

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

**OCTOBER 15, 2014**

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPAC) was held on Wednesday, October 15, 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  
Mila Kostic, Community Business Representative  
Ashley Pope, Community Architect  
Tony Tang, Councillor, Liaison to GHAPC (arrived 4:49 pm)

**ABSENT:** Chris Fair, Community Business Representative, Vice-Chair  
Glade Schoenfeld, Community Engineer  
Jon Stovell, Community Property Owner

**ALSO PRESENT:** Zlatan Jankovic, Heritage Planner  
Carl Humphries, Rositch Hemphill Architects  
Sa King, Owner Representative  
Donald Luxton, Heritage Consultant, Donald Luxton and Associates Inc.  
Ann McLean, Senior Development Planner  
Bryce Rositch, Architect, Rositch Hemphill Architects

**RECORDING SECRETARY:** Linda Tylla, Raincoast Ventures Ltd.

With a quorum being present, Chair Sill called the meeting to order at 4:00 pm.

**1) Approval of the Agenda**

The agenda was approved with minor amendment, to note that the meeting space would only be available until 5:30 p.m.

**2) Adoption of Minutes**

**MOVED** by Shelley Bruce  
**SECONDED** by Glenda Bartosh

THAT the minutes of the September 17, 2014 meeting of the Gastown Historic Area Planning Committee be adopted, with minor amendment to Item 4) 151-155 Water Street and 157 Water Street - Enquiry, as follows:

*THAT the Gastown Historic Area Planning Committee expresses its great concern with the enquiry's proposed demolition of the designated building at 157 Water Street; however supports in principle the project's proposed use 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 the 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 material and detail quality; and*
- C. That the Committee supports the proposed height subject to further design consideration to materiality and the detail, as well as the preservation of the streetscape's sawtooth appearance.*

#### **CARRIED UNANIMOUSLY**

- 3) 131 Water Street - Consisting of: 115 Water St. (Rainsford and Co. Warehouse, 117 Water St. (Lovell Block); 131 Water St. (F.R.Stewart & Company); and 117-131 Water St. (Gaslight Square) - Enquiry

Chair Sill welcomed the proponents and advised them of the GHAPC Meeting Procedures.

Zlatan Jankovic, Heritage Planner, introduced the project, advising that an enquiry was received to redevelop this large site on Water Street, which has four buildings on the proposed development site and includes six original parcels. Three of the buildings are listed under "B" category on the Vancouver Heritage Register (VHR) and municipally designated, and the fourth one (Gaslight Square) is a designated site but it is not listed on the VHR.

Mr. Jankovic noted that Gaslight Square was designed by Richard Henriquez and Robert Todd and that a heritage evaluation and Statement of Significance have been prepared for this building in order to better understand its heritage value in relation to various redevelopment options considered for the site, including its demolition. It has been evaluated as a potential "C" heritage building. The applicant has been working with the City in this pre-application stage for 18 months. The redevelopment schemes considered by the proponent to date have included certain level of heritage conservation for the three heritage buildings, together with a rooftop addition for each of them, and propose replacement for Gaslight Square. Although the proposed rooftop additions are setback to be inconspicuous, the maximum proposed height of the new structure and additions vary between 75 FT and 110 FT depending on scheme, and the maximum permitted height in HA-2 zoning district (Gastown) is 75 FT.

Ann McLean, Senior Development Planner introduced herself and advised that height is one of the key issues to be considered.

Bryce Rositch, Rositch Hemphill Architects, introduced himself and his colleagues present. He provided a presentation on the enquiry highlighting the site context and architectural design approach for several of the redevelopment schemes being considered by the applicant, including proposed materials, architectural detailing and proposed height.

Donald Luxton, Heritage Consultant, provided a brief history of the buildings on the site, noting that Statements of Significance were done in 2012 and that the three designated heritage buildings have a relative degree of intactness.

Mr. Rostich provided additional detail on the redevelopment schemes being considered including height, potential community uses for the space, parking, and the new parametric construction method being considered for some portions of the site.

Councillor Tang arrived at this time (4:49 pm).

The project team and staff received comments and responded to various questions related to the enquiry and the redevelopment of the site.

The Committee expressed interest in additional tools in order to assist them in assessing larger projects, in terms of the accumulative impact on the national historic site of multiple, large redevelopments.

**MOVED by Alan Davies**  
**SECONDED by Glenda Bartosh**

THAT GHAPC, in response to the enquiry for 131 Water Street, is opposed to the proposed demolition of the existing building "Gaslight Square" at 117-131 Water Street as presented in this enquiry; and

THAT considering the enquiry for 131 Water Street as it is presented at this time, GHAPC:

- Acknowledges and supports the proposed retention of the existing designated heritage "B" class buildings;
- Expresses concern over the impact of optimizing the historic site capacity to its maximum height of 75ft; the dominant horizontal expression of the façade on the street side; and the loss of sense of place in the Gastown National Historic Site;
- Further requests that the applicant work closely with the staff and Heritage Consultant to consider an alternative building massing and reduced floor area of the east and west flanks on levels 5 to 7. It is further suggested that the applicant reappraise the architectural expression of the proposed facades in closer alignment with the Gastown HA-2 Guidelines related to compatible and distinguishable design approaches; and
- That GHAPC looks forward to receiving the next submission and further design development of the project, for review.

And further, THAT the Committee requests a meeting with the Director of Planning to discuss issues affecting Gastown, the nationally designated historic district, that have emerged as a result of recent applications/enquiries presented to GHAPC.

CARRIED UNANIMOUSLY

4) NEXT MEETING:

DATE: November 12, 2014

Meeting adjourned at 6:00 pm.

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Chair

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Date Approved