

**MINUTES OF THE
CHINATOWN HISTORIC AREA PLANNING COMMITTEE**



December 11, 2012

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, December 11, 2012 at 5:32 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT: Henry Tom, Chair
Alan James, Vice Chair
George Chow (arrived 5:45 p.m.)
Carla Graebner
Mathew Halverson
Jun Ing
Kelly Ip
Oliver Lang
William Ma (arrived 5:38 p.m.)
Clinton McDougall
Mike Newall

ABSENT: Councillor Tony Tang

ALSO PRESENT: Zlatan Jankovic, Heritage Planner

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

Introductions

New and returning members were welcomed to the meeting and a round table of introductions ensued. There are currently 10 members appointed to CHAPC, and it is expected that by early 2013 the three remaining vacant positions will be filled.

5:38 p.m.

William Ma arrived at the meeting.

Election of the Chair and Vice-Chair

The floor was opened for nominations for the position of 2013 CHAPC Chair. Henry Tom was nominated and consented to the nomination. There being no further nominations, Henry Tom was acclaimed to the position of 2013 CHAPC Chair.

The floor was opened for nominations for the position of 2013 CHAPC Vice Chair. Alan James was nominated and consented to the nomination. There being no further nominations, Alan James was acclaimed to the position of 2013 CHAPC Vice Chair.

Adoption of Agenda

MOVED by Carla Graebner
SECONDED by Oliver Lang

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled December 11, 2012 be amended to strike Item 2, 633 Main Street - Rezoning Application (Revision).

CARRIED UNANIMOUSLY

MOVED by Mike Newall
SECONDED by Clinton McDougall

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled December 11, 2012 be adopted as amended.

CARRIED UNANIMOUSLY

Request to Present to CHAPC

5:45 p.m.

George Chow arrived at the meeting.

CHAPC was informed of a request from the Local Area Planning Process (LAPP) Committee, which has an interest in the 633 Main Street proposal, to present to CHAPC. An overview of the membership and mandate of LAPP was provided, and CHAPC's mandate was reviewed.

Discussion occurred on past practice for scheduling presentations to CHAPC. It was noted that all CHAPC meetings are open for the public to attend as observers, and support was expressed for any requests to present to CHAPC to be submitted to staff in writing.

Adoption of Minutes

MOVED by Alan James
SECONDED by Oliver Lang

That the Minutes of the Chinatown Historic Area Planning Committee meeting held October 9, 2012 be amended to note that Carla Graebner was not present.

CARRIED UNANIMOUSLY

MOVED by Oliver Lang
SECONDED by Alan James

That the Minutes of the Chinatown Historic Area Planning Committee meeting held October 9, 2012 be adopted as amended.

CARRIED UNANIMOUSLY

MOVED by Alan James
SECONDED by Carla Graebner

That the Minutes of the Chinatown Historic Area Planning Committee meetings held July 10, 2012, September 11, 2012 be adopted as previously ratified.

CARRIED UNANIMOUSLY

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

Zlatan Jankovic, Heritage Planner, introduced the application to rehabilitate this Chinatown heritage building. Its conservation plan is generally consistent with the Chinatown HA-1 Design Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada. Comments were sought on the new building projection on Carrall Street, and the continuous fixed canopy, which are not completely consistent with the HA-1 Design Guidelines.

Soren Rasmussen, Soren Rasmussen Architects Inc., provided a further introduction to the project and discussed circulated display boards.

Questions were responded to regarding: projection of the canopy; planned theatre seating and stage height; width of the sidewalk on Pender; materials; stair design; office space ancillary to the insurance use on the ground floor; signage; rationale for continuous canopy; potential retention of interior brick or floor structure; parking; and the main driver of the program being the relocation of the insurance office from Main Street.

Mr. Jankovic discussed Heritage Façade Rehabilitation Program components, noting this project's ability to apply for a façade grant of up to \$50,000 for each of its two principle façades; and potential property tax exemption determined on the basis of new use and construction costs for rehabilitation. To be eligible the project has to be a solid heritage conservation effort, within the boundaries of the area, provide seismic upgrade, and have solid retention of heritage elements. Once reviewed by CHAPC, it would be presented to the Heritage Commission, and then to Council for approval of incentives and the Heritage Revitalization Agreement. In this case, there are no existing interiors of heritage value.

General comments were offered regarding: suggestion to break the canopy with short gaps; concern that trees will need to be removed to accommodate the design; concern that the width of the stairwells may be insufficient; given the prominence of the location, a keen interest in signage; serious concerns regarding the projection on Carrall Street; support for contemporary elements in a heritage building if they are done consistently; need for further

information on the garage entry detail; question the suitability of the programming; support for the inclusion of a theatre; understanding of the need for a different architectural element at the theatre entrance; concern that the canopy is quite large and out of scale and could overshadow architectural details in some of the surrounding area; opportunity to have an element/signage affixed to the façade that can delineate the theatre entrance; support for the heritage exemption and 10 year property tax exemption; importance of the verticality of spaces and how individual storefronts are articulated; canopy glass pieces are not a great solution; support for intent of the bay window to introduce the theatre space, however, sense that it should be adequately designed.

Although there was general support for the proposed, members commented on the need for additional time to review, and suggested that a colour façade drawings and a 3D view (either physical or computer modeled) to look at the details of the window and the canopy, would be beneficial.

MOVED by Oliver Lang
SECONDED by Carla Graebner

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.

CARRIED UNANIMOUSLY

2) 633 Main Street - Rezoning Application (Revision)

As per the adoption of the agenda, this item was struck.

Next meeting:

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

The meeting adjourned at 7:28 pm.

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