GASTOWN HISTORIC AREA PLANNING COMMITTEE
AGENDA

DATE: Wednesday, December 20, 2018
TIME: 4 p.m.
PLACE: Woodwards-5A-W Room, 5th floor
Woodward’s Heritage Building
111 West Hastings Street
Vancouver, B.C. V6B 1H4

Please call 604-873-7141 to confirm your attendance

1) Adoption of Agenda and Minutes 4.00PM - 4.05PM

Proposed meeting Agenda, and Minutes of November 15, 2017 to be adopted.

2) 325 and 333 Carrall Street - Enquiry 4.05PM - 5.05PM

The City has received an enquiry to redevelop 325 Carrall St. site (McConnell Block), occupied by the heritage VHR “C” listed and designated building, and 333 Carrall St., vacant designated site. The proponent also owns the adjacent 1 W. Hastings St. site where the conservation work under the HBRP program is currently being conducted.

The proponent would like to develop a new building on 333 Carrall St. site (micro market rental, live-work) and to rehabilitate the heritage facade on 325 Carrall St. while adding a significant four-storey rooftop addition. The conservation plan has been developed for the proposed conservation scope of work and will be presented together with the summary of the structural engineer’s assessment of existing heritage building.

The applicant would like to share initial design development and conservation strategy for the site with the Committee, and to receive an early feedback as it would inform the preparation of the formal development permit application. Staff will be available to provide further clarification as required.

Issues:
• the proposed height of a new structure at 333 Carrall St. exceeds allowed maximum of 75 ft (90 ft is proposed);
• compatibility of the proposed design, materials (black brick, glass addition) and colors with the HA-2 district Schedule and Design Guidelines;
• physical assessment (structural engineer’s) report for 325 Carrall St.;
• the heritage conservation strategy for 325 Carrall St. based on a facade-only retention;
• proposed Conservation Plan for 325 Carrall St;
• proposed four - storey addition on McConnell Block (325 Carrall St.).

Applicant: Pete Atkinson, Architect, Human Studio | Architecture + Urban Design
Adam Nour, Millennium Development, Owner
Donald Luxton & Associates Inc., Heritage Consultant
Staff: Danielle Wiley, Development Planner, COV
       Zlatan Jankovic, Heritage Planner, COV
Attachments: Project brochure with reduced drawings and conservation plan for
             McConnell Block will be sent by mail

Next meeting:
DATE: January 17, 2018
TIME: 4:00 p.m.
PLACE: Woodwards “W” Room, 5th floor
       Woodwards Heritage Building
       111 West Hastings Street
       Vancouver, B.C. V6B 1H4