

**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE
DECEMBER 18, 2013**

A Regular Meeting of the Gastown Historic Area Planning Committee was held on Wednesday, December 18, 2013 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Carol Sill, Community Resident Owner, Chair
Chris Fair, Community Business Representative, Vice Chair
Glenda Bartosh, Local Property Owner
Alan Davies, Community Architect
Jim Lehto, Community Heritage Representative
Nic Meyer, Community Hospitality
Ashley Pope, Community Architect
Glade Schoenfeld, Community Engineer

ABSENT: Tony Tang, Councillor, Liaison to GHAPC

ALSO PRESENT: Laura Jiménez, Adrian Smith + Gordon Hill Architecture
Matt Grady, B + H Architecture
Robert Lemon, Architect and Conservation Consultant
Zlatan Jankovic, Heritage Planner
Paul Cheng, Development Planner

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

Chair Sill called the meeting to order at approximately 4:00 p.m., and informed the Committee that due to facility constraints, the meeting would need to conclude by 5:15 p.m.

Adoption of Agenda

The agenda for the regular meeting scheduled December 18, 2013, was accepted as circulated.

Adoption of Minutes (November 20, 2013)

MOVED by Glenda Bartosh
SECONDED by Ashley Pope

THAT the minutes of the November 20, 2013 meeting of the Gastown Historic Area Planning Committee be adopted as circulated.

CARRIED UNANIMOUSLY

Glade Schoenfeld noted a potential conflict of interest relative to the next item, as his firm is serving as the structural engineers for project, and advised that he will refrain from commenting and voting.

1) **Waterfront Tower - 601 W. Cordova St. - Enquiry**

Zlatan Jankovic, Heritage Planner, and Paul Cheng, Development Planner, provided the Committee with background and context on the proposal to develop a mixed-use office tower on a site located on W. Cordova St. immediately east of the CPR Station building. The proposal is to construct a 24-storey, 127.1 m tall tower with 41,205 m² of commercial / office space.

The subject site is at the edge of the Downtown and Gastown districts and in between two designated heritage buildings, the CPR Station and The Landing. It is one of the sites referenced by the Central Waterfront Hub Framework, which was adopted by City Council on June 11, 2009. The Framework has established a number of development principles and directions for the future development of the study area which also apply to this site.

Although the site is not located within Gastown Historic Area boundaries, this enquiry was presented to GHAPC because of the development's potentially significant impact on historic character of Gastown.

Matt Grady, Laura Jiménez, and Robert Lemon, representing the applicants for the project, provided a presentation on the proposed project. The applicants have been working with City staff for over a year to develop a proposal that would address considerations on the site related to retaining the historic character of the surrounding neighborhood and future development of the adjacent lands.

The applicants and staff responded to questions related to the project. Discussion ensued and the Committee provided their comments to the applicants.

MOVED by Glenda Bartosh
SECONDED by Jim Lehto

THAT the Gastown Historic Area Planning Committee generally supports the proposal for the Waterfront Tower at 601 W. Cordova St.

FURTHER THAT the applicant improves the siting and design of the lower portion of the tower to allow for better visibility (views) of the east façade of the CPR Station building, with the recommendation of increasing setbacks from Cordova St. and the CPR Station building, and improving the glazing transparency of the lower façade while increasing the lobby height;

FURTHER THAT the additional height and massing could be considered in order to achieve preservation of the setting and prominence of the two heritage landmark buildings (the CPR Station and The Landing) within the urban fabric, as requested above;

FURTHER THAT the improved proposal be brought back to the GHAPC for review at the development application permit stage.

CARRIED UNANIMOUSLY

Glade Schoenfeld abstained from voting.

2) Heritage Action Plan to Update Vancouver's Heritage Conservation Program

Due to a lack of time, consideration of this item was deferred to the January 2014 meeting.

Next meeting:

DATE: January 15, 2014
TIME: 4.00 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver, BC

The meeting adjourned at 5:15 p.m.

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