

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

SEPTEMBER 17, 2014

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPAC) was held on Wednesday, September 17, 2014 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Carol Sill, Community Resident Owner, Chair
Glenda Bartosh, Local Property Owner
Shelley Bruce, Community Heritage Representative
Alan Davies, Community Architect (arrived 4:44 p.m.)
Mila Kostic, Community Business Representative
Ashley Pope, Community Architect (arrived 4:21 p.m.)
Glade Schoenfeld, Community Engineer

ABSENT: Chris Fair, Community Business Representative, Vice-Chair
Jon Stovell, Community Property Owner
Tony Tang, Councillor, Liaison to GHAPC

ALSO PRESENT: Mark Thompson, Architect, Musson Cattell Mackey Partnership
Robert Fung, Developer
Donald Luxton, Heritage Consultant
Eric Pattison, Heritage Architect
Jordan Desrochers, Signage Contractor
Zlatan Jankovic, Heritage Planner
Paul Cheng, Senior Development Planner

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

In the absence of a quorum, the Chair called the meeting to order at 4:11 p.m. as discussion only.

Approval of the Agenda

The agenda was approved with minor amendment, to add a new item:

- Heritage Action Plan Advisory Committee - Representative Appointment

1) **Adoption of Minutes**

MOVED by Glenda Bartosh
SECONDED by Mila Kostic

THAT the minutes of the June 18, 2014 meeting of the Gastown Historic Area Planning Committee be adopted as circulated.

FOR RATIFICATION

2) **GHAPC - Meeting Procedure Review**

Zlatan Jankovic, Heritage Planner provided background and context to the proposed GHAPC Meeting Procedure Guidelines draft document, which was previously circulated to the Committee via email. The proposed Guidelines are consistent with the Procedure By-law, the City's Code of Conduct, and guidelines used by the Urban Design Panel and other advisory committees.

Chair Sill read the brief summary of the Committee's function and authority as per the draft Guidelines and noted that questions to applicants would conclude after their presentation.

Ashley Pope arrived at this time, and the meeting attained quorum at 4:21 p.m.

MOVED by Glade Schoenfeld
SECONDED by Shelley Bruce

THAT the Gastown Historic Area Planning Committee (GHAPAC) Meeting Procedure Guidelines be approved as circulated.

CARRIED UNANIMOUSLY

Agenda Varied

As the Committee had attained quorum, the Chair called for the ratification of the previously approved minutes and amended agenda.

Ratification of Agenda and Minutes

The amended agenda for the September 17, 2014 meeting and the minutes of the meeting held June 18, 2014 were adopted.

Agenda Varied

The order of the agenda was now resumed.

3) **Heritage Action Plan Advisory Committee - Representative Appointment**

Chair Sill advised that the Committee has been requested to appoint a representative to the City's newly formed Heritage Action Plan Advisory Committee, and provided detail as to the mandate for the new Committee.

The Committee suggested that Shelley Bruce serve as the representative due to her background in heritage preservation. Ms. Bruce agreed to the nomination.

MOVED by Glenda Bartosh

SECONDED by Glade Schoenfeld

THAT the Gastown Historic Area Planning Committee (GHAPAC) appoint Shelley Bruce as its representative to the Heritage Action Plan Advisory Committee.

CARRIED UNANIMOUSLY

4) **151-155 Water Street and 157 Water Street - Enquiry**

The applicants and their representatives arrived at 4:23 p.m.

Zlatan Jankovic, Heritage Planner provided introductory comments on the pre-application enquiry to redevelop the 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.

Mr. Jankovic advised that 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.

Paul Cheng, Senior Development Planner, posed several questions for the Committee to consider during the presentation including whether the proposed design would maintain the original building's sawtooth silhouette.

Robert Fung, Project Developer, introduced the project team and provided brief history of the project.

Mark Thompson, Architect, provided an overview of the current and intended commercial use of the development, the design concept and process and referred to several renderings of the proposed design. He also noted the guiding principles for the project, including economic revitalization and heritage conservation through a sustainable lens.

Alan Davies arrived at this time (4:44 p.m.)

Robert Fung, Project Developer, spoke to the process undertaken to determine if the original buildings could contribute to the design program and the creation of a continuum of job space in their current form.

Donald Luxton, Heritage Consultant, provided information relating to the historical context of the building and conservation strategy, and spoke to some of the key heritage deliverables.

Glenda Bartosh left the meeting at this time (5:28 p.m.)

The project team and staff received comments and responded to various questions on the proposal and the heritage designation of the site.

MOVED by Alan Davies
SECONDED by Shelley Bruce

THAT the Gastown Historic Area Planning Committee express its great concern with the demolition of the designated building at 157 Water Street; however supports the project proposal for these two significant sites, and requests that further consideration be given to the following:

- A. That the composition, proportion and fenestration of the reconstructed building should be based on the historic character of existing building and the architectural detailing should be expressed in a more contemporary yet contextual approach;
- B. Further design development for the top two storeys of the addition at 151 Water Street with consideration to materials and architectural detail quality; and
- C. That the Committee supports the proposed height subject to further design consideration to materiality and the detailing, as well as the preservation of the sawtooth appearance.

CARRIED UNANIMOUSLY

The applicants and their representatives left the meeting at 6:30 p.m.

5) **21 Water Street - Artwork Enquiry**

Zlatan Jankovic, Heritage Planner, provided introductory comments on the application 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 the 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.

Jordan Desrochers, appeared before the Committee on behalf of the applicant, TDH Sign Solutions, and spoke to the proposal. He also read from a letter from the Wilson family which was submitted with the application and provided additional information on the owner's intent and artistic interpretation of the installation.

Mr. Desrochers and staff received comments and responded to various questions related to the proposal.

MOVED by Glade Schoenfeld

SECONDED by Mila Kostic

THAT the Gastown Historic Area Planning Committee generally supports the proposed artwork installation at 21 Water Street as an art form and requests further consideration to the following:

- A. Removal of the period at the end of the phrase;
- B. That the light be subtle and not disruptive to the neighbourhood; and
- C. That installation be done with the least amount of damage to the building façade as possible.

CARRIED UNANIMOUSLY

6) NEXT MEETING:

DATE: October 15, 2014 

Meeting adjourned at 7:00 pm.

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Chair

Date Approved