



**GASTOWN HISTORIC AREA PLANNING COMMITTEE
MEETING MINUTES
DECEMBER 15, 2021**

Minutes of the meeting of the Gastown Historic Area Planning Committee (GHAPC) held on Wednesday, December 15, 2021, via videoconference.

MEMBERS PRESENT:	Harmony Cornwell, Local Property Owner, Chair Jeremy Cutler, Community Resident Owner, Vice-Chair Christopher Martin, Local Property Owner Alyssa Myshok, Community Business Representative Jurian ter Horst, Community Heritage Representative Colin Tougas, Community Engineer Representative Gina Weaver, Community Resident Tenant
MEMBERS ABSENT:	Marina Markoc, Community Business Representative Nancy Stern, Community Architect Representative
LIAISONS	Councillor Sarah Kirby-Yung (arrived 4:43 p.m.; departed at 5:36 p.m.)
GUESTS:	Meredith Anderson, Read Jones Christoffersen Ltd. Gillian Brennen, MCM Partnership Donald Luxton, Donald Luxton and Associates Mark Thompson, MCM Partnership
STAFF:	Elijah Sabadlan, Heritage Planner Hiroko Kobayashi, Development Planner
RECORDING SECRETARY:	Debbie Reimer, Mosaic Writing Group

Call to Order

Elijah Sabadlan, Heritage Planner, called the meeting to order at 4:03 p.m.

1. Introductions and Welcome

Mr. Sabadlan acknowledged the unceded ancestral territories of the territories of the Musqueam, Squamish, and Tsleil-Waututh First Nations and thanked them for having care for this land.

Mr. Sabadlan conducted the roll call and reviewed the orientation session information regarding policies and procedures provided with the agenda material.

2. Election of Chair and Vice Chair

Mr. Sabadlan reviewed the responsibilities of the Chair and Vice-Chair and called for nominations for the position of Chair for a term ending December 31, 2022.

Harmony Cornwell was nominated for the position of Chair and consented to the nomination.

Mr. Sabadlan called a second and third time for nominations

There being no further nominations, Harmony Cornwell was acclaimed as the Chair of the Gastown Historic Area Planning Committee commencing immediately and expiring on December 31, 2022.

Mr. Sabadlan called for nominations for the position of Vice-Chair.

Jeremy Cutler was nominated for the position of Vice-Chair and consented to the nomination.

Mr. Sabadlan called a second and third time for nominations.

There being no further nominations, Jeremy Cutler was acclaimed as the Vice-Chair of the Gastown Historic Area Planning Committee commencing immediately and expiring on December 31, 2022.

Change in Chair

Harmony Cornwell assumed the Chair

3. Adoption of Agenda and Minutes

MOVED by Chris Martin
SECONDED by Jurian ter Horst

THAT the Gastown Historic Area Planning Committee adopts the agenda for the December 15, 2021 meeting, as presented.

CARRIED

MOVED by Chris Martin
SECONDED by Jurian ter Horst

THAT the Gastown Historic Area Planning Committee adopts the minutes of the May 19, 2021 meeting, as presented.

CARRIED

4. 302 Water Street – Edward Hotel VHR-B (M), Heritage Incentive Program Grant Application DP-2021-01001

Mr. Sabadlan, and Hiroko Kobayashi, Development Planner, led the review of a presentation titled “302 Water Street Edward Hotel” and highlighted:

- Main goals of the Heritage Incentive Program (HIP):
 - Foster retention, stewardship and upgrade of the city’s heritage resources
 - Financially assist heritage conservation and seismic upgrades
 - Support the City’s major initiatives and programs
 - Ensure long term protection of heritage resources
- Edward Hotel proposal is in the application phase
- HIP is recommending a grant of up to \$991,700

- HIP grant application areas of need for the Edward Hotel:
 - Vertical addition to accommodate change of use from restaurant and office to restaurant and hotel
 - Two-storey addition
 - Stabilization, cleaning and repair of unreinforced exterior masonry
 - Storefront rehabilitation to reflect original historic configuration
- Proposed bylaw changes are needed to accommodate the change to restaurant, office and hotel
- Existing conditions vs. proposed design:
 - New two-storey addition to the Edward Hotel
 - Cleaning and repair of existing masonry
 - Storefront rehabilitation
- The proposed addition will have no shadow impacts on parks or public spaces
- Rooftop amenity space planned will not exceed 75 feet
- Input requested from GHAPC:
 - Massing, height and articulation of proposed two-storey addition above the roofline
 - Architectural expression of the storefront rehabilitation
 - Extent of proposed structural safety and building system upgrading.

Guest Arrived

Councillor Sarah Kirby-Yung joined the meeting at 4:43 p.m.

Mr. Sabadlan requested GHAPC members to disclose any conflicts of interest.

Colin Tougas disclosed his affiliation with Read Jones Christoffersen Ltd. and recused himself from the discussion.

Gillian Brennen and Mark Thompson, MCM Partnership, and Donald Luxton, Donald Luxton and Associates, led the review of a presentation titled “302 Water Street Gastown Historic Area Planning Committee” and highlighted:

- Edward Hotel is considered a character defining structure in Gastown
- Changes to the building in 1919 were at the storefront level
- Lower level is open with cast-iron columns and a change in fenestration occurred in 1919 to the current storefront structure
- Goal is to preserve the structure and character of the building
- Seismic upgrading is needed
- Preservation and conservation work to be undertaken:
 - Sandstone masonry paint will be removed and recoated with appropriate mineral paint
 - Architectural metal work and cornice will be rehabilitated, seismically upgraded and repainted
 - Windows will require functional changes
- Building addition will be recessed and softened with rounded corners
- The addition will be light and transparent to differentiate it from the original structure
- Retention of the existing patio that wraps onto Water Street
- Garbage and recycling facilities will be moved into the building from the laneway
- Rooftop will be landscaped.

In response to questions from the Committee, the applicant provided the following information:

- The rounded corners of the addition are compatible with the heritage building requirements to make additions compatible, distinguishable and subordinate
- The rounded corners and recessed addition visually recede and do not distract from the heritage building below it
- Additions are seen as modern in relation to the heritage elements and therefore distinguishable from the rest of Gastown
- A diaphragm to connect the floors to the vertical structure is installed to upgrade the seismic capability of the existing structure
- Roof anchors could be installed for ease of accessibility to the exterior of the building
- No original interior elements have been identified
- Channel glass will be flush with the existing glass
- Roof top is open with no plans for a cover
- Services will remain in the back lane but moved into the building
- Addition is recessed to follow guidelines and not challenge the original heritage structure
- Rehabilitation of the ground floor façade in keeping with the renovations of 1919:
 - More material from the 1919 renovation has survived
 - Respect for the evolution of the building
 - Façade is set for restoration

Guest Departed

Councillor Sarah Kirby-Yung departed the meeting at 5:36 p.m.

- The addition is light and translucent to make it visually recede and retain the prominence of the heritage elements.

Discussion ensued on:

- Concern that the addition is too distinguishable and does not reflect the historic Gastown aesthetic:
 - The addition feels like an extension of the neighbouring building
 - The set back addition with rounded corners has no aesthetic appeal
- Consultants ensure requirements are met for safety upgrades
- Sandstone and metal cornice rehabilitation and will ensure durability
- Seismic upgrades needed
- Concern regarding a future rooftop addition and future planning
- Concern regarding the restoration to the 1919 specifications instead of 1906 specifications
- Addition is approaching the maximum height constraint of 75 feet
- Rooftop amenities are desirable
- Suggestion to explore different textures, colours and materials

MOVED by Jeremy Cutler
SECONDED by Alyssa Myshok

THAT the Gastown Historic Area Planning Committee supports the financial incentive (up to \$991,700) through the Heritage Incentive Program, and the conservation strategy as presented for 302 Water Street (DP-2021-01001), in principle, and recommends the following for further consideration:

1. Exploration of the curved corners and materiality of the two-storey addition above the roof line;
2. Exploration of future upgrades for expanded use of restaurant space; and
3. Encourage year-round street, laneway and rooftop activation.

CARRIED

6. Staff Update

Mr. Sabadlan reported:

- GHAPC meeting dates for 2022 are posted on the City's website
- Calendar invitations for meetings will be emailed:
 - Request to accept the invites or accept as tentative
- Sessions can be provided to interested committee members on standards and guidelines for heritage projects.

7. Adjournment

MOVED by Alyssa Myshok
SECONDED by Collin Tougas

THAT the Gastown Heritage Area Planning Committee meeting held December 15, 2021 be adjourned at 6:37 p.m.

CARRIED

Next Meeting:

Date: January 19, 2022
Time: 4:00 p.m.
Place: Videoconference (WebEx Events)

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Certified correct:

Harmony Cornwell, Chair

Date Approved