

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

JUNE 18, 2014

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, June 18, 2014 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Carol Sill, Community Resident Owner, Chair
Chris Fair, Community Business Representative, Vice-Chair
Alan Davies, Community Architect
Glenda Bartosh, Local Property Owner
Mila Kostic, Community Business Representative
Nic Meyer, Community Hospitality
Ashley Pope, Community Architect
Glade Schoenfeld, Community Engineer
Jon Stovell, Community Property Owner
Tony Tang, Councillor, Liaison to GHAPC

ABSENT: Shelley Bruce, Community Heritage Representative

ALSO PRESENT: Robert Fung, Property Owner (Item 2)
Jacquetta Haythorn, Assistant Development Manager,
The Salient Group (Item 2)
Zlatan Jankovic, Heritage Planner
Donald Luxton, Donald Luxton and Associates,
Conservation Consultant (Item 2)
Gair Williamson, Gair Williamson Architects,
Architectural Consultant (Item 2)
Richard Wittstock, Senior Vice President, Development,
The Salient Group (Item 2)

RECORDING SECRETARY: Carol Lee, Raincoast Ventures Ltd.

Chair Carol Sill called the meeting to order at 4:02 p.m.

The agenda was accepted as circulated.

Agenda Varied

The agenda was varied to consider Item 2 prior to Item 1.

2) 332 Water Street - Enquiry C, (M)

Zlatan Jankovic, Heritage Planner, introduced the project and noted that the usual GHAPC process is for the applicants to make their presentation and that they would be informed of the decision and resulting resolution within several days of the meeting.

There was discussion regarding whether the typical process should be varied in this instance to provide the applicants with context to the resolution. Mr. Jankovic and Ms. Sill, GHAPC Chair, clarified the procedure.

Mr. Jankovic highlighted the applicant's enquiry regarding the rehabilitation and redevelopment of the existing 2½-storey building at 324 - 332 Water Street, which is designated as VHR "C" M. The proposed project is comprised of 21,987 square feet of rehabilitated historical structure and a 36,490 square foot complementary addition of new construction. The proposal is different from past applications in Gastown but is still within the Heritage Policy. The GHAPC will be required to consider the enquiry under the Gastown HA-2 District Schedule of the Zoning and Development By-law and the related Design Guidelines.

Robert Fung, Property owner, introduced the design team.

Gair Williamson, Architectural Consultant, provided an overview of the design concept and process and referred to several renderings of the proposed design.

Donald Luxton, Conservation Consultant, provided the historical context of the building and general conservation strategy.

The intention is to restore the spirit of the ground floor space as an arcade to utilize the connection between Water Street and Cordova Street.

The GHAPC members posed questions to the applicant and the design team, which resulted in discussion on:

- Conservation of character-defining elements of the building
- Intermediate cornice on the Water Street façade
- Setback on the third level of the Cordova Street side
- Materials and massing
- Renderings
- Door placement
- Opportunity to invite the public into the arcade
- Curtain wall glazing that will be utilized
- Perspective of the building from Homer Street elevation
- Window conservation strategy challenges
- Rationale behind the proposed height and setback
- Challenges with interpreting the Gastown HA-2 policy and design guidelines.

GHAPC members commented regarding the proposed height and massing; Cordova façade; view of the building from Homer Street; colour and materials; Water Street façade; required setback on Water Street; architectural renderings; intent of the Gastown HA-2 policy; historic character; financial viability; setting a precedent; and the recently adopted Downtown Eastside Local Area Plan (DTES LPA).

MOVED by Jon Stovell
SECONDED by Allan Davies

THAT the Gastown Historic Area Planning Committee:

- A. Generally supports the proposal for the rehabilitation and redevelopment of 332 Water Street, as presented;
- B. Recommends further design development of the Water Street façade addition, including increasing the setback, reconsidering materiality and architectural expression and introducing the intermediate cornice restoration to respectfully acknowledge the existence of the heritage building below, area historic character and the sawtooth profile; and
- C. Welcomes the rehabilitation of the existing heritage building.

CARRIED UNANIMOUSLY

Agenda Varied

The order of the agenda was now resumed.

1) Adoption of Minutes

MOVED by Chris Fair
SECONDED by Mila Kostic

THAT the minutes of the May 21, 2014 meeting of the Gastown Historic Area Planning Committee be adopted with the following amendment:

- Page 4, Item 3 - Replace the third paragraph of the resolution in its entirety with

“That a public realm plan be developed which reflects the historic values of Gastown, including treatments such as lighting and street furniture, with particular emphasis on reflecting the distinctive historic character of the place;”.

CARRIED UNANIMOUSLY

3) Next meeting:

DATE: September 17, 2014.

The meeting adjourned at 5:52 p.m.

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