

**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE**

MAY 21, 2014

A Regular Meeting of the Gastown Historic Area Planning Committee (GHPAC) was held on Wednesday, May 21, 2014 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Chris Fair, Community Business Representative, Vice-Chair
Glenda Bartosh, Local Property Owner
Mila Kostic, Community Business Representative
Nic Meyer, Community Hospitality (arrived at 4:28 p.m.)
Glade Schoenfeld, Community Engineer
Jon Stovell, Community Property Owner

ABSENT: Carol Sill, Community Resident Owner, Chair
Alan Davies, Community Architect
Shelley Bruce, Community Heritage Representative
Ashley Pope, Community Architect
Tony Tang, Councillor, Liaison to GHAPC

ALSO PRESENT: Zlatan Jankovic, Heritage Planner
Aron Keshow, King Tiger Inv., Property Owner (Item 2)
Lisa Leblanc, Senior Engineer-Community Plans, COV (Item 3)
Jim Lehto, Conservation Consultant (Item 2)
Jeff Moi, Streets Engineer, COV (Item 3)
KC Mooney Architect, Architectural Consultant (Item 2)

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

In the absence of the Chair, Vice-Chair Fair assumed the chair and called the meeting to order at 4:06 p.m. as discussion only, due to the lack of quorum.

The agenda was accepted as circulated.

1) Adoption of Minutes

MOVED by Glenda Bartosh
SECONDED by Jon Stovell

THAT the minutes of the February 19, 2014 meeting of the Gastown Historic Area Planning Committee be adopted as circulated.

FOR RATIFICATION

2) 256 Carrall Street [9 West Cordova - Boulder Hotel] - DE 417522 B, (M)

Zlatan Jankovic, Heritage Planner, highlighted that in 2007, Council approved an incentive package for the rehabilitation of the Boulder Hotel and construction of the new building on adjacent Pig & Whistle site, 15 West Cordova Street. The HRA was registered on title, but the SRA Conversion Permit expired and the development permit (DE) application expired due to a lack of action by previous owners of the site. The current owner has made a new DE application to rehabilitate the Boulder Hotel in exchange for already approved incentives (existing HRA), and has requested that the property tax exemption be added to the previously approved incentive package. The new Housing Agreement has been recently negotiated and agreed upon, in principle.

The proposed conservation plan for the Boulder Hotel plan is similar to what was originally offered, but provides for a higher level of structural retention, no rooftop addition and no underground parking. The scope of work does not include the adjacent Pig & Whistle site. He also provided details regarding the current proposal's incentive package and the housing agreement that would see 22 designated rooms removed from the SRA inventory and converted to eight one-bedroom suites that would be secured as rental units for the life of the building.

KC Mooney, Architect, provided details regarding the redevelopment and heritage rehabilitation plan for the building, including the building façade, cornices, windows, emergency exits, seismic upgrading, and the reintroduction of the old door on the lower corner of the building.

The applicants and staff responded to questions related to seismic upgrading methods and the replacement and revitalization options for the windows.

Nic Meyer arrived and meeting proceeded with quorum at 4:28 p.m.

The applicants and staff responded to questions regarding the history and ownership of the site and provided details related to the various applications. It was clarified that the adjacent Pig & Whistle site had been removed from the application and that the HRA would need to be revised.

MOVED by Jon Stovell

SECONDED by Glenda Bartosh

That the Gastown Historic Area Planning Committee supports the project at 256 Carrall Street [9 West Cordova] - Boulder Hotel - DE 417522, and:

- 1) Generally considers that the direction and intent of the proposed conservation plan is compatible with the Standards and Guidelines for the Conservation of Historic Places in Canada, HA-2 Design Guidelines;
- 2) Supports the Property Tax Exemption incentive which is in addition to the heritage incentives indicated in the current HRA;
- 3) Supports any variation in area-compatible uses that enhances the viability of the project; and

That the Gastown Historic Area Planning Committee asks that the applicant work diligently with the City and the Conservation Consultant to undertake the best possible reproduction of the windows using traditional construction methods and materials.

CARRIED UNANIMOUSLY

Agenda Varied

The Agenda was varied to reconsider Item 1) at this point.

1) Adoption of Minutes Cont'd.

MOVED by Glenda Bartosh
SECONDED by Jon Stovell

That the previously approved minutes of the February 19, 2014 meeting be ratified.

CARRIED UNANIMOUSLY

Quorum was lost with the departure of Mr. Stovell, and the meeting continued as discussion at 5:04 p.m.

3) Water Street Road Works

Zlatan Jankovic, Heritage Planner, informed that this topic is being presented at this early stage at the Committee's request in order to allow for continued input as the project proceeds.

Jeff Moi, Streets Engineer, circulated information regarding the Water Street Geotechnical Restoration and Life Cycle Analysis, recently completed by consultant, which undertook a geotechnical and cost benefit analysis of the pavement structure options for Water Street. He reviewed various findings of the study, and commented on how the geotechnical study fits into the overall planning context of the area.

Lisa Leblanc, Senior Engineer-Community Plans, advised how the resurfacing of Water Street could be considered under the broader context of the area, and in relation to Heritage and Public Space values. Staff is currently undertaking to establish a process to go forward with that larger planning exercise.

Staff responded to various questions related to surface options and costs, the possible components of the larger planning process, and the near-term plans to remediate the street.

Discussion ensued on the importance of evaluating the heritage character-defining elements and values of Gastown, considering urban design, transportation and circulation in the wider area, and maintaining the historic character of Gastown.

MOVED by Glenda Bartosh
SECONDED by Nic Meyer

That the Gastown Historic Area Planning Committee encourages staff to conduct a proper heritage assessment for the proposal to replace the current Water Street surface; and

That transportation usage also needs to be considered within the context of this distinctive historic area; and

That a public realm plan be developed which reflects the historic values of Gastown, including street treatments, with particular emphasis on understanding the distinctive historic character of the place;

And further requests that staff keep the Committee informed on the related processes.

FOR RATIFICATION

4) Next meeting:

DATE: June 18, 2014

TIME: 4.00 p.m.

PLACE: Water Street Café, 300 Water Street, Vancouver, BC

The meeting adjourned at 5:55 p.m.

* * * * *