

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

MARCH 16, 2016

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, March 16, 2016 at 4:00 p.m., in Room 5A-W at the City of Vancouver, Woodward's Heritage Building, 111 West Hastings Street, Vancouver, BC.

PRESENT: Alan Davies, Community Architect (Chair)
Shelley Bruce, Community Heritage Representative
(Vice-Chair)
Carol Sill, Community Resident Owner (Past Chair)
Braden Parker, Community Property Owner Representative
Glade Schoenfeld, Community Engineer

REGRETS: Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Trustee Christopher Richardson, Vancouver School Board
Commissioner Michael Wiebe, Vancouver Park Board
Glenda Bartosh, Local Property Owner
Eddie Emerman, Community Business Representative
John Nagle, Community Hospitality Representative

ALSO PRESENT: Zlatan Jankovic, Heritage Planner
John Ivison, John Ivison & Associates (Item 2)
Don Luxton, Donald Luxton & Associates Inc. (Item
2) Christian Willows (Item 2) Chad Mooney (Item 2)

RECORDING SECRETARY: Christel Guenette, Raincoast Ventures Ltd.

With a quorum present, Chair Davies called the meeting to order at 4:01 p.m. and read the Committee Protocol for the benefit of the applicants in attendance. Appreciation was expressed to Past-Chair Carol Sill for her many years of service.

1. Adoption of Agenda and Minutes

The meeting agenda was approved as circulated.

MOVED by Glade Schoenfeld
AND SECONDED by Shelly Bruce

THAT the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held February 17, 2016 be adopted as presented.

CARRIED UNANIMOUSLY

**2. 90 Alexander St.-City Hotel
VHR “C”, M**

Zlatan Jankovic, Heritage Planner, provided opening comments on the proposal to rehabilitate this Gastown heritage designated building and to add a two-storey rooftop addition. The proposed conservation plan included structural and seismic upgrades, building systems upgrade, retention and improvement of the existing SRO units, and a two-storey setback rooftop addition of residential/office space.

Donald Luxton, Donald Luxton & Associates, provided an overview of the history of the building and heritage aspects of the building.

Architectural drawings of the proposed project were presented, with note of the conservation plans for the windows, brick and cornice that are being considered. Details regarding the two-storey rooftop addition, intended to be minimalist to reduce the view line from the street and mimic the colour of the sky, were also provided.

John Ivison, John Ivison & Associates, provided details on the proposed light well's structural additions that would minimize impact on the existing heritage structure.

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

MOVED by Glade Schoenfeld
AND SECONDED by Alan Davies

THAT the Gastown Heritage Area Planning Committee acknowledges and appreciates the efforts demonstrated in the conservation and rehabilitation of the existing building; however, it does not support the architectural form of the addition and the conservation procedure of the brick work as presented. The Committee requests the following improvements to be presented to the Committee at the earliest occasion, in particular the following aspects:

- 1) The design development of the two-storey rooftop addition be modified to create a unified architectural response that is respectful of the historic building within its historic context
- 2) Consideration of the brick finish to be exposed upon completion of a masonry report
- 3) A material board to be provided with samples of proposed new materials with paint finishes.

CARRIED UNANIMOUSLY

Next meeting:

DATE: April 20, 2016
TIME: 4:00 p.m.
PLACE: Woodward's "W" Room, 5th Floor
Woodward's Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4

Meeting adjourned at approximately 6:06 p.m.

Chair

Date Approved