

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

DECEMBER 21, 2016

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, December 21, 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)
Glenda Bartosh, Local Property Owner
Eddie Emerman, Community Business Representative
(arrived 4:16 p.m.)
Glade Schoenfeld, Community Engineer (arrived 4:10 p.m.)
Samuel Sugita, Community Resident Owner
Commissioner Michael Wiebe, Vancouver Park Board
(arrived 4:11 p.m.)

REGRETS: Braden Parker, Community Property Owner Representative
Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Trustee Christopher Richardson, Vancouver School Board

ALSO PRESENT: Zlatan Janovic, Heritage Planner
Raul Alcocer, Millennium Development
Afshin Gharaee, Millennium Development
Peter Malek, Developer/Owner, Millennium Development
Chad Mooney, Architect

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

With a quorum present, Chair Davies called the meeting to order at 4:05 p.m.

1. Adoption of Agenda and Minutes

The Agenda for the Gastown Historic Area Planning Committee meeting scheduled December 21, 2016 was adopted with amendment to add new Item 2, 119 Water Street - DE 420246, and to renumber remaining agenda items sequentially.

The Minutes of the Gastown Historic Area Planning Committee meeting held October 19, 2016 were adopted with amendment to page 3 to note Glenda Bartosh as the seconder of the motion.

4:10 p.m.

Glenda Bartosh and Glade Schoenfeld arrived at the meeting.

2. 119 Water Street - DE 420246

The Committee reconsidered the following motion relative to 119 Water Street, which was stated as being subject to ratification in the October 19, 2016 minutes, given that a quorum was not present at that meeting:

MOVED by Alan Davies
AND SECONDED by Glenda Bartosh

THAT the Gastown Historic Area Planning Committee acknowledges the level of conservation of the 'B' listed and the significant improvement to the massing and architectural expression of the new construction;

FURTHER THAT the Committee supports the redevelopment of 119 Water Street - Development Permit application DE420246 and encourages the Applicant to work with staff to achieve greater compliance with the HA-2 Design Guidelines, noting the Committee's request for additional design development of the following areas:

- Further refinement and simplification of the new elevations to create unified forms distinguishable from the historic fabric
- Further development to reflect the verticality of granulation on the North façade
- Greater integration of the floor plans with the individual frontages to strengthen composition of "individual buildings" and to generate a less monolithic plan
- Further study of the side elevations to minimize decorative elements and palette of materials
- Further development of the roof top courtyard more closely responds to the HA-2 guidelines.

CARRIED
(Shelley Bruce noting her objection)

4:11 p.m.

Commissioner Michael Wiebe, Vancouver Park Board, arrived at the meeting.

3. 1 W. Hastings - DE 420306 (Originally DE 409320)

A,(M),H

Zlatan Janovic, Heritage Planner, provided opening comments with regard to the proposal to complete rehabilitation work as per the HRA and related conservation plan. The applicant needed to resubmit a DE permit application, which was done earlier in 2016. While the previously approved HRA and incentive package remain unchanged, the original conservation plan was slightly changed in order to improve the economic feasibility of the project.

4:16 p.m.

Eddie Emerman arrived at the meeting.

Chad Mooney, Architect, introduced the proponent team in attendance, and with reference to an overhead presentation, highlighted conservation, life safety and accessibility plans relating to the proposal.

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

MOVED by Glenda Bartosh
AND SECONDED by Alan Davies

THAT the Gastown Historic Area Planning Committee strongly supports the proposal to rehabilitate 1 W. Hastings - DE 420306 (Originally DE 409320) and recommends that the applicant gives consideration to:

- Retention of any interior elements that are unique and original, e.g. partitions, vaults, woodwork
- Retention of areaways
- Exposure and restoration of the area way glass prisms in full or in part
- A slight adjustment to reduce the size and shape of the mezzanine.

CARRIED

Next meeting:

DATE: January 18, 2017
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

The meeting adjourned at approximately 5:44 p.m.

Chair

Date Approved