

**NOTICE OF MEETING  
CHINATOWN HISTORIC AREA PLANNING COMMITTEE  
A G E N D A**

DATE: Tuesday, January 08, 2013  
TIME: 5:30 pm  
PLACE: Chinese Cultural Centre  
50 East Pender Street

*Please call 604-873-7141 if you are unable to attend this meeting*

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**Adoption of Minutes** **5.30PM - 5.35PM**

Minutes of December 11, 2012 to be adopted.

**1) 498 Carrall Street (1 East Pender) - DE415524** **5.35PM - 6.15PM**  
**VHR B, (M)**

The application was presented to CHAPC on December 11, 2012, when it was generally supported with a request for additional information. It was suggested that a color elevation drawings and a 3D views of both principle facades be provided to help better understand the proposal. The committee also requested further design development of the theatre entrance and the bay window above it, as well as of the proposed canopy, as per the following resolution:

That the Chinatown Historic Area Planning Committee:

- a) generally supports the proposal for 498 Carrall Street (1 East Pender) - DE 415524; and
- b) requests that the applicant report back to a future meeting with further design development, particularly around the theatre entrance elements including bay window, canopy and door at that location, and the canopy around the entire building; and
- c) requests that the applicant also articulate the delineation between existing (heritage) and proposed (new) façade elements.

Since the meeting in December 2012, the applicant has provided a set of reduced drawings and the conservation plan. Both documents were forwarded to CHAPC members immediately upon receipt. The applicant will provide project update and further design development, in response to committee's previous comments.

**Applicant:** Soren Rasmussen Architects Inc.

**Staff:** Zlatan Jankovic, Heritage Planner  
Paul Cheng, Development Planner

**Attachments:** reduced drawings and conservation plan in electronic form

**2) 8 West Pender - DE416362** **6.15 PM - 7.00PM**  
**VHR A, (M)**

The proposal was received to rehabilitate the façade of this Chinatown municipally designated heritage building listed under the category "A" in the Vancouver Heritage Register. The historic building, also known as the Sam Kee Building, was constructed in 1913.

The Guinness Book of Records recognizes it as the “shallowest commercial building” in the world and it is associated with Chang Toy, the wealthy Chinatown merchant and his business, the Sam Key Company.

The proposed conservation plan is a combination of preservation, restoration and rehabilitation. There is a significant new element proposed, the glass enclosure on the ground floor, which is designed to provide for more efficient layout of this extremely narrow building. The proposed conservation plan is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and Chinatown, and the Chinatown HA-1 Design Guidelines.

The applicant has applied through the Heritage Façade Rehabilitation Program requesting two façade grants of \$50,000 each. The three independent quotes for the construction work related to the eligible heritage conservation scope of work, were not received yet. The final decision on the façade grant will be made by City Council.

Issues:

- The addition and design development of the glass enclosure

**Applicant:** Soren Rasmussen Architects Inc.  
**Staff:** Zlatan Jankovic, Heritage Planner  
Paul Cheng, Development Planner  
**Attachments:** reduced drawings and conservation plan in electronic form

**3) 633 Main Street - Rezoning Application (Revision) 7.00PM - 7.45PM**

The application to develop a 16 storey mix-use development was presented to CHAPC in June 2012, when it was supported in principle. The committee has requested design improvements at the development permit application stage, as follows:

- massing and form to further articulate the significance of the gateway location and reflect the cultural diversity and unique character of Chinatown;
- articulation of the lower building facades in terms of use of materials and colors, further definition of vertical proportions, and emphasis of the characteristic Chinatown building façade rhythm, at the ground level (storefronts), and more prominence to building cornice elements (at both, main and intermediate cornice levels);
- clarification of the content of the proposed public art element and its artistic (symbolic) content).

The Chinatown Historic Area Planning Committee has also requested that staff further review the transition between the two major developments planned on this block.

In the meantime, the revised rezoning application was received, addressing some of the issues that were previously identified. The revised proposal will be presented to CHAPC for review.

**Applicant:** Chris Dikeakos Architects Inc.  
**Staff:** Dwayne Drobot, Rezoning Planner

Paul Cheng, Development Planner  
Tanis Knowles, DTES Planner  
Zlatan Jankovic, Heritage Planner  
reduced project drawings

**Attachments:**

**Next meeting:**

**DATE:** February 12, 2013

**TIME:** 5:30 pm

**PLACE:** Chinese Cultural Centre Boardroom, 50 East Pender Street