1) Adoption of Minutes 4.00 - 4.05 pm

The Minutes of the regular meeting of May 15, 2013 to be adopted.

2) 151 W. Hastings Street - DE416793 4.05 - 5.05 pm

The application was received to redevelop the site at 151 W. Hastings Street (Ormidaile Block). The proposed intervention involves the construction of a new building structure with rooftop addition behind the retained front façade, which will be preserved.

It is proposed that six-storey commercial development provides retail/restaurant use on the ground floor, basement and mezzanine levels, and office space on all upper floors. The total proposed FSR is 3,583 m² and max. height is 25.9 m (permitted: 22.9 m). The proposal has introduced an access to a basement commercial space directly from the back lane and an animated, contemporary lane façade design.

The conservation plan for the preservation of the historic principal façade was developed by Donald Luxton & Associates. It consists of a number of conservation procedures including the storefront restoration, window rehabilitation, brickwork and terra cotta preservation, cornice restoration, reinstitution of missing windows on second floor and arched entryway restoration. The proposed façade conservation approach is generally consistent with Standards and Guidelines for the Conservation of Historic Places in Canada, as well as HA-2 Design Guidelines.

The applicant will present the proposal, conservation plan and engineering report related to the assessment of building’s physical condition. Staff will be available to provide additional information, as required.

Issues: Conservation Plan, as proposed,
Height relaxation of 3m (requested: 25.90 m, permitted: 22.90m),

Applicant: Michael Wartman, B+H Architects
Brett Walsh, Century Group
Donald Luxton, Conservation Consultant
Marco D’Agostini, Senior Heritage Planner
Paul Cheng, Development Planner
Attachments:  set of reduced DE drawings and conservation plan

Next meeting:
DATE:  September 18, 2013
TIME:  4.00 p.m.
PLACE:  Water Street Café, 300 Water Street, Vancouver, BC