

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

FEBRUARY 17, 2016

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, February 17, 2016 at 4:00 p.m., in Room 116 at Vancouver City Hall, 453 West 12th Avenue, Vancouver, BC.

PRESENT: Alan Davies, Community Architect (Chair Elect)
Shelley Bruce, Community Heritage Representative
(Vice-Chair Elect)
Carol Sill, Community Resident Owner (Past Chair)
(departed 4:55 p.m.)
Councillor Kerry Jang, City Council Representative
(departed 5:00 p.m.)
Glenda Bartosh, Local Property Owner
Eddie Emerman, Community Business Representative
John Nagle, Community Hospitality Representative
Braden Parker, Community Property Owner Representative
(arrived 4:22 p.m.)
Glade Schoenfeld, Community Engineer

REGRETS: Councillor Raymond Louie, City Council Representative
Trustee Christopher Richardson, Vancouver School Board
Commissioner Michael Wiebe, Vancouver Board of Parks
Shelley Craig, Community Business Representative

ALSO PRESENT: Marco D'Agostini, Heritage Planner (Item 3)
Zlatan Jankovic, Heritage Planner
Jane Pickering, Acting General Manager Planning &
Development (Item 3)

RECORDING SECRETARY: Carrie Peacock, Raincoast Ventures Ltd.

With a quorum present, Past Chair Sill called the meeting to order at 4:10 p.m.

1. Adoption of Agenda and Minutes

The meeting agenda was approved as circulated.

MOVED by Alan Davies
AND SECONDED by Glenda Bartosh

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held November 18, 2016 be adopted as presented.

CARRIED UNANIMOUSLY

Past Chair Sill led the meeting in a round of self-introductions.

2. GHAPC Appointments and Chair Election

Zlatan Jankovic, Heritage Planner, reviewed a number of issues and projects GHAPC considered during the 2015 term. He clarified members' appointment terms based on the Council resolution of December 15, 2015 as noted on the Agenda for the February 17, 2016 meeting.

Past Chair Sill turned over the Chair to the Recording Secretary to conduct elections.

For the position of Chair:

The Recording Secretary called for nominations for the position of Chair of the GHAPC, to serve for a one-year term expiring on December 3, 2016.

4:22 p.m.

Braden Parker joined the meeting.

Alan Davies nominated Shelley Bruce, who respectfully declined the nomination.
Carol Sill nominated Alan Davies, who agreed to stand for election.
Glenda Bartosh seconded the nomination for Alan Davies.

The Recording Secretary called a second and third time for nominations, and there being none, declared Alan Davies elected by acclamation as Chair.

For the position of Vice-Chair:

The Recording Secretary called for nominations for the position of Vice-Chair of the GHAPC, to serve for a one-year term expiring on December 3, 2016.

Glenda Bartosh nominated Shelley Bruce, who agreed to stand for election.
John Nagle seconded the nomination for Shelley Bruce.

The Recording Secretary called a second and third time for nominations, and there being none, declared Shelley Bruce elected by acclamation as Vice-Chair.

Ms. Bruce agreed to continue to represent GHAPC on work related to the Heritage Action Plan.

Mr. Jankovic confirmed the Vancouver School Board's appointment of Trustee Christopher Richardson to GHAPC for the 2016 term.

Chair Elect Davies assumed the Chair.

3. Meeting with the Director of Planning

Chair Davies acknowledged discussions held during the November 18, 2015 GHAPC meeting on the heritage planning policy for Gastown.

4:55 p.m.

Carol Sill departed the meeting.

Members referred to notes compiled after the November 18, 2016 GHAPC meeting, which suggested some issues and concerns for discussion with the Director of Planning. During a review of the notes, members identified some key issues and concerns.

5:00 p.m.

Councillor Kerry Jang departed the meeting.

5:05 p.m.

Marco D'Agostini joined the meeting.

5:10 p.m.

Jane Pickering joined the meeting.

Chair Davies welcomed Ms. Pickering and led the meeting in a round of self-introductions. He referenced some large-scale developments that had come forward to GHAPC in the past few years, and explained that GHAPC was challenged to assess non-conforming projects, using the tools available.

Members reviewed with Ms. Pickering, key issues and concerns identified earlier in the meeting, prior to her arrival.

Chair Davies extended thanks to Ms. Pickering for attending the meeting, noting that the committee looked forward to future discussions with her. Mr. Jankovic confirmed that a copy of the minutes of the meeting would be forwarded to Ms. Pickering for information.

6:00 p.m.

Jane Pickering departed the meeting.

MOVED by Eddie Emerman

AND SECONDED by Glenda Bartosh

THAT the Gastown Historic Area Planning Committee (GHAPC), after identifying the following issues related to the Gastown Heritage Conservation Policy, requests that the Director of Planning further review and address them accordingly:

- 1) Effective heritage incentives need to be reinstated for Gastown.
- 2) The use of discretion by the Director of Planning and/or the Development Permit Board needs to be reassessed, to consider limiting it or eliminating it to ensure there is a respectful balance among various interests and that the heritage character of HA-2 is maintained.

- 3) Clarification is needed on the rationale and direction for consideration of non-conforming development proposals that, in some cases, may have taken place prior to presentation to GHAPC.
- 4) Contradictory aspects of the HA-2 Design Guidelines and HA-2 District Schedule need to be aligned to ensure consistency, regarding the permitted height for a building (i.e. Section 4.3 of the HA-2 District Schedule indicates permitted height is 22.9 meters; Section 4.1.2 of the HA-2 Design Guidelines indicates permitted height for a heritage building is its existing height).
- 5) To better reflect current heritage tools and heritage values, and to remind proponents of community expectations, two key documents should be clearly referenced in the HA-2 District Schedule and the HA-2 Design Guidelines. This includes the *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)* and the Statement of Significance for Gastown as a national historic site.

CARRIED UNANIMOUSLY

Next meeting:

DATE: March 16, 2015
TIME: 4:00 p.m.
PLACE: Woodward's "W" Room, 5th Floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4

Meeting adjourned at approximately 6:45 p.m.

Chair

Date Approved