

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

DATE: Wednesday, October 19, 2016
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 if you are unable to attend this meeting

1. Adoption of Agenda and Minutes 4:00PM - 4:05PM

Proposed meeting Agenda, and Minutes of June 15, 2016 to be adopted.
Minutes from joint workshop sessions with the Urban Design Panel held on September 7, 2016 and September 21, 2016 will be presented when ready.

2. Sign By-law Review 4.05PM - 4.45PM

Staff with the City-wide & Regional Planning Branch are currently updating the Sign By-law to reflect best practices, introduce new types of signs, help ensure good signage and make it easier for businesses and stakeholders to understand and work within the rules of the by-law. Regulations for signage support businesses, set standards, protect the character of an area, and enhance the look and feel of the neighborhoods. Staff will provide a presentation of the proposed changes to the By-law followed by a discussion. Please see the Sign By-law Review webpage (<http://vancouver.ca/your-government/sign-by-law-update.aspx>) for more background information.

Staff: Heather Burpee, Senior Planner, City-Wide & Regional Planning, COV
Helen Pople, Planner, City-Wide & Regional Planning, COV
Zlatan Jankovic, Heritage Planner, COV

3. 119 Water Street - DE 420246 4.45PM - 6.00PM

**Consisting of: 115 Water St. (Rainsford and Co. Warehouse,
117 Water St. (Lovell Block), 131 Water St. (F. R. Stewart & Company) and
117-131 Water St. (Gaslight Square)
B(M), B(M), B(M), (M)**

The application was received to redevelop this consolidated site on Water Street. There are four buildings on the proposed development site. Three of them are listed under "B" category on the Vancouver Heritage Register (VHR) and municipally designated, and the fourth - Gaslight Square building is on a designated site but it is not listed as a heritage building on the VHR. Gaslight Square was designed by Richard Henriquez and Robert Todd and it has been evaluated as a potential "C" heritage building. The heritage evaluation and the Statement of Significance for this building have been completed.

The initial development proposal for this site (formerly 131 Water St.) was presented to the GAHAPC on October 15, 2014, and was not supported. The Committee opposed the demolition of Gaslight Square building and requested further design development.

This revised development permit application proposes to conserve the three existing heritage buildings, primarily preserving existing original fabric and structure, while allowing for well-setback rooftop additions in the areas where the original heavy timber structure has been removed in the past. It also proposes redevelopment of Gaslight Square building by replacing it with two new structures. The proposed Gross Floor Area (GFA) is 131,065 sf, the Floor Space Ratio (FSR) is 5.01 and the maximum height is 75 ft. The proposed development include one level of underground parking, one level of commercial /retail space (ground floor), three storeys of office space and 3 storeys of market residential use.

This development permit application will be presented to the Vancouver Heritage Commission on October 24th 2016.

Issues:

- heritage conservation of the three heritage “B” listed buildings and the amount of preserved /retained historic fabric, including the structure;
- compatibility of the proposed replacement buildings within the context of historic Water Street and historic character of Gastown in general;
- design of the proposed rooftop addition to three heritage buildings;
- proposed height, preservation of the saw-tooth streetscape profile, preservation of public views of the North Shore mountains;
- lane façade architectural definition and character,
- overall compliance with the HA-2 District Schedule and Design Guidelines

Applicant: Rositch Hemphill Architects - Bryce Rositch, Architect
Donald Luxton and Associates Inc., Heritage Consultant

Staff: Zlatan Jankovic, Heritage Planner
Paul Cheng, Senior Development Planner

Attachments: Project brochure with reduced drawings and Design Rationale, and Conservation Plan book with SOS’s

Next meeting:

DATE: November 16, 2016
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