

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

**JULY 19, 2017**

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, July 19, 2017 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:** Shelley Bruce, Community Heritage Representative, Chair  
Glenda Bartosh, Local Property Owner  
Mahbod Biazzi, Community Property Owner Representative  
Rebecca Bishop, Community Resident Tenant Representative  
Brady Dunlop, Community Architect  
Franke James, Community Business Representative  
Samuel Sugita, Community Resident Owner  
Commissioner Michael Wiebe, Vancouver Park Board

**REGRETS/ABSENT:** Eddie Emermen, Community Business Representative  
Glade Schoenfeld, Community Engineer, Vice Chair  
Councillor Kerry Jang, City Council Representative  
Councillor Raymond Louie, City Council Representative

**ALSO PRESENT:** Gil Kelley, General Manager,  
Planning, Urban Design & Sustainability (Item 2)  
Zlatan Jankovic, Heritage Planner  
Anita Molaro, Acting Director,  
Planning, Urban Design & Sustainability (Item 2)  
Tom Wanklin, Senior Planner DTES

**RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

With a quorum present, Chair Shelley Bruce called the meeting to order at 4:19 p.m.

**1) Adoption of Agenda and Minutes**

MOVED by Rebecca Bishop  
AND SECONDED by Glenda Bartosh

THAT the Agenda for the Gastown Historic Area Planning Committee (GHAPC) meeting scheduled July 19, 2017 and the minutes of the GHAPC meeting held June 21, 2017 be approved as circulated.

CARRIED

Commissioner Wiebe provided information on recent Vancouver Park Board decisions, and responded to related questions.

The Chair acknowledged that this would be the last meeting for member Rebecca Bishop.

## 2) Meeting with Gil Kelley, General Manager of Planning, Urban Design & Sustainability

Materials distributed at the meeting:

- Notes for Advisory Committees Adapted for use with Chinatown Historic Area Planning Committee and Gastown Historic Area Planning Committee (April 2007)
- Gastown Historic Area Planning Committee Terms of Reference
- Gastown Heritage Advisory Committee Background and Topics for July 19, 2017.

Gil Kelley, General Manager, Planning, Urban Design & Sustainability, and Anita Molaro, Acting Director, Planning, Urban Design & Sustainability, were welcomed to the meeting. A round table of introductions ensued.

The Chair referenced topics of interest outlined in the distributed paper, which had also been raised with prior General Managers of the department. She informed that most of the Committee's membership was new in 2017, and that there had not been any development applications considered by the Committee this calendar year.

Mr. Kelley suggested that the timing is optimal for a review of the Committee's Terms of Reference (ToR). The Committee could be interested in taking a more global view in order to advise on revitalizing the overall heritage district, or could focus on the review of development projects, which overlaps somewhat with the responsibilities of the Urban Design Panel (UDP) and the Vancouver Heritage Commission (VHC). Mr. Kelley suggested that clarifying the roles of the various bodies involved is important to the good functioning of the system overall.

Staff received comments and responded to questions regarding: importance of considering cumulative impacts of projects; support for a broader role for the Committee; demand for clarification on height limit in Gastown District Schedule, which is in conflict to the accompanying heritage guidelines; confusion about how some projects have gotten so far along the development process before being presented to the Committee; need for practical, doable incentives for developers; need for enforcement of small street level details to ensure conformity with guidelines; concerns regarding the discretionary power exercised by former General Managers of the department.

Discussion continued on: the importance of the sequencing of presentations to the Committee and to other bodies; confusion between the roles of the Committee, the UDP and the VHC; custodial role of the Committee and of the Business Improvement Associations; size and composition of the Committee membership; and potential role of the Committee relative to the heritage conservation and economic revitalization.

Discussion ensued on: interest in a density transfer program to relieve the pressure for all density to be loaded into the area; effectiveness of other urban planning tools, e.g. façade grants, and tax breaks; opportunities to incentivize property owners to repair heritage features recognizing the extraordinary financial burden to property owners; need to determine the overall vision for Gastown and to update tools and the district guidelines to achieve the vision (management plan).

Discussion continued on: interest in revitalizing the alleys and pavers in Gastown; need to rethink the Water Street public realm given all the repairs that have been done; whether the role of the UDP should be eliminated in historic areas; importance of not diminishing the value of heritage; importance of clear design guidelines and district schedule policies; interest in receiving comments on the value of the Committee's input; potential for the

Committee to discuss policies/guidelines separate from a proposal, e.g. zeros parking policy vs. considering a project with zero parking; suggestion to clarify guidelines before incentives are introduced.

Mr. Kelley acknowledged the interest expressed in revising district schedule and design guidelines for Gastown, and the encouragement to consider reintroducing the heritage density transfer. He acknowledged that there would be several projects back before the Committee before the envisioned changes could be put in place.

**Next meeting:**

DATE: September 20, 2017  
TIME: 4:00 p.m.  
PLACE: Woodward's "W" Room, 5<sup>th</sup> Floor  
Woodward's Heritage Building  
111 West Hastings Street  
Vancouver, B.C. V6B 1H4

The meeting adjourned at approximately 5:59 p.m.

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Chair

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Date Approved