

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

**OCTOBER 19, 2016**

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, October 19, 2016 at 4:00 p.m., in Room 5A-W at the City of Vancouver, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

**PRESENT:** Alan Davies, Community Architect (Chair)  
Shelley Bruce, Community Heritage Representative (Vice-Chair)  
Carol Sill, Community Resident Owner (Past Chair)  
(departed 5:55 p.m.)  
Glenda Bartosh, Local Property Owner  
Braden Parker, Community Property Owner Representative  
(departed 5:58 p.m.)  
Samuel Sugita, Community Resident Owner  
(arrived 4:06 p.m. and departed 5:49 p.m.)

**REGRETS:** Eddie Emerman, Community Business Representative  
Councillor Kerry Jang, City Council Representative  
Councillor Raymond Louie, City Council Representative  
Trustee Christopher Richardson, Vancouver School Board  
Glade Schoenfeld, Community Engineer  
Commissioner Michael Wiebe, Vancouver Park Board

**ALSO PRESENT:** Zlatan Janovic, Heritage Planner  
Paul Cheng, Senior Development Planner  
Heather Burpee, Senior Planner,  
City-Wide & Regional Planning (Item 2)  
Helen Popple, Planner, City-Wide & Regional Planning (Item 2)  
Hayley Rowlands, Planning Analyst,  
City-Wide & Regional Planning (Item 2)  
Michael Gooding, FDG Property Management (Item 3)  
Victor Suous, FDG Property Management (Item 3)  
Bryce Rositch, Rositch Hemphill Architects  
Carl Humphry, Rositch Hemphill Architects

**RECORDING SECRETARY:** Amanda Welby, Raincoast Ventures Ltd.

With a quorum present, Chair Davies called the meeting to order at 3:58 p.m.

**1. Adoption of Agenda and Minutes**

The meeting agenda was approved as circulated.

MOVED by Alan Davies  
AND SECONDED by Shelley Bruce

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held June 15, 2016 be adopted as presented.

CARRIED UNANIMOUSLY

## **2. Sign By-law Review**

Staff led a review of the on-table power point presentation titled “Sign By-law Review - October 13, 2016”, providing information on the work of City-wide & Regional Planning Branch staff to update the Sign By-law.

**4:06 p.m.**

Samuel Sugita arrived at the meeting.

Staff posed various Gastown area-specific questions related to the Sign By-law Review project and the Committee provided comments.

Appreciation was expressed to staff for the presentation and the Committee expressed its support for the review.

The Chair read the Committee Protocol for the benefit of the applicants in attendance.

## **3. 119 Water Street - DE 420246**

**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)  
B(M), B(M), (M)**

Zlatan Janovic, Heritage Planner, provided opening comments with regard to the proposal to redevelop the consolidated site on Water Street, including the demolition of Gaslight Square. The proposal, which was originally presented to GHAPC on October 15, 2014, was not supported at that time and further design development was requested. The applicant has since further developed the design of the four proposed buildings on the site, including conservation of the three existing heritage buildings and primarily preserving the existing original fabric and structure.

With reference to architectural drawings and design boards, Bryce Rositch, Rositch Hemphill Architects and Carl Humphry, Rositch Hemphill Architects, provided an overview of the revised application, including details regarding the changes to design as a result of the Committee’s comments on the original application.

The Gastown Historic Area Planning Committee (GHAPC) thanked the applicants for the presentation and substantially revised proposal.

The applicants and staff responded to various questions related to the revised proposal and the Committee provided comments.

**5:49 p.m.**

Samuel Sugita departed the meeting

The following motion was introduced and discussed:

THAT the Gastown Historic Area Planning Committee acknowledges the level of conservation of the 'B' listed and the significant improvement to the massing and architectural expression of the new construction;

FURTHER THAT the Committee supports the redevelopment of 119 Water Street - Development Permit application DE420246 and encourages the Applicant to work with staff to achieve greater compliance with the HA-2 Design Guidelines, noting the Committee's request for additional design development of the following areas:

- Further refinement and simplification of the new elevations to create unified forms distinguishable from the historic fabric
- Further development to reflect the verticality of granulation on the North façade
- Greater integration of the floor plans with the individual frontages to strengthen composition of "individual buildings" and to generate a less monolithic plan
- Further study of the side elevations to minimize decorative elements and palette of materials
- Further development of the roof top courtyard to more closely responds to the HA-2 guidelines.

**5:55 p.m.**

With the departure of Carol Sill, a quorum was no longer present. Remaining members agreed to vote on the motion, subject to ratification at the next meeting at which a quorum was present.

**5:58 p.m.**

Braden Parker departed the meeting.

MOVED by Alan Davies

AND SECONDED by Shelley Bruce

#### **SUBJECT TO RATIFICATION**

(Shelley Bruce noting her objection)

#### **Next meeting:**

DATE: November 16, 2016  
TIME: 4:00 p.m.  
PLACE: Woodward's "W" Room, 5<sup>th</sup> Floor  
Woodward's Heritage Building  
111 West Hastings Street  
Vancouver, B.C. V6B 1H4

Meeting adjourned at approximately 6:02 p.m.

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Chair

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Date Approved