A Regular Meeting of the Gastown Historic Area Planning Committee was held on Wednesday, October 17, 2012 at 4:00 p.m., at the Water Street Café, 300 Water Street, Vancouver, BC.

PRESENT: Carol Sill, Community Resident Owner, Chair
          Glenda Bartosh, Local Property Owner
          Will Beale, Community Resident Tenant
          Jim Lehto, Community Heritage Representative

ABSENT: Chris Fair, Community Business Representative, Vice Chair
       Sean Farell, Community Business Representative
       Ariella Stoeber, Community Hospitality Representative
       Tony Tang, Councillor, Liaison to GHAPC

ALSO PRESENT: Zlatan Jankovic, Heritage Planner
               Simon Bonettemaker, Gower Yeung & Associates Ltd. (Item 1)

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

Chair Sill called the meeting to order at 4:06 p.m.

Quorum
Although a quorum was not present, the meeting proceeding on the understanding that any motions would be subject to ratification at the next meeting where a quorum was present.

Adoption of Agenda

The agenda for the regular meeting scheduled October 17, 2012 was accepted with amendment to add “Business Arising from the Minutes of September 19, 2012”.

Adoption of Minutes

Consideration of the minutes of the regular meetings held July 18, 2012 and September 19, 2012 was deferred until the next meeting at which a quorum was present.

1) 41 Alexander St. - Façade Grant Application - DB441100

Applicant: Gower Yeung & Associates Ltd.- Consulting Engineers
            Donald Luxton and Associates Inc. - Donald Luxton Architects

Staff: Zlatan Jankovic, Heritage Planner
Conflict of Interest
Glenda Bartosh declared Conflict of Interest and advised that she would not participate in any decision on the application.

Staff and the applicant provided an overview and responded to questions regarding:

i. Project budget, timing and contractor involved
ii. Eligibility of the project for a grant under the Heritage Façade Rehabilitation Program
iii. Consistency of the application with HA-2 Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada
iv. Original, existing and proposed casement, style and glazing
v. Proposed colour palette for windows and sills.

Committee members’ commented on:

i. Energy efficiency and noise reduction benefits of the window replacement
ii. Rationale for the acceptability of double-glazing in this application
iii. Support for the proposal which would provide consistency to the façade and would add to the character and streetscape of the district
iv. Support for the involvement of Vintage Woodworks in the project
v. Compliments to the owners and designers on their thorough approach to the project.

It was suggested that in future GHAPC might wish to consider development of principles or guidelines on parameters for single vs. double-glazing windows in Gastown.

MOVED by Jim Letho
SECONDED by Will Beale

THAT the Gastown Historical Area Planning Committee:

a) support the application for 41 Alexander St. - Façade Grant Application - DB44100;
b) note that double-glazed windows is acceptable in this application because of the attention that has been paid to the window profiling and detailing, which rationalizes the existing eclectic mix of windows, and given that the windows installed in 1989 are double-glazed.

SUBJECT TO RATIFICATION
2) Other Business

2.1) Business Arising from the Minutes of September 19, 2012

Discussion ensued on a Committee member’s suggestion that it is out of scope for GHAPC to make motions on topics not physically located in the HA-2 area, but that it is appropriate for GHAPC to make motions on the collateral effects of such projects on Gastown.

The need to balance the strength of GHAPC’s motions and the risk of being excluded from discussions was noted.

Next Meeting:
DATE: September 19, 2012
TIME: 4:00 p.m.
PLACE: Water Street Café, 300 Water Street, Vancouver, BC.

The meeting adjourned at 5:16 p.m.

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