

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

DATE: Wednesday, December 17, 2014
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 November 19, 2014 to be adopted.

2) 155 Water St. - DE418471 4:05PM - 5:30PM
B(M), C(M)

The application has been received to redevelop a consolidated site assembled of 151 Water Street and 157 Water Street sites. Both sites are presently occupied by designated heritage buildings; 151 Water Street as "B" listed on Vancouver Heritage Register (VHR) and 157 Water Street as "C" listed on VHR. The proposal is to demolish existing buildings, except for the principal façade of 151 Water Street and to replace them with a mix-use office/retail building on this consolidated site. The new building would provide 105,426 square feet of office and retail space, 50 underground parking spaces and it would incorporate retained principal façade of 151 Water Street. The proposed height is 93.75 feet measured to the top of the 8th floor roof as viewed from Water Street. With the mechanical room above, the total building height would be 103.62 feet. The proposed FSR is 8.07.

The GHAPC was presented with the redevelopment proposal at the pre-application stage, on September 17, 2014 when it adopted the following resolution:

THAT the Gastown Historic Area Planning Committee expresses its great concern with the enquiry's proposed demolition of the designated building at 157 Water Street; however supports in principle the project's proposed use for these two significant sites, and requests that further consideration be given to the following:

- A. That the composition, proportion and fenestration of the reconstructed building should be based on the historic character of the existing building and the architectural detailing should be expressed in a more contemporary yet contextual approach;*
- B. Further design development for the top two storeys of the addition at 151 Water Street with consideration to material and detail quality; and*
- C. That the Committee supports the proposed height subject to further design consideration to materiality and the detail, as well as the preservation of the streetscape's sawtooth appearance.*

The applicant will present the Development Permit application proposal and will provide more information on its impact on heritage character of Gastown and historic streetscape of Water Street. Staff will be in attendance for further policy clarification, as required.

Issues: 1. Has the proposal addressed concerns and recommendations identified by GHAPC during the initial presentation at the pre-application stage, specifically:

- a) Committee and staff generally supported the max. height of 83ft; the proposed height is 93.75 feet;
- b) Preservation of the streetscape sawtooth appearance;
- c) Design of the lower facade of 157 Water Street replacement building with its missing intermediate cornice, the storefront configuration without transom windows, proposed design for the main cornice and its repetitive use on both buildings (157 and 151 Water Streets);
- d) Design development for the addition on 151 Water Street site, materials and detail quality.

2. Does the proposed design reflect the Gastown policy intent and apply the Design Guidelines for HA-2 ?

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)

Next meeting:

DATE: January 21, 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