Todd and it has recently been evaluated as a potential "C" heritage building. The heritage evaluation and the Statement of Significance have been prepared for this building in order to better understand its heritage value in relation to various redevelopment options considered for the site, including its demolition.

The proponent has conducted a study and looked at a number of redevelopment schemes for the site. All of them included certain level of heritage conservation for three heritage buildings together with a rooftop addition for each of them, proposing a replacement for Gaslight Square. The max. proposed height of the new structure and additions varies between 75 FT and 110 FT depending on a scheme. The max. permitted height in HA-2 zoning district (Gastown) is 75 FT, so the proponent has been accordingly advised that proposals above 75 FT of height may not be entertained. Although identical in their architectural programming approach, the presented scenarios differ from each other in the architectural design approach, proposed materials, architectural detailing and proposed height. The proposed mix-use building would encompass approx. 138,000 SF of retail, office and residential uses at the 5.30 FSR.

At this point, which is before the submission of the development permit application, the proponent would like to present the most likely redevelopment scenario for the site with a couple of options for the architectural treatment of the replacement building(s) and to receive an early feedback from the Committee. Once the development permit application is submitted it will be presented to GHAPC and VHC for further inputs.

The primary heritage planning requirement for this site is to preserve the "sense of place" and the historic character of Gastown, with its historic streetscapes and existing assembly of heritage buildings. Any new addition to an existing built form of the nationally designated historic district of Gastown should be compatible, yet distinguishable, and should respectfully and harmoniously relate to the historic fabric of Gastown. The goal is to continue to maintain the historic character of Gastown by sensitively contributing to it.

The Committee is requested to provide comments on the following:

Issues:

- Demolition of 117-131 Water St. (Gaslight Square), designated but not listed on VHR
- Conservation scope of work for three heritage "B" listed buildings and the amount of preserved / retained historic fabric
- Architectural design of the proposed replacement building and its compatibility with Gastown character and HA-2 Design Guidelines
- Architectural design of the proposed rooftop addition to heritage buildings and compliance with HA-2 Design Guidelines
- Overall impact of the proposed on the Water St. historic streetscape
- Maximum proposed height, preservation of the saw-tooth streetscape profile, preservation of the public views of the North Shore mountains
- Parking requirements

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

Staff: Zlatan Jankovic, Heritage Planner  
Ann McLean, Senior Development Planner

Attachments: Project brochure with reduced drawings (sent by mail)

Next meeting:

DATE: November 19, 2014  
TIME: 4.00 p.m.  
PLACE: Water Street Café, 300 Water Street, Vancouver, BC