

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

DATE: Wednesday, September 17, 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 June 18, 2014 to be adopted.

2) GHAPC - Meeting Procedure Review 4.05PM - 4.20PM

The GHAPC Chair and staff will review the GHAPC meeting procedure to ensure it is consistent with Procedure By-law and City's Code of Conduct. A short clarifying note will be presented for adoption, which is to be read every time the Committee conducts its business. A brief summary of committee's function and authority would also provide additional clarification on development application presentation procedure.

Presenters: Carol Sill, GHAPC Chair
Zlatan Jankovic, Heritage Planner

Attachments: GHAPC Information - draft document (sent by mail)

**2) 151-155 Water Street and 157 Water Street - Enquiry 4.20PM - 5.30PM
B(M) and C(M)**

The enquiry was received to redevelop these two heritage sites, both municipally designated, by rehabilitating 151-155 Water Street and reconstructing 157 Water Street. It is proposed that 151-155 Water Street be rehabilitated to accommodate a rooftop, set-back addition, and retention and rehabilitation of the principal façade. 157 Water Street was found very challenging to rehabilitate due to its low ceiling heights. As a result, it has been proposed that the building be reconstructed to provide fully functional interior and to be reminiscent of its historic architectural character. Two functionally consolidated sites will provide total of 79,495 sq. ft. of commercial office and retail space, and two levels of underground parking. The maximum proposed height is 82 feet.

The proponent's team will present the project, feasibility study as well as an architectural/urban design rationale that informed the proposed redevelopment project. The heritage consultant, Donald Luxton and Associates Inc., will present the conservation plan for both sites and elaborate on how the proposal addresses the policy requirement to preserve the historic character of the Water Street streetscape.

No heritage incentives have been requested. The project will be presented to the Vancouver Heritage Commission and possibly to GHAPC again, once the formal development permit application is received. The applicant is looking forward to receiving committee's feedback.

- Issues:
- Demolition of the designated heritage building (157 Water Street)
 - Architectural design of the reconstructed building (157 Water Street)
 - Proposed rooftop addition to 151-155 Water Street
 - Impact on Water Street historic streetscape
 - Maximum proposed height of 82 feet (75 feet allowed)
- Applicant:
- Musson Cattell Mackey Partnership, Mark Thompson, Architect
Robert Fung, Developer
Donald Luxton and Associates Inc., Heritage Consultant
- Staff:
- Zlatan Jankovic, Heritage Planner
Paul Cheng, Senior Development Planner
- Attachments:
- Project brochure with reduced drawings (sent by mail)

3) 21 Water Street - Artwork Enquiry

5.30PM - 6.00PM

The proposal was received to install a neon artwork application "Time is Precious." on a façade of the heritage designated site on 21 Water Street. The installation would be placed on the east elevation overlooking the lower portion of the building and it would be made of double tube white neon over vinyl day time copy heat transferred onto the masonry wall, 8'10" x 17' 2.4" in size.

Since the proposal does not meet sign criteria, it cannot be processed as a sign application. Instead, the proposed would be subject to a development/building permit application as well as the Heritage Alteration Permit as it affects the exterior of the designated heritage building.

The committee is asked to comment on the appropriateness of the proposed art form and its compatibility with the heritage building and the historic character of Gastown.

- Issues:
- Consistency with HA-2 Design Guidelines
 - Application of a major neon installation in Gastown
- Applicant:
- TDH Sign Solutions, Applicant
Priority Permits Signage Division, Signage Contractor, Shaun Creaney
- Staff:
- Zlatan Jankovic, Heritage Planner
- Attachments:
- Project brochure with reduced drawings (sent by mail)

Next meeting:

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