

MINUTES OF THE  
GASTOWN HISTORIC AREA PLANNING COMMITTEE  
DECEMBER 17, 2014

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, December 17, 2014 at 4:00 p.m., at the Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

**PRESENT:** Carol Sill, Community Resident Owner, Chair  
Glenda Bartosh, Local Property Owner  
Shelley Bruce, Community Heritage Representative  
Mila Kostic, Community Business Representative  
Ashley Pope, Community Architect  
Glade Schoenfeld, Community Engineer

**ABSENT:** Alan Davies, Community Architect  
Chris Fair, Community Business Representative, Vice-Chair  
Jon Stovell, Community Property Owner

**ALSO PRESENT:** Musson Cattell, Mackey Partnership  
Robert Fung, Developer  
Zlatan Jankovic, Heritage Planner  
Ann McLean, Development Planner  
Eric Pattison, Heritage Architect  
Renante Solivar, Architect  
Mark Thompson, Architect

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

**1) Adoption of Agenda and Minutes**

The agenda was approved as circulated.

Adoption of the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held November 19, 2014 was deferred as they were not circulated.

**2) 155 Water Street - DE418471**

For the benefit of the applicant, Chair Sill read the summary of the Committee's function and authority as per the GHAPC Meeting Procedure Guidelines.

Zlatan Jankovic, Heritage Planner provided opening remarks, noting that GHAPC had been presented with the redevelopment proposal for this project when it was at the pre-application stage on September 17, 2014.

This application has been received to redevelop the consolidated site assembled of 151 Water Street and 157 Water Street sites. Both sites are presently occupied by designated heritage buildings; 151 Water Street as "B" listed on Vancouver Heritage Register (VHR) and 157 Water Street as "C" listed on VHR. The proposal is to demolish existing buildings, except for the principal façade of 151 Water Street and to replace them with a mix-use office/retail building on this consolidated site. The new building would provide 105,426 square feet of office and retail space, 50 underground parking spaces and it would incorporate retained principal façade of 151 Water Street. The proposed height is 93.75 feet measured to the top of the 8<sup>th</sup> floor roof as viewed from Water Street. With the mechanical room above, the total building height would be 103.62 feet. The proposed FSR is 8.07.

Mr. Jankovic noted changes to the project since the Committee last saw it at the pre-application stage, and provided comments on the proposed height, noting that it was in excess of what City staff had expected.

The developer, Robert Fung, introduced the members of the project team who were present. Mr. Fung spoke to the proposed building heights and FSR, noting that the parkade is now being included in the FSR calculation. He also spoke to changes to the design including the enclosing of a previously proposed outdoor kitchen.

Mark Thompson, Architect, provided a presentation on the project and referred to design boards and a model of the proposed project. He spoke to the proposed reconstruction of the 157 Water Street building, and many design details including the windows, cornice, massing and reuse of existing heritage elements. He also noted changes introduced in an attempt to reduce the visual impact of the massing of the top of the building.

The Landscape Architect spoke to the changes in the design since the pre-application stage, including the planting plan for the roof and the retention or reinstatement of the street-level landscaping.

Eric Pattison, Heritage Architect, spoke to the heritage elements retained from the original buildings, primarily the heritage façade of 151 Water Street.

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

Discussion ensued between the Committee members related to the following concerns:

- Loss of the heritage buildings that are proposed to be demolished
- Loss of the façade on 157 Water, particularly the cornice and storefront features
- Possible light impacts from the glass in-fill on the neighbourhood at night
- Change to the character and quality of the saw tooth profile and the loss of the relationship between the existing buildings (slim and fat)

- The Committee's desire to see economic development in Gastown
- Critical importance of two-storey sites to maintaining the saw tooth profile of the area and need to ensure that in-fills be done in a way that retains that profile
- Suggestion that a design charrette be held between the various advisory bodies that will be asked to comment on the application.

MOVED by Ashley Pope  
SECONDED by Glenda Bartosh

THAT although the Committee acknowledges the work and intent for economic development in the area, the Gastown Historic Area Planning Committee does not support the application for 155 Water Street [DE418471] as proposed for the following key reasons:

- The Demolition of two heritage designated buildings;
- The level of the conservation work on what is proposed for retention;
- It does not conform to the intent of the HA2 policy and accompanying guidelines; and

THAT the Committee would welcome a refined proposal that would address these issues.

CARRIED UNANIMOUSLY

3) NEXT MEETING:

DATE: January 21, 2015  
TIME: 4:00 p.m.  
PLACE: Hastings Mill Room (4A), 4<sup>th</sup> floor  
Woodward's Heritage Building  
111 West Hastings Street  
Vancouver, B.C. V6B 1H4

Meeting adjourned at 6:45 pm.

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Chair

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Date Approved