

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

DATE: Tuesday, December 11, 2012
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

Adoption of Minutes

5.30PM - 5.35PM

Minutes of the July 10, 2012, September 11, 2012 and October 09, 2012 meetings to be adopted.

**1) 498 Carrall Street (1 East Pender) - DE 415524
VHR B, (M)**

5.35PM - 6.15PM

The application was received to rehabilitate this significant Chinatown heritage building. The proposal is to adaptively re-use the building, retain the existing built form and massing, rehabilitate the exterior, and change the uses to office and parking (on the ground floor) and community theatre (on the second floor).

498 Carrall Street (1 East Pender), also known as The Chinese Times Building, is listed in the "B" evaluation category on the Vancouver Heritage Register and it is municipally designated heritage site. The heritage value of the building is found in its architecture, the choice of brick as a construction material as well as in its direct association with individuals, organizations and uses that played important roles in the Chinese community. The building was home to the Chee Kung Tong, the Chinese Freemasons, associated with the earliest immigration of Chinese to British Columbia during the Fraser River Gold Rush of 1858 and the establishment of the community in both, BC and Canada. The second significant tenant was the newspaper, the Chinese Times, which had its offices here from 1930s until 1990s. (Please refer to the attached Statement of Significance for more information on heritage values and character defining elements).

The conservation plan by Soren Rasmussen Architects is generally consistent with the Chinatown HA-1 Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada. The chamfered building corner will be retained, the "cheater floor" feature retained and modified to provide adequate access and headroom, the large cornice fully restored, the bay windows on E. Pender St. preserved and repaired, storefront windows on Pender St. restored as per the original configuration, the facade on Carrall St. rehabilitated to better accommodate new uses. The conservation plan also includes four significant new elements: the garage entrance and the theatre entrance on Carrall Street, the extensive fixed canopy along both principal facades, and the building projection onto Carrall Street located above the new theatre entrance.

The applicant has requested heritage incentives through the Heritage Building Rehabilitation Program (HBRP), in exchange for the conservation of building's heritage features. The incentives consist of \$100,000 façade grant (two grants of \$50,000 each) and the property tax exemption over the period of up to 10 years. The property tax exemption incentive has not been determined yet.

Issues:

- New building projection on Carrall Street;
(The proposed new façade element appears to be out of scale and character for heritage buildings in Chinatown, it is not consistent with the common heritage practice and HA-1 Design Guidelines, and it adversely affects an intermediate cornice element. In addition, this element creates a new encroachment condition.)
- Continues fixed canopy;
(This element appears to be out of scale and character for Chinatown buildings. It may adversely affect the vertical continuity of building pilasters, and it is generally not consistent with the HA-1 Design Guidelines.)

Applicant: Soren Rasmussen Architects Inc.
Staff: Zlatan Jankovic, Heritage Planner
Paul Cheng, Development Planner

2) 633 Main Street - Rezoning Application (Revision)

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
Zlatan Jankovic, Heritage Planner

Next meeting:

DATE: January 08, 2013

TIME: 5:30 pm

PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street