



**GASTOWN HISTORIC AREA PLANNING COMMITTEE
MEETING MINUTES
JULY 17, 2019**

Minutes of the meeting of the Gastown Historic Area Planning Committee (GHAPC) held on Thursday, July 17, 2019, in the Woodward's "W" Room, 5th Floor, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

MEMBERS PRESENT: Viktorija Barakauskas, Community Engineer (Chair)
Mahbod Biazi, Community Property Owner (Vice-Chair)
Brady Dunlop, Community Architect
Clarence Lowe, Community Business Representative
Peter Meiszner, Community Resident Owner
Natalie Telewiak, Local Property Owner
Jurian ter Horst, Community Heritage Representative

MEMBERS ABSENT: Sarah Chesterman, Community Resident Tenant
(absent with reason)

LIAISONS PRESENT: Janet Fraser, Vancouver School Board Liaison

STAFF: Hugh McLean, Heritage Planner

RECORDING SECRETARY: Roberta Pak, Mosaic Writing Group

Call to Order

Hugh McLean, Heritage Planner, City of Vancouver, called the meeting to order at 4:04 p.m. and acknowledged the unceded traditional territory of the Coast Salish, Musqueam and Tsleil-Waututh First Nations.

1. Introductions

A roundtable of self-introductions was undertaken.

2. Council Appointments and Chair Election Process

2.1 Election of the Chair

Roberta Pak, Recording Secretary, called for nominations for the position of Chair for a term ending December 31, 2019. Viktorija Barakauskas was nominated and consented to the nomination.

Ms. Pak called a second and third time for nominations.

There being no further nominations, Ms. Barakauskas was acclaimed as the Chair, for a term commencing immediately and expiring on December 31, 2019.

2.2 Election of the Vice-Chair

Ms. Pak called for nominations for the position of Vice-Chair for a term ending December 31, 2019. Mahbod Biazi was nominated and consented to the nomination.

Ms. Pak called a second and third time for nominations.

There being no further nominations, Mr. Biazi was acclaimed as the Vice-Chair, for a term commencing immediately and expiring on December 31, 2019.

3. Adoption of Agenda

This item was not considered.

4. Overview of GHAPC and Supporting Materials

Mr. McLean provided an overview of the functions of the committee and highlighted:

- Reference materials are available online as a resource for members
- The Heritage Conservation Program
- Heritage Policies and Guidelines
- All properties in Gastown are protected and listed on the Vancouver Heritage Register
- Grants have been established to incentivize heritage conservation in the area
- Heritage Area (HA-2) zoning recognizes the area's special status and ensures the maintenance of its "turn of the century" historical and architectural character
- The sign bylaw has specific requirements for Gastown
- A document produced by the Government of Canada titled "*Standards and Guidelines, For the Conservation of Historic Places in Canada*" was identified as an important resource for use by members in preparing recommendations.

Discussion ensued on:

- Request that staff provide an update on feedback provided by GHAPC members at the last meeting on September 18, 2018, specifically the lack of clarity on the role GHAPC holds within the consultation planning process
 - Developer require clarification on GHAPC's role
- GHAPC members would like to better understand the scope of their authority with respect to stipulations on projects.

5. 165–169 Water Street – Pither and Leiser Warehouse (VHR "B", M – DP-2019-00350)

Elizabeth Mackenzie, architect and applicant, provided an overview on the project and highlighted:

- The intent to propose something that matches the other buildings in the area
- Retention of original materials except for the large windows required for the first floor retail
- Upper floors are quite intact with minimal changes to the exterior of those floors.

In response to questions from the GHAPC members, the applicant provided the following information:

- Large windows for retail and the requirement for a taller door drove the design of the first floor exterior
- Seismic upgrading was undertaken voluntarily to bring the building up to code
- The sill being reinstated is being done with wood
- The lighting has been improved in the recessed doorway
- Placement of restrictors on upper level windows could be added

- Existing windows are operable and fully pivoting
- Consideration of reinstalling the Pither and Leiser name at the top of the building
- The original purpose of the canopy was to cover the sale of produce
- The storefront does not align with columns on upper floors
- The design is not going back to a specific period
- Drawings to depict street frontage of the project relative to neighboring buildings, would have been helpful.

Discussion ensued and GHAPC members noted the following:

- The symmetry of the windows is a concern
 - The addition of a canopy would improve the symmetry
 - The inclusion of a canopy could be considered as the façade of the building has changed over the years and does not align with a specific era
- The proposal is an improvement
- Whether the façade rehabilitation is part of a larger future project to upgrade the building
- Horizontal signage should be considered if signage is created in the future.

MOVED by Jurian ter Horst
 SECONDED by Brady Dunlop

That the Gastown Historic Area Planning Committee supports Development Permit DP-2019-00350, in principle, and recommends the following for further consideration:

1. Realignment of the proposed storefront windows to be symmetrical (in alignment with the upper levels)
2. The lower sill material should match the upper cornice in material, color and finish (Number 9 on drawing details sheet A3 attached to the agenda package)
3. Signage in a horizontal configuration similar in style to the 1930s era canopy
4. The addition of a canopy to improve walkability in line with best practices for weather protection
5. 4" restrictors should be placed on the existing pivot windows in lieu of interior guard rails.

CARRIED

6. **Adjournment**

MOVED by Peter Meiszner
 SECONDED by Natalie Telewiak

THAT the meeting of the Gastown Historic Area Planning Committee meeting held July 17, 2019 be adjourned at 5:28 p.m.

CARRIED

Next Meeting:

Date: September 18, 2019

Time: 4:00 p.m.

Place: Woodward's "W" Room, 5th Floor, Woodward's Building, 111 West Hastings Street

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Certified correct:

Chair

Date Approved