

GASTOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A

DATE: Wednesday, May 20, 2015
TIME: 4 p.m.
PLACE: Hastings Mill Room (4A), 4th 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 April 15, 2015 to be adopted.

**2. 5 West Hastings Street - DE418918
C, (M)**

Development permit application has been received to renovate this four-storey building in Gastown, listed on the VHR under the category "B" and municipally designated. In addition to the commercial ground floor there are three residential floors containing 31 SRA-designated rooms. These rooms were vacant for over 10 years and will be renovated. The rear wall of the residential floors of the building has collapsed and it is proposed to be reconstructed. The historic storefront which has been severely altered in the past will be rehabilitated. The basement will be activated and converted to retail, and the roof deck on the second floor will be revived. In 2014, the City entered into the Housing Agreement and approved the SRA Conversion Permit for this site.

The scope of work presented includes the conservation of the building exterior, in particular its principal façade. The conservation plan was prepared to preserve, restore and rehabilitate the principal façade consisting of the following conservation procedures:

- rehabilitation of the storefront; modified and reconfigured but generally compatible with the historic character and historical photo evidence,
- restoration of the intermediate cornice,
- preservation of the original double-hung windows with partial replacement, as required, based on window physical assessment,
- reconstruction of the missing main cornice based on historical photo evidence,
- cleaning and minor repairs to exterior walls, particularly of the brickwork with its unique detailing,
- reconstruction of the missing lane wall; contemporary materials will be used (Hardie panels in HC66 - Garrison Red, metal double-hung windows) except for the ground floor where the existing brick will be restored,
- repairs to the roof which will not affect character-defining elements.

The proposed conservation procedures are generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and Gastown Design Guidelines. The applicant has applied for the façade grant through the Heritage Façade Rehabilitation Program and submitted three quotes, as required. The application is eligible for the grant of up to \$50,000.

The proposal requested the following Zoning Bylaw relaxations / variances:

- to allow the basement commercial use,
- to relax the min. parking space bylaw,
- to relax the min. loading bylaw,
- to relax the bicycle parking regulations.

The applicant will provide more details regarding requested relaxations.

The Committee is asked to provide feedback on the following:

- proposed conservation plan,
- requested relaxations/variances,
- support for the façade grant application.

Applicant: 5 West Hastings Holdings Ltd.; Stefano Faedo and Mike Bosa
Staff: Zlatan Jankovic, Heritage Planner
Attachments: project package (sent by courier)

3. 102 Powell Street - Enquiry B, (M)

An enquiry was received to construct a new building on 102 Powell St. site while preserving the existing heritage façade - remnants of the historic Pilkington Glass factory. The development on 102 Powell St. will be functionally connected with the Warehouse located on 100 Powell St. as this site is consolidated. The proposal includes artistic, cultural, office and residential uses. The maximum height is within 75 ft limit. Contemporary architectural design, construction materials and finishes are proposed. Elevated courtyard would increase experiential qualities by reducing its depth and provide required buttressing of the heritage building to the east (120 Powell St.). The existing heritage façade will be preserved, restored and functionally integrated with the new building. The conservation plan for the historic façade will be developed at the development permit (DE) application stage.

Applicant and staff will present the proposal. The intent of the presentation is for applicant to receive early feedback from the Committee in advance of the formal DE application. Once the DE application is submitted the fully developed proposal will be presented to GHAPC again.

Issues:

- compatibility of the proposed design with the historic character of the street block and Gastown in general, form of development, design approach and materials proposed,
- compliance with the intent of the applicable heritage policy and HA-2 Design Guidelines,
- conservation of the heritage façade and compliance with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Applicant: Peter Cardew Architects, Peter Cardew, Architect
Staff: Zlatan Jankovic, Heritage Planner
Attachments: project package (sent by courier)

Next meeting:

DATE: June 17, 2015
TIME: 4:00 p.m.
PLACE: Hastings Mill Room (4A), 4th floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4