



**GASTOWN HISTORIC AREA PLANNING COMMITTEE  
MEETING MINUTES  
SEPTEMBER 19, 2018**

Minutes of the meeting of the Gastown Historic Area Planning Committee (GHAPC) held on Thursday, September 19, 2018, in the Woodward's "W" Room, 5<sup>th</sup> Floor, Woodward's Building, 111 West Hastings Street, Vancouver, BC.

**PRESENT:** Chair Glenda Bartosh, Property Owner  
Mahbod Biazi, Community Property Owner  
Brady Dunlop, Community Architect  
Eddie Emerman, Community Hospitality Representative  
Glade Schoenfeld, Engineer

**GUESTS:** Michael Wiebe, Vancouver Park Board Liaison

**ABSENT:** Janet Fraser, Vancouver School Board Liaison  
Franke James, Community Business Representative  
Kerry Jang, Councillor  
Raymond Louie, Councillor  
Samuel Sugita, Community Property Owner

**STAFF:** Marco D'Agostini, Manager, Regulation Redesign  
Zoe Greig, Planning Analyst  
Zlatan Jankovic, Heritage Planner

**RECORDING SECRETARY:** Roberta Pak, Mosaic Writing Group

**Call to Order**

Chair Glenda Bartosh called the meeting to order at 4:09 p.m. and acknowledged the unceded traditional territory of the Coast Salish and Musqueam Nations.

**Agenda Varied**

The agenda was varied to consider Item 2 prior to Item 1.

**2. Regulation Redesign Project**

Marco D'Agostini, Manager, Regulation Redesign, provide a presentation titled "Regulation Redesign: Simplifying Rules for City Building" regarding the City of Vancouver (City) initiative to update the Vancouver Building Bylaw and highlighted:

- Overview of the process being undertaken by the task force
- Identification of the need for reconciliation of conflicting regulations and policies
- The need to simplify regulations by making them more consistent and to present the information in a manner designed to reduce overall processing time

**Member Arrived**

Eddie Emerman joined the meeting at 4:16 p.m.

- The City Clerk's Office is overseeing a review of the role of Land Use Advisory Committees and their Terms of Reference as a part of this Regulation Redesign initiative
- The City Clerk's Office will distribute a survey to GHAPC members in late October 2018
- The review focuses on the broad application of the regulations and is not specific to heritage bylaws or zoning.

Discussion ensued on:

- Concerns regarding the discretionary tool available to the Director of the Planning that allows for decisions to override GHAPC recommendations
- Need to update the HA-2 District Schedule and Design Guidelines with improved clarity in terminology and to remove inaccuracies
- Concerns relating to the continued demolition and alteration of heritage designated buildings in historic area of Gastown
- Need for GHAPC to reference Standards and Guidelines for the Conservation of Historic Places in Canada in future recommendations
- Existing HA-2 design guidelines do not reflect best practices and should be improved to reflect heritage standards, both nationally and internationally
- Concerns regarding a perceived disconnection in the consultation planning process:
  - GHAPC is not consistently asked to review development applications
  - There are inconsistencies in the timing of projects being presented to GHAPC for consideration
  - GHAPC recommendations are not included in reports to Council which is disheartening for volunteer members committed to a community-based advisory process

### **Guests Arrived**

Michael Wiebe joined the meeting at 4:25 p.m.

- The streamlining of the permit process for work on heritage buildings would create an incentive for property owners to undertake necessary repairs in a timely manner
- Property owners are already faced with a cost penalty for heritage projects:
  - Owners are trying to do the right thing by undertaking voluntary upgrades to improve energy performance and maintenance
  - The long permitting process is a hindrance
  - Streamlining the process for heritage buildings would assist in incenting owners to undertake needed work
- Suggestion to use best practices from other cities
- Suggestion to review the role and composition of GHAPC to improve its effectiveness.

### **Agenda Varied**

The order of the agenda was resumed.

**1. Adoption of Agenda and Minutes**

MOVED by Eddie Emerman  
SECONDED by Mahbod Biazi

THAT the Gastown Historic Area Planning Committee adopt the agenda for the September 19, 2018 meeting as presented.

CARRIED

MOVED by Eddie Emerman  
SECONDED by Mahbod Biazi

THAT the Gastown Historic Area Planning Committee adopt the minutes of the June 20, 2018 meeting with the following amendments:

- Page 2, Item 1 – Adoption of Agenda and Minutes: Replace the Mover and Seconder of the motion with “Franke James” and “Brady Dunlop”, respectively and indicate that the motion was carried with all in favour;
- Page 3, Item 2 – 325 Carrall Street VRH C (M) and (M): Correct the spelling of “Totem Pole” in the sixth sentence of the first paragraph;
- Page 3, Item 2 – 325 Carrall Street VRH C (M) and (M): Delete the paragraph commencing with “Franke James moved .....” immediately preceding Item 3 – Heritage Incentive Plan (HIP).

CARRIED

**3. Adjournment**

MOVED by Eddie Emerman  
SECONDED by Mahbod Biazi

THAT the meeting of the Gastown Historic Area Planning Committee meeting held September 19, 2018 be adjourned at 5:07 p.m.

CARRIED

**Next Meeting:**

Date: October 17, 2018  
Time: 4:00 p.m.  
Place: Woodward’s “W” Room, 5<sup>th</sup> Floor, Woodward’s Building, 111 West Hastings Street

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Certified correct:

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Chair

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Date Approved