

5. Heritage Alteration Permit Application No. 00260 for 1218 Langley Street

Applicant Meeting Attendees: Pauline Gobeil and Casey Edmunds, (Applicant) and Annie Charbonneau (Architect)

12:09 p m Pauline Gobeil and Casey Edmunds (Applicant) and Annie Charbonneau (Architect) joined the meeting.

Staff provided a brief description and presentation.

12:13pm Genevieve Hill joined the meeting.

Panel Questions and Comments

How will the changes be attached to the masonry building? There are existing wood components, and the shutters, gate and trellis would be attached to the wood. The shutters are to protect the exit and security and safety for those using the building but could be removed in the future pending safety in the area.

Fire shutters are required for exit protection according to BC Building Code for Life Safety., has placing them on the interior of the windows been considered? Due to the frequency of break-ins the exterior is preferable for security reasons. The shutters would be open and windows transparent will be open.

Could the new exit and landing stairs look open to the stairs and can the public access the stairs at anytime? Public could congregate on the landing instead of the stairs; the landing is also accessible via the second level of the parkade. Once the stairwell is installed, the public could access the new entrance to Boomerang Court. The area is currently very hidden, and this project's design elements aim to open it up and make the area more visible. Will there be a fence along the property line? The current fence will remain until the project is completed and then removed due to security. The stairs could be closed off to prevent public gathering on the stoop.

Were alternatives looked at to provide fire safety for users of the building instead of adding the shutters? Yes. This addition adds a secondary exit being added to the building.

What necessitated pushing out the lift and obscures the windows as they are identified as character-defining elements? The requirement for accessibility in front of the lift. What will be happening with those windows that do not have shutters proposed? There is no security issue for the second story windows, but this is not necessary. The stairs and elevator lift are not relied on the masonry building for stability. The landing will be transparent to create sense of openness and continuity. Could the access to the stairwell have been made smaller? No, between the accessibility requirement and stair requirements, this was not possible. The footprint cannot be smaller, but the guard rail could be reduced.

Deniz Unsal left the meeting at 12:56pm.

Motion:

That the Heritage Advisory Panel recommend to Council that Development Permit Application No.00035 for 1218 Langley be approved as presented.

Moved by: John Boehme

Seconded by Genevieve Hill

Opposed: Liberty Brears, Jim Kerr (2)

In Favor: Alissa Wrean,

Valerie Lindholm, Nikki Strong-Boag, John Boehme, Genevieve Hill, Imogen Goldie (6)

Carried Unanimously

Motion to adjourn: Liberty Brears

Seconded: Alissa Wrean

Adjournment: Unanimous

Adjourned at 1:13pm