

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

MAY 20, 2015

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, May 20, 2015 at 4:00 p.m., at the City of Vancouver, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

PRESENT: Carol Sill, Chair, Community Resident Owner
Alan Davies, Vice-Chair, Community Architect
Glenda Bartosh, Local Property Owner
Shelley Bruce, Community Heritage Representative
Shelley Craig, Community Business Representative
Eddie Emerman, Community Business Representative
(arrived 4:21 p.m.)
John Nagle, Community Hospitality Representative
Braden Parker, Community Property Owner Representative
Glade Schoenfeld, Community Engineer
Sanyek (Samuel) Syguta,
Community Property Owner Representative

ALSO PRESENT: Zlatan Jankovic, Heritage Planner
Stefano Faedo, 5 West Hastings Holdings Ltd. (item 2)
Mike Bosa, 5 West Hastings Holdings Ltd. (item 2)
Peter Cardew, Architect (item 3)
Danielle Berwick, Peter Cardew Architects (item 3)

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

1. Adoption of Agenda and Minutes

With a quorum present, Chair Sill called the meeting to order at 4:04 p.m.
The meeting agenda was approved as circulated.

MOVED by Glade Schoenfeld
AND SECONDED by Alan Davies

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held April 15, 2015 be adopted as circulated.

CARRIED UNANIMOUSLY

2. 5 West Hastings Street - DE418918

Alan Davies and Shelley Craig, both Registered Architects with AIBC, recused themselves from the discussion on the application, as there was not a Registered Architect involved with the project to date, as per the Architect's Act.

Zlatan Jankovic, Heritage Planner provided opening comments on the application and introduced the applicants, Stefano Faedo and Mike Bosa of 5 West Hastings Holdings Ltd.

Mr. Bosa and Mr. Faedo presented the plan for the conservation of the principal façade, the reconstruction of the missing lane wall and the rehabilitation of the building in general, noting that they have been working closely with the City on the project. They also commented on the nature of the variances being requested with the application.

The applicants and staff responded to various questions related to the application and the Committee provided comments on the proposed project.

Discussion ensued on the implications of not having a Registered Architect or Heritage Architectural Consultant involved on the project.

MOVED by Braden Parker
AND SECONDED by Samuel Syguta

THAT Gastown Heritage Area Planning Committee generally supports the application, including the related variance requests, conservation plan, and building façade grant for the retention of the Victorian building at 5 West Hastings Street, and ask that consideration be given for the following:

- a) The engagement of an Heritage Architectural Consultant to further develop the conservation plan, with particular attention paid to the masonry on the primary façade, and
- b) The use of historic and sturdy materials on the rear of the building, including brick masonry and wood, steel or aluminum windows.

CARRIED

Shelley Bruce and Eddie Emerman registered opposition.
Alan Davies and Shelley Craig abstained from voting.

3. 102 Powell Street - Enquiry

Zlatan Jankovic, Heritage Planner provided opening comments on the enquiry received by the City to construct a new building on the site at 102 Powell St. while preserving the existing heritage façade, remnants of the historic Pilkington Glass factory. The development on 102 Powell St. will be functionally connected with the warehouse located on 100 Powell St., as this site is consolidated.

Peter Cardew, Architect appeared before the Committee and spoke to the details of the proposal in order to receive early feedback from the Committee in advance of the formal DE application. Mr. Cardew referred to architectural models and drawings of the proposed project noting various design options that are being considered at this time. He also advised that the conservation plan for the historic façade will be developed at the development permit (DE) application stage using the services of Donald Luxton and Associates.

Eddie Emerman left the meeting at 6:10 p.m.

Mr. Cardew responded to various questions related to the proposed project and the Committee provided comments.

MOVED by Glade Schoenfeld
AND SECONDED by John Nagle

THAT the Gastown Historic Area Planning Committee supports the enquiry-stage proposal for 102 Powell Street; and that the Committee looks forward to reviewing the project again at the application stage with further articulation of the Conservation Plan for the existing heritage façade, as well as further design development in respect to the courtyard and its connection to the gallery space, and possible green roof and related access.

CARRIED UNANIMOUSLY

Next meeting:

DATE: June 17, 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

Meeting adjourned at 6:30 p.m.

Chair

Date Approved