

**MINUTES OF THE
GASTOWN HISTORIC AREA PLANNING COMMITTEE
DECEMBER 20, 2017**

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, December 20, 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
Glade Schoenfeld, Community Engineer, Vice Chair
Glenda Bartosh, Local Property Owner
Mahbod Biazzi, Community Property Owner Representative
Eddie Emermen, Community Business Representative
(arrived 4:23 p.m.)
Franke James, Community Business Representative

REGRETS/ABSENT: Brady Dunlop, Community Architect
Samuel Sugita, Community Resident Owner
Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Commissioner Michael Wiebe, Vancouver Park Board

ALSO PRESENT: Pete Atkinson, Principal, Human Studio |
Architecture + Urban Design Ltd. (Item 2)
Zlatan Jankovic, Heritage Planner, COV
Shahram Malek, Millennium Development (Item 2)
Adam Nour, Owner, Millennium Development (Item 2)
Elijah Karlo Sabadlan, Heritage Consultant and Conservation
Specialist, Donald Luxton and Associates (Item 2)

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

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

1) Adoption of Agenda and Minutes

MOVED by Glenda Bartosh
AND SECONDED by Glenda Schoenfeld

That the Agenda of the Gastown Historic Area Planning Committee (GHAPC) meeting scheduled December 20, 2017 be approved as circulated; and that

The Minutes of the GHAPC meeting held November 15, 2017 be approved with the following amendments:

- a) Page 2, Item 2, last line, replace "rail" with "rail lines"
- b) Page 2, Item 3, second paragraph, insert "being provided in the submission" following "statement of significance"
- c) Page 2, Item 3, bullet 2, capitalize "Standards and Guidelines for the Conservation of Historic Places"
- d) Page 2, Item 2, bullet 3, replace "to and maintain" with "maintain"

- e) Page 2, Item 2, bullet 6, replace “driver” with “concept”
- f) Page 2, Item 2, bullet 7, replace “Palete” with “Palette” and change name of referenced plan to “Gastown Complete Streets Plan”
- g) Page 2, Item 2, bullet 8, replace “rustic/uneven” with “gritty”

CARRIED

2) 325 and 333 Carrall Street - Enquiry

Zlatan Jankovic, Heritage Planner, City of Vancouver, introduced the enquiry to redevelop 325 Carrall Street, occupied by heritage VHR “C” listed and designated building, and 333 Carrall Street, vacant designated site.

Pete Atkinson, Principal, Human Studio | Architecture + Urban Design Ltd., led a review of a presentation on the enquiry, and discussed project goals, zoning, area and unit mix, interest to move forward with one project, and a proposed rooftop amenity room.

4:23 p.m.

Eddie Emermen arrived at the meeting.

Mr. Atkinson discussed the hierarchy on the block, site challenges and proposed solutions, and materials and colour. The applicant is still working through the Detailing Strategy.

Elijah Karlo Sabadlan, Heritage Consultant and Conservation, Specialist, Donald Luxton and Associates Inc., offered comments on the Heritage Conservation Plan, based on the preliminary site assessment.

Shahram Malek, Millennium Development, provided comments on Millennium’s development history in the City and specifically in Gastown, and discussed Millenniums’ interests to preserve character while adding some vitality in a project that is economically viable.

Staff and the applicants responded to questions, following which discussion ensued on: heritage lane façade; quality of living space; potential design solutions; roof amenity space; proposed four-storey addition; shadow study; tooth structure; street level look of the infill building; vocabulary of the district; façade strategy; brick colour and options for reusing brick; set-back; engineering report; parking; windows on the McConnell lane; cornice lines; the Heritage Conservation Plan; Statement of Significance for the McConnell block; the interior; original features remaining; Standards and Guidelines for the Conservation of Historical Places in Canada; resolution of the storefront; and historic painted wall signage in the lane.

It was suggested that the City study the cumulative impacts of the loss of two-storey buildings, and the number of applications that propose to retain only the façade.

MOVED by Glenda Bartosh

AND SECONDED by Eddie Emerman

That the Gastown Historic Area Planning Committee (GHAPC), with regard to the 325 and 333 Carrall Street enquiry, offers:

- a) Appreciation to the applicant for coming to GHAPC at this early stage with materials for consideration
- b) Note that the addition to the McConnell and infill buildings are not compliant with HA2 guidelines in their current form

- c) Further design development is required, relative to:
 - Livability and variety of the units
 - Need for greater articulation on the buildings relating to primary and secondary cornices
 - Subtleties of architectural expression that reflect the historic district
 - Reduction in expression of verticality in the infill building with some architectural detailing to enhance the horizontality
 - Store front façade looking to the architectural vocabulary of other buildings in the intersection
 - Reduction in the dominance of the infill building expression so that it remains subordinate to the bank and the existing façade of the heritage McConnell building
 - Concern about fenestration pattern and lack of alignment with livable floor plate on the north façade of McConnell
 - More consideration to the retention of the original brick
- d) Suggestion to update the Heritage Conservation Strategy to include the updated Statement of Significance for this project and the complete Statement of Significance for Gastown
- e) Suggestion that there be a complete physical assessment, including a thorough update on interior spaces and structural condition of the building before commenting on the potential demolition of the building
- f) Suggestion that a lot of photos of the existing structure be provided at the next presentation.

CARRIED

Next meeting:

DATE: January 17, 2018
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 6:20 p.m.

Chair

Date Approved