

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

JUNE 21, 2017

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, June 21, 2017 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: Shelley Bruce, Community Heritage Representative, Chair
Glade Schoenfeld, Community Engineer, Vice Chair
Glenda Bartosh, Local Property Owner (departed 5:14 p.m.)
Mahbod Biaz, Community Property Owner Representative
(arrived 4:18 p.m.)
Brady Dunlop, Community Architect
Franke James, Community Business Representative
Samuel Sugita, Community Resident Owner
(arrived 4:08 p.m., departed 5:08 p.m.)

REGRETS/ABSENT: Rebecca Bishop, Community Resident Tenant Representative
Eddie Emermen, Community Business Representative
Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Commissioner Michael Wiebe, Vancouver Park Board

ALSO PRESENT: Zlatan Jankovic, Heritage Planner

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

With a quorum present, Chair Shelley Bruce called the meeting to order at 4:07 p.m.

1) Adoption of Agenda and Minutes

MOVED by Glenda Bartosh
AND SECONDED by Glade Schoenfeld

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held May 17, 2017 be approved as circulated.

CARRIED

4:08 p.m.

Samuel Sugita arrived at the meeting.

2) Gastown Policy Review

The Agenda provided an overview of the Committee's meeting with the City of Vancouver's Acting General Manager, Planning and Development, on February 17, 2016.

Chair Bruce informed of her one-on-one meeting with the City's recently appointed General Manager of Planning, Urban Design and Sustainability Gil Kelley, who has been meeting

individually with committee Chairs. Mr. Gil had asked GHAPC to consider whether its skills were better suited to urban design/urban realm proposals as compared to building specific proposals.

Zlatan Jankovic, Heritage Planner, offered comments on Mr. Kelley's activities since assuming his role, and advised of the City's current review of its advisory committees in terms of their composition, role and mandate. It was suggested that the time was appropriate for a review of the Gastown Heritage Planning Policy (e.g. heritage incentives) and associated heritage programs as well (Heritage Action Plan).

4:18 p.m.

Mahbod Biazi arrived at the meeting.

Discussion ensued on: interest in clarifying the role, mandate and purpose of the heritage advisory planning committees as compared to the Urban Design Panel; development permit process and Committee's contributions; discretionary rights of the Director of Planning; accessibility of the Committee's meeting minutes online; recognition that the Committee's input assists staff in identifying development permit "prior-to" conditions; interest to strengthen the efficiency and effectiveness of the Committee's work, meeting procedures and resolution drafting, presence of applicants during deliberation procedure.

The Committee reviewed and reconfirmed the following issues originally identified at its February 17, 2016 meeting:

- 1) Effective heritage incentives need to be reinstated in some form for Gastown.
- 2) There is need to reassess the use of discretionary power by the Director of Planning and/or the Development Permit Board - consider limiting it or eliminating it to ensure that there is a respectful balance among various interests [this includes stakeholders such as the City, residents, developers etc.] and that the heritage character of HA-2 is maintained.
- 3) Clarification is needed on the rationale for GHAPC being asked to consider non-conforming development proposals that are of a scale and character that is not consistent with Gastown.
- 4) Update and align the HA-2 Design Guidelines and HA-2 District Schedule to include current status (national historic site) and understanding of Gastown's heritage significance to ensure consistency relative to 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) Two key documents should be clearly referenced in the HA-2 District Schedule and the HA-2 Design Guidelines to better reflect current heritage tools and heritage values, and to remind proponents of community expectations: Standards and Guidelines for the Conservation of Historic Places in Canada (2010); and Statement of Significance for Gastown as a national historic site.

Additional areas of interest for discussion were identified relative to: the Committee's interest to consider the cumulative impacts of multiple redevelopments; need to update the Committee's Terms of Reference; interest in the City's seismic review of high risk buildings in at risk neighborhoods (historic areas); need for enforcement of existing bylaws and standards; suggestion to review the timing of when the applications come forward to GHAPC in the

overall process; suggestion that there be greater weight given to consideration of the backsides of buildings on Water Street as they face the waterfront; whether there is need for advisory committees to exercise gender parity.

5:08 p.m.

Samuel Sugita departed the meeting.

It was confirmed that the Committee would meet with Mr. Kelley the following month, during its regularly scheduled meeting on July 19, 2017.

5:14 p.m.

Glenda Bartosh departed the meeting.

3) Other Business

The Committee was reminded of the upcoming Doors Open Vancouver event, and was informed that the Architects Institute of BC is actively promoting their architectural walking tours in Gastown and other areas in the City, including Strathcona.

Comments were also offered on anticipated proposals and presentations that would come before the Committee at its future meetings, including those concerning: the Heritage Policy Review - Heritage Action Plan, Blood Alley Square Redesign, and Gastown Paving Project.

The Committee was reminded that there will be no meeting in August 2017.

Next meeting:

DATE: July 19, 2017
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

The meeting adjourned at approximately 5:18 p.m.

Chair

Date Approved