

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

DATE: Wednesday, June 20, 2018  
TIME: 4 p.m.  
PLACE: Woodward-5A-W Room, 5<sup>th</sup> floor  
Woodward's Heritage Building  
111 West Hastings Street  
Vancouver, B.C. V6B 1H4

*Please call 604-873-7141 to confirm your attendance*

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1) **Adoption of Agenda and Minutes** 4.00PM - 4.05PM  
Proposed meeting Agenda, and Minutes of May 16, 2018 to be adopted

2) **325 Carrall Street** 4.05PM - 5.00PM  
**VHR C(M) and (M)**

The application was received to redevelop vacant 333 Carrall St. site and to rehabilitate existing heritage building at 325 Carrall St. The consolidated development will have a maximum height of 81 ft to the top of the parapet.

333 Carrall St. will be developed with a new seven-storey mixed-use building whereas 325 Carrall will retain its historic principle façade and add three additional levels. Thereby the proposal is to provide 38 dwelling units and 13 micro dwelling units on this consolidated site.

The applicant has provided a thorough heritage conservation plan, as well as some structural assessment documentation during the pre-application stage to justify the demolition of the main structure of 325 Carrall St.

The proposal was presented to GHAPC at the pre-application stage for an early feedback on December 20, 2017. The Committee provided structured feedback, offered a number of recommendations and requested further design development (please refer to Minutes of the December 20, 2017 meeting).

The applicant will present the proposal and staff will be available to answer any related questions.

**Issues:**                    -Proposed height exceeds the maximum allowed for Gastown (22.9 m)  
                                  -Compatibility of the proposed design with the HA-2 Design Guidelines  
                                  -Contextual response

**Applicant:**                Human Studio Architecture + Urban Design, Pete Atkinson, Architect  
                                  Donald Luxton and Associates Inc., Heritage Consultant

**Staff:**                      Danielle Wiley, A/Senior Development Planner, COV  
                                  Zlatan Jankovic, A/Senior Heritage Planner, COV

**Attachments:** Package 1: Conservation Plan  
Package 2: Project brochure with reduced drawings

**3) Heritage Incentive Program**

**5.00PM - 6.00PM**

Staff will introduce the new Heritage Incentive Program (HIP) and provide an update on its current processing status. The HIP intends to replace the Heritage Building Rehabilitation Program which expired at the end of 2015. The new program will provide cash grants to eligible heritage properties city-wide in exchange for seismic upgrades and quality heritage conservation. The HIP will be presented to Council for an approval in September 2018.

**Staff:** Zlatan Jankovic, A/Senior Heritage Planner, COV  
**Attachments:** PowerPoint

**Next meeting:**

**DATE:** July 18, 2018  
**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