

**NOTICE OF MEETING
GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Wednesday, June 18, 2014
TIME: 4 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver

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 May 21, 2014 to be adopted.

**2) 332 Water Street - Enquiry 4.05PM - 5.30PM
C, (M)**

The enquiry was received to rehabilitate and redevelop 324-332 Water Street (VHR "C" M). *The proposed project includes elements of heritage preservation, restoration and rehabilitation and also features new construction above the existing roofline that is contemporary in nature. (Conservation Plan by Donald Luxton and Associates Inc., April 2014)* The following summary has been provided for the purpose of pre-application presentation to GHAPC and may be subject to change, as the project continues to develop:

"The rehabilitation and redevelopment of 324-332 Water Street proposes a 5-storey addition to an existing ca.1912, 2 1/2-storey Heritage-"C" building with frontages on both Water and West Cordova Streets. The project is comprised of 21,987 square feet of rehabilitated historical structure and a 36,490 square foot complementary addition of new construction. The lower and main levels will house retail/restaurant spaces and residential service space while the remaining 6-levels will contain 56-market live-work spaces averaging 650 square feet per unit. The building will have an average height of 75 feet.

This project proposes to address the urban design issues of the site in four ways that refer to the surrounding heritage and urban design context:

1. The retail arcade which connects Water to Cordova through the building is unique in the history of heritage buildings in Vancouver. As such, it will be rehabilitated to approximate its former character with the removal of constricting internal additions and the conservation of historical elements where possible. This will not only re-invigorate the retail opportunities in the Arcade, but also strengthen the mid-block connection through to Cordova Street, increasing pedestrian traffic to the retail premises on that block.
2. The Water Street streetscape will be completed with a 5-storey addition on the existing building that will enhance the sawtooth profile of the street. At the same time, both facades of the historic 2-storey building will be rehabilitated to its ca.1918 appearance.
3. The façade of the new addition to Water Street will be clad in stone in deference to the Gastown Design Guidelines, while referring in its detail to City policy that new

additions to existing buildings should be compatible, yet distinguishable in nature. Columns and spandrels will be differentiated with polished and honed finishes respectively. The stone colour will be similar to that of the Water Street Café building, continuing an alternating pattern of tonal variation on the street. As the project is re-envisioning a building where there are now two principal facades, and the historic back (Water Street) is now the front, the Water Street addition will give dignity to the original secondary elevation.

4. The Cordova Street elevation will be supplemented with a 5-storey addition that will defer to the proud historic pediment that peeks out of the lane, as a memory of the great commercial street that Cordova once was. The first level of this Cordova Street addition, therefore, is recessed to respect the uplift of the pediment. Above that, the façade weaves to reconcile the different geometries of the street and lane. This is in subtle reference to the Arcade's history as a market of textile shops and its one-time name, the "Cloth Hall". The inflections in this weave also allow this structural addition to key into the differing heights of the adjacent east and west buildings.

Due to the extent of heritage retention in this project, underground parking and loading will not be provided."

Staff and proponent will present the project and associated conservation plan, and provide more information on the proposal. The project may be presented to the Committee again, at the development permit application stage.

Issues:

- a) Is the proposed redevelopment and conservation approach generally compatible with applicable Gastown planning policy (in particular HA-2 District Schedule and HA-2 Design Guidelines), and the Standards and Guidelines for the Conservation of Historic Places in Canada?
- b) Proposed addition; its height, character, expression, materials.
- c) Retention of timber structure and interior features.

Applicant: Robert Fung, property owner
Gair Williamson Architects, Architectural Consultant
Donald Luxton and Associates Inc., Conservation Consultant

Staff: Zlatan Jankovic, Heritage Planner

Attachments: Project rationale with drawings (sent by courier and electronically)
Conservation Plan - Draft (sent electronically)

Next meeting:

DATE: July 16, 2014
TIME: 4.00 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver, BC