

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

**JULY 15, 2015**

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, July 15, 2015 at 4:00 p.m., at the City of Vancouver, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

**PRESENT:** Carol Sill, Chair, Community Resident Owner  
Alan Davies, Vice-Chair, Community Architect  
Glenda Bartosh, Local Property Owner  
Eddie Emerman, Community Business Representative  
John Nagle, Community Hospitality Representative  
Glade Schoenfeld, Community Engineer  
Sanyek (Samuel) Syguta,  
Community Property Owner Representative

**REGRETS:** Shelley Bruce, Community Heritage Representative  
Shelley Craig, Community Business Representative  
Braden Parker, Community Property Owner Representative

**ALSO PRESENT:** Orod Aris, Landscape Architect, MCM (item 2)  
Paul Cheng, Development Planner  
Christin Doeinghaus, Donald Luxton and Associates Inc.  
(item 2)  
Robert Fung, Developer, Salient Group, (item 2)  
Adam Hatch, Donald Luxton and Associates Inc. (item 2)  
Zlatan Jankovic, Heritage Planner  
Tanis Knowles Yarnell, Planner (item 3)  
Eric Pattison, Architect /Heritage Consultant,  
Pattison Architecture (item 2)  
Mark Thompson, Architect, Musson Cattell Mackey Partnership  
(item 2)  
Richard Wittstock, Salient Group (item 2)

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

With a quorum present, Chair Sill called the meeting to order at 4:06 pm and read the Committee Protocol for the benefit of the applicants in attendance.

**1. Adoption of Agenda and Minutes**

The meeting agenda was approved as circulated.

MOVED by Glenda Bartosh  
AND SECONDED by Samuel Syguta

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held May 20, 2015 be adopted with amendment to reflect that Glenda Bartosh was not present.

**CARRIED UNANIMOUSLY**

## 2. 155 Water Street; B (M), C (M) - DE418471

Zlatan Jankovic, Heritage Planner, provided opening comments on the application. The proposal to redevelop the site at 155 Water St., consolidated of 151 Water St. and 157 Water St., was presented to the GHAPC on September 17, 2014 and December 17, 2014. Although the Committee conditionally supported the proposal at the pre-application stage, it did not support the subsequent development permit application.

The applicant has since revised the proposal to reflect a higher level of heritage retention and conservation, including the principal façade of 157 Water St., which is now proposed for retention and it is incorporated as a non-structural but functional building envelop to the new structure behind. The east, north and partial south elevations that related to the preserved 157 Water St. façade are predominantly comprised of brick, either salvaged or matched.

Paul Chang, Development Planner, provided an overview of the history the application and circulated a computer illustrated map of the area, which included the massing of other proposed development on the block for the Committee's information. Mr. Chang noted the principles on which staff is considering the application.

Robert Fung, Salient Group, provided a presentation on the application, noting the changes to the project since it was last presented to GHAPC, and in response to the feedback received from the Committee at that meeting.

Adam Hatch, Donald Luxton and Associates, presented on the history and heritage aspects of the buildings.

Christin Doeinghaus, Donald Luxton and Associates, presented the conservation plan for the project.

Orod Aris, MCM, provided details of the landscaping plan for the project.

The applicants and staff responded to various questions related to the application and the Committee provided comments on the proposed project.

MOVED by Alan Davies

AND SECONDED by Glenda Bartosh

THAT the Gastown Historic Area Planning Committee (GHAPC) generally supports the application for 155 Water Street (consolidated of 151 Water St. and 157 Water St.), and acknowledges the applicant's proposal to expand the scope of the façade preservation to include 157 Water Street, and to place development restrictions on the adjacent property located at 165 Water Street;

AND THAT GHAPC supports the 83' building height, as presented, for the purpose of accommodating the proposed office use, and recommends that the applicant work with staff to further resolve the following design considerations:

- 1) Simplified massing of the new construction;
- 2) Ensuring that the new addition is subordinate to the existing heritage structures;
- 3) Further study of the setbacks;
- 4) Detailing with the use of cladding materials sympathetic to the area; and

5) Ensuring that the heritage storefronts on both buildings be treated with the utmost care and attention to detail;

AND THAT GHAPC commends the applicant for further refining the project and bringing a more complete and creative heritage preservation proposal for review.

CARRIED UNANIMOUSLY

Samuel Syguta and Eddie Emerman left the meeting at this time (6:45 pm). As quorum was lost, the meeting proceeded for information only.

**3. Heritage Action Plan - Update**

Tanis Knowles Yarnell, Planner provided an update on the Heritage Action Plan for the Committee’s information. She reviewed the status of work to date, and gave an overview of upcoming activities including the upgrade of the Vancouver Heritage Register.

Background information on the Heritage Action Plan can be found online at: [www.vancouver.ca/heritage-action-plan](http://www.vancouver.ca/heritage-action-plan).

Carol Sill left the meeting and Alan Davies assumed the Chair at this time (6:53 pm).

GHAPC requested that staff prepare for a further discussion on Heritage Incentives at the September meeting.

**Next meeting:**

DATE: September 16, 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 7:05 p.m.

\*\*\*\*\*

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date Approved