

**GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, May 16, 2018
TIME: 4 p.m.
PLACE: Woodward-5A-W Room, 5th floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4

Please call 604-873-7141 to confirm your attendance

- 1) **Adoption of Agenda and Minutes** **4.00PM - 4.05PM**
Proposed meeting Agenda, and Minutes of March 21, 2018 to be adopted
- 2) **Gastown Child Care Centre -150 Water St. + 151 W. Cordova St. Parking Garage (M), DP-2018-00249 and DP-2018-00250** **4.05PM - 4.45PM**

The City of Vancouver proposes to develop two child care facilities in Gastown atop two existing parkades located at 150 Water Street and 151 West Cordova Street ('Water St. Child Care' and the 'Cordova St. Child Care'). Each of the facilities will provide 37 child care spaces, comprising of 12 infant/toddler and 25 pre-schooler spaces, for a total of 74 child care spaces. The child care facilities will be designed to achieve LEED Gold certification, with a 30% reduction in energy use over the requirements of the current Vancouver Building By-law, and to achieve Passive House Standard Certification with a focus on net zero energy and low carbon fuel sources, as per a recently passed City Council motion. The design of the child care facilities will comply with the City of Vancouver Child Care Design and Technical Guidelines.

The proposed height is 26.6 m and 27.8 m respectively, in the area where 22.9 m is the maximum height allowed. The Development Permit Board may permit an increase in the maximum height subject to applicant's consultation with advisory group approved by Council for the area (GHAPC) and take into account the following:

- the effect on the site, surrounding buildings and streets, and existing views
- the effects of overall design on the general amenity of the area, and
- the intent of the HA-2 District Schedule

The proposal was presented to GHAPC as an inquiry on January 17, 2018. The committee supported the concept and asked for further design development of materials, finishes, colors as well as the review of setback (see January 17, 2018 GHAPC minutes). The applicant will present the formal application and staff will be available to answer any related questions.

Issues:

- The proposed height exceeds the maximum allowed for Gastown (22.9 m)
- Compatibility of the design (selection of materials, colours, finishes) with the
- HA-2 Design Guidelines
- Proposed setbacks

Applicant: Acton Ostry Architects Inc., Russell Acton, Architect
City of Vancouver, Agatha Malczyk, Project Manager

Staff: Jason Olinek, Development Planner, COV
Zlatan Jankovic, Heritage Planner, COV

Attachments: project brochure with reduced drawings (distributed by mail)

**3) Waterfront Tower - 555 W. Cordova
Pre-Application Workshop**

4.45pm - 5.45pm

The proposal to construct a mix-use office tower on this location between the CPR Station and The Landing buildings was originally submitted as the Development Application on November 3, 2014. The GHAPC has reviewed the original proposal on November 19, 2014 and recommended further design development. The Development Permit was not issued as the project design development continued. This proposal is presented to the GHAPC for information purposes only. When submitted as a revised Development Permit Application, the Committee will have an opportunity to review the final submission.

The development site is located at the northern edge of the Vancouver Downtown District, (subarea B). It is also part of the Central Waterfront Hub Framework which identifies this area as the principal focal point of the regional transportation network, where multiple rail, road, marine and air transportation modes converge. The site is located within the Central Waterfront Hub planning area and the project is generally consistent with its planning framework.

Sitting next to the existing heritage "A" municipally designated CPR Station and just west of the heritage "B" municipally designated The Landing Building; the project is at the entrance to the historic district of Gastown. The site is surrounded by other significant buildings, such as Canada Place, the Convention Centre, Granville Square and the Seabus Terminal.

The applicable zoning is: DD - B ZONING DISTRICT, SUB AREA 5

Max FSR: 9. May be increased for Hotels

Max Building Height: 91.4m (300ft)

Height increase to 137.2m (450ft) with Permit Board approval

Site Area: 7,653m²

Max buildable area: 68,877m²

Waterfront Station existing area: 17,573m²

Estimated available area: 51,304m²

The proposed site FSR is 6.46, proposed total FSR area is 49,433 m² and the proposed maximum height is 114.1m (127.1m geodetic height).

The proponent will present the project, associated Heritage Impact Assessment study, and elaborate on urban design complexities of the site, in particular as they relate to the

Central Waterfront Hub Framework. In addition, the proponent will explain how the proposed development responds to the existing historic context, and the proximity of two significant heritage buildings. Planning staff will be in attendance to provide further clarification, as required.

Applicant: Adrian Smith + Gordon Hill Architecture, Laura Jimenez, Architect
B+H Architect, Graham Barron, Architect
Mathew Cavanaugh Collins, Cadillac Fairview
Robert Lemon, Heritage Consultant

Staff: Jason Olinek, Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: Waterfront Tower - 555 West Cordova Street - project package including reduced drawings, SOS's, Heritage Impact Assessment study and architectural/urban design analysis (distributed by mail)

Next meeting:

DATE: June 20, 2018
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