

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

**JUNE 20, 2018**

A Regular Meeting of the Gastown Historic Area Planning Committee (GHAPC) was held on Wednesday, June 20, 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  
Brady Dunlop, Community Architect Representative  
Franke James, Local Property Owner  
Samuel Sugita, Community Business Representative  
(arrived at 4:15 PM)  
Commissioner Michael Wiebe, Vancouver Park Board

**REGRETS/ABSENT:** Mahbod Biazi, Local Property Owner  
Eddie Emerman, Community Hospitality Representative  
Councillor Kerry Jang, City Council Representative  
Councillor Raymond Louie, City Council Representative  
Janet Fraser, Vancouver School Board

**ALSO PRESENT:** Zlatan Jankovic, Heritage Planner  
Peter Malek, Millennium Carrall Properties Ltd.  
Bruce Haden, Human Studio  
Elijah Sabadlan, Donald Luxton & Associates Inc  
Jim Mah, Mah Engineering

**RECORDING SECRETARY:** Cecilia Lam, Executive Assistant, COV

Without a quorum present, Chair Glenda Bartosh called the meeting to order at 4:07 PM

**1) Adoption of Agenda and Minutes**

Glenda and Franke noted that context was missing from the previous meeting minutes due to staffing issues and an inconsistent minute taker. They stated that facts & concerns expressed were not included in the minutes, while the Vancouver Heritage Commission's minutes included these facts. Zlatan confirmed that the City is working on securing an experienced minute taker who will attend meetings regularly starting in September.

Franke James' Requested Amendments to GHAPC Minutes from May 16, 2018 as follows:

1. Zlatan Jankovic, Heritage Planner, noted an amendment to the agenda as follows: “delete from the last sentence in paragraph two,” “and the project is generally consistent with its planning framework.”
2. Franke James noted that the proposed “Waterfront Tower” is not consistent with the Central Waterfront Hub Framework approved by City Council in 2009. The Framework shows a building of 6,100 square meters and 11-storesys for this site. In contrast, Cadillac Fairview’s plan is for a building of 26-storesys and 34,000 square metres.
3. She asked if Cadillac Fairview would be going to City Council for approval since it would be a ‘massive change’ and the ‘piecemeal’ approach to planning the Waterfront would close options for this important transit hub and public space. Matthew Cavanaugh of Cadillac Fairview responded that “We will not be [going back to City Council].”
4. Franke James expressed her concern that “the 26-storey building will dwarf the two heritage buildings, and feel oppressive to pedestrians.” She said she was concerned because the ‘Standards and Guidelines’ advise against destroying or detracting from a heritage area by having things that are out of scale.
5. Franke James noted that this is the last big area in the Downtown Waterfront to be developed and as the Gateway to Gastown, is of great significance. She stressed that the Council-initiated 2017 review of the Central Waterfront Hub Framework should be completed before any projects are considered.

MOVED by Brady Dunlop  
SECONDED by Glenda Bartosh

**2) 325 Carrall Street  
VHR C (M) and (M)**

Bruce Haden, the applicant, introduced the project by giving a recap of preliminary meetings & changes since the last presentation on December 20, 2017. He made reference to what was presented last time and introduced what’s new in this project, highlighting the following: the amenity area remains on 325 Carrall; the height has been adjusted although it is still above the maximum allowance of 75 ft; more detail has been added to the architectural articulation of the exterior of the buildings. Those present took a view of the model. Glenda asked for material samples, upon which the applicant shared samples of proposed materials to be used on the exterior of the building.

4:34 PM

Samuel Sugita arrived at the meeting

Elijah, the heritage consultant, presented the Conservation Plan for 325 Carrall St., which is essentially the retention of the principal façade. Questions from the committee included: whether the rooftop amenities would be accessible to all residents, how bikes would be brought to storage, whether any part of the interiors could be salvaged, how windows would be placed. Franke questioned the seismic upgrade requirements, upon which Jim Mah replied that the new structure reliance is purely on reinforced concrete structure, which will 100% meet building codes. Michael requested to see images from the park's view as a lot of components cannot be seen due to the angle of the photo shown. Glenda asked Zlatan what the best heritage practices are. Zlatan responded that there is a Commemorative Plan concept, but this particular open space in front is already saturated with historic and cultural meanings and fixtures, such as the Totem Pole and the Pigeon Park. The McConnell block has an interesting color, but there were concerns related to the selection of darker brick. The Committee took a look at the material board and how the color reflects differently in the light.

MOVED by Sam Sagita

SECONDED by Brady Dunlop

THAT, the Gastown Historic Area Planning Committee appreciates the effort that has been made to improve the previous proposal and generally supports the proposal including the relaxation of height as proposed (from 75ft to 81ft). Further, the Committee recommends additional design development, as follows:

- The storefront on 333 Carrall, to more closely relate to the historic character of Gastown
- Further design consideration be considered to the principal façade of 333 Carrall St. (new building) to consider the presence of the public park space in front
- The color (shade) of dark brick being used for the exterior of 333 Carrall St.
- The reconstructed laneway wall on 325 Carrall St. to more closely reflect the current historic appearance
- The cornice on 333 Carrall St. to be increased in scale/ emphasized
- Further design development to the rooftop addition to 325 Carrall St. (The McConnell Building) to simplify the built form of the addition.

All in Favour

5:24 PM

Michael Wiebe left the meeting

Franke James moved minutes as amended.

SECONDED by Brady Dunlop

All in Favour

### **3) Heritage Incentive Program (HIP)**

Zlatan Jankovic, Heritage Planner, provided an overview of the current status of the Heritage Action Plan and the work being done to update the City's heritage conservation toolkit, including the new Heritage Conservation Program. He also briefly

referred to the Heritage House Conservation Program (HHCP) which is currently under development. The new HIP will be a city-wide matching grant program for the seismic upgrade and heritage conservation of VHR registered and municipally designated buildings. Grants will be available to financially assist private building owners for up to 50% of the related heritage conservation construction costs to a max. of \$4.0M per building. Zlatan explained how this program differs from the previous Heritage Building Rehabilitation Program, the eligibility criteria, application and evaluation process, and implementation timelines. Zlatan replied that this is not yet policy, just a draft proposal. During the discussion that ensued many clarifying questions were asked and answers provided.

MOVED by Glenda Bartosh  
SECONDED by Brady Dunlop

THAT, the Gastown Historic Area Planning Committee supports the Heritage Incentive Program as presented and hope it will be endorsed by Council.

All in Favour

6:16 PM

Meeting adjourned

Next meeting:

DATE: July 18, 2018  
TIME: 4.00PM  
PLACE: Woodward's "W" Room, 5<sup>th</sup> floor  
111 West Hastings Street  
Vancouver, BC, V6B 1H4