

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

May 16, 2018

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, May 16, 2018 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:** Glenda Bartosh, Community Heritage Representative
Mahbod Biazi, Local Property Owner
Brady Dunlop, Community Architect Representative
Franke James, Local Property Owner
Samuel Sugita, Community Business Representative
Eddie Emerman, Community Hospitality Representative
(arrived at 4:15 PM)
- REGRETS/ABSENT:** Glade Schoenfeld, Community Engineer Representative
Councillor Kerry Jang, City Council Representative
Councillor Raymond Louie, City Council Representative
Commissioner Michael Wiebe, Vancouver Park Board
Janet Fraser, Vancouver School Board
- ALSO PRESENT:** Zlatan Jankovic, Heritage Planner
Jason Olinek, Development Planner
Hale Jones-Cox, Planner (arrived at 5:08)
Agatha Malczyk, Project Manager (exited at 5:05)
Russell Acton, Principal, Acton Ostry Architects Inc. (exited at 5:05)
Matt Wood, Associate, Acton Ostry Architects Inc. (exited at 5:05)
Laura Jimenez, Adrian Smith + Gordon Gill Architecture
(arrived at 5:08)
Graham Barron, B+H Architect (arrived at 5:08)
Mathew Cavanaugh Collins, Cadillac Fairview (arrived at 5:08)
Robert Lemon, Heritage Consultant (arrived at 5:08)
Christina DeMarco, Downtown Waterfront Working Group
Michael Alexander, Downtown Waterfront Working Group
Leonora Sali, Gastown Business Improvement Society
- RECORDING SECRETARY:** Maxine Schleger, Planning Assistant, COV

With a quorum present, Chair Glenda Bartosh called the meeting to order at 4:07 PM.

1) Adoption of Agenda and Minutes

MOVED by Samuel Sugita
SECONDED by Brady Dunlop

That the Agenda for the Gastown Historic Area Planning Committee (GHAPC) meeting scheduled May 16, 2018 be adopted with the following amendment under item #3:

- Under the second paragraph, the last sentence should read: "The site is located within the Central Waterfront Hub planning area." The rest of the statement "and the project is generally consistent with its planning framework" to be deleted.

CARRIED UNANIMOUSLY

MOVED by Mahbod Biazi
SECONDED by Samuel Sugita

That the Minutes of the Gastown Historic Area Planning Committee (GHAPC) meeting held March 21, 2018 be adopted with the following amendments to Item 1, 4th paragraph:

- The position of Vice Chair being selected was for GHAPC, not CHAPC

Franke James noted that Minutes of previous meeting could be more fulsome, as the meeting cannot be understood based upon Minutes alone.

CARRIED UNANIMOUSLY

MOVED by Brady Dunlop
SECONDED by Samuel Sugita

That the following resolution from the GHAPC meeting held on March 21, 2018 be ratified due to lack of quorum at that meeting:

That the Gastown Historic Area Planning Committee approve in principle the application for 233 Abbott St. - DP-2018-00196 VHR (C), M, including support for the Conservation Plan and Façade Grant Application.

Franke James recused from the ratification, due to conflict of interest.

CARRIED UNANIMOUSLY

**2) Gastown Child Care Centre -150 Water St. + 151 W. Cordova St.
Parking Garage (M), DP-2018-00249 and DP-2018-00250**

Russell Acton from the project team gave a presentation on how the GHAPC's comments from the January 18, 2018 meeting had been incorporated into the revised proposal, highlighting the following: materiality consistency with existing parkade; colour choice invoking playfulness; deep, recessed windows; building height; setbacks; constraints posed by use of prefabricated materials; constraints posed by Passive House design; and recognition that immediate context surrounding the building is of a contemporary style. The applicant also shared samples of proposed materials to be used on the exterior of the building.

4:15 PM

Eddie Emerman arrived at the meeting.

Staff and the applicants responded to questions, following which discussion ensued on: colour; siting; panel configuration and layout; materiality; weathering/long-term performance of materials.

MOVED by Glenda Bartosh
SECONDED by Brady Dunlop

The Gastown Historic Area Planning Committee (GHAPC) generally supports the City of Vancouver proposal to develop the Gastown Child Care Centre -150 Water St. + 151 W. Cordova St. Parking Garage, and thanks proponent for their thorough presentation. GHAPC recommends further consideration of elevation treatments to better integrate both the historic context and particular use.

CARRIED UNANIMOUSLY

**3) Waterfront Tower - 555 W. Cordova
Pre-Application Workshop**

Zlatan Jankovic, Heritage Planner, introduced the proposal to develop a tower addition next to the Waterfront Station and explained that this is a pre-application workshop.

Mathew Cavanaugh Collins of Cadillac Fairview, provided a high-level introduction to the project. With reference to a set of display boards, Laura Jimenez, Adrian Smith + Gordon Gill Architecture, provided background information on the proposal, explaining that it had first been brought forward in 2014 and did not receive Urban Design Panel support in 2015. She then outlined how the current proposal responds to feedback from the previous proposal, including improved clarity between heritage and contemporary buildings, better showcasing of heritage buildings, and pushing the building back from Cordova Street to create a better public space along Cordova Street.

Laura Jimenez then described the site restrictions impacting the design, including the need to incorporate room for a future street to the waterfront, and view cone constraints. The proposed small footprint at the ground floor maximizes views to the water from Cordova Street and the public plaza.

Robert Lemon, Heritage Consultant, described how the proposal conforms to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. With respect to impacts on surrounding heritage buildings, Robert Lemon explained that there are no changes proposed to Waterfront Station as part of the Waterfront Tower proposal. The proposed tower does not touch Waterfront Station. There would be an outside space between the existing building and the tower. The proposed tower creates a visual relationship between the new and old through lines on the tower which reference elements of Waterfront Station. As Gastown contains buildings of varying heights, a tall tower is appropriate at this site.

Staff and the applicant received comments and responded to questions regarding the curtain wall window-to-wall ratio, parking, building uses, public amenities, massing, consistency with DD ODP, sustainability requirements, pedestrian connectivity, traffic connectivity and possibility of Granville St. extension, traffic flow and load around the area, reflectivity of façade surface, design choice of light bollards and posts, accessibility for delivery vehicles, design reference to Waterfront Station, and harmony with existing built form. The Committee requested material samples and renderings of what the building and plaza will look like from different places from the pedestrian perspective.

Next meeting:

DATE: June 20, 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 6:30 p.m.

Chair

Date Approved