

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

**JANUARY 8, 2013**

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, January 8, 2013 at 5:35 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

**PRESENT:** Henry Tom, Chair  
George Chow (arrived 5:45 p.m.)  
Matthew Halverson  
Kelly Ip  
William Ma  
Clinton McDougall  
Mike Newall  
Councillor Tony Tang

**ABSENT:** Carla Graebner  
Jun Ing  
Alan James, Vice Chair  
Oliver Lang

**ALSO PRESENT:** Zlatan Jankovic, Heritage Planner  
Paul Cheng, Development Planner  
Dwane Droot, Rezoning Planner  
Tanis Knowles, DTES Planner

**RECORDING SECRETARY:** Linda Tylla, Raincoast Ventures Ltd.

**Quorum**

Although a quorum was not present, members agreed to proceed with the meeting with the understanding that any proposed motions would be subject to ratification at the next meeting where a quorum was present.

**Adoption of Agenda**

**MOVED** by Clinton McDougall  
**SECONDED** by William Ma

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled January 8, 2013 be adopted as circulated.

**SUBJECT TO RATIFICATION**

**Adoption of Minutes**

**MOVED** by Kelly Ip  
**SECONDED** by Mike Newall

That the Minutes of the Chinatown Historic Area Planning Committee meeting held December 11, 2012 be amended as follows:

- a) the spelling of Matthew Halverson's name be corrected in the list of attendees;
- b) the word "façade" on page 3, fourth paragraph of item 1), be deleted and replaced with the word, "building".

#### SUBJECT TO RATIFICATION

**MOVED** by Matthew Halverson  
**SECONDED** by Clinton McDougall

That the Minutes of the Chinatown Historic Area Planning Committee meeting held December 11, 2012 be adopted as amended.

#### SUBJECT TO RATIFICATION

5:45 p.m.

George Chow arrived at the meeting.

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

Zlatan Jankovic, Heritage Planner, introduced the application to rehabilitate this Chinatown heritage building. The application was first presented to CHAPC on December 11, 2012, when it was generally supported with a request for additional information. It was suggested that color elevation drawings and a 3D view 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 Committee's December 11, 2012 resolution.

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

Questions were responded to regarding: cladding materials for the walls; canopy material; colour of window bays; window cladding; structural composition of the canopy; height of the canopy, delineation of segments of the canopy, and width of the canopy; discussion between the design studio and the client on the design of the canopy and related changes; the materiality of the canopy and how it relates to the zoning; possible use of Chinese-style tiles; using an expanding fabric canopy as an alternative; mullion treatments and the transparency of the glazing on the large first floor windows; location of signage; and discussion between staff and the applicant on the bay window since the Committee last reviewed the application.

Mr. Jankovic advised that staff do not support the continuous canopy design as it is not consistent with the character of the area, although improvements to the design had been made from when it was first presented.

Comments were offered regarding: suggestion that more mullions be added to the bottom windows; view that non-transparent glass does not feel as cold; suggestion to add false glass so that the garage door looks more like a storefront; concern that canopy may be noisy during heavy rain; support for breaks in the canopy to help preserve the flavour of the area; support

for the increase in size of the bay window and suggestion to increase further, going over the parapet to the skylight; suggestion to do the canopy in canvas; support for the design of the garage door; concern that the canopy is too wide and that even with the split design it may clash with the dragons on the adjacent light standards; suggestion to reduce the size of the canopy; suggestion that the bay window and entrance should be treated as modern interventions; suggestion that the canopy does not need to be continuous; suggestion that the visual break is lost with the supporting piping between the canopy segments; view that the design changes are in alignment with the Committee's previous direction; support for the materiality and colour scheme of the design; support for the inclusion of neon signage; support for larger windows; suggestion to increase the window sill height to appeal to the heritage character of the building; general support of the design development in response to Committee's comments; desire to see further design development with respect to the canopy in regard to a smaller scale or additional breaks or space between segments.

**MOVED by Mike Newall**  
**SECONDED by Clinton McDougall**

That the Chinatown Historic Area Planning Committee generally supports the proposal for 498 Carrall Street (1 East Pender) - DE 415524 with the following considerations:

- a) suggestion that the overall support of the new design element of the bay window, and that the entrance and the bay window be treated as a unified element, and that it remain a unique and contemporary component of the project;
- b) requests that further design consideration be given to the canopy in regard to width, length and the need for continuous coverage around the building, and strongly encourages that the projection of canopy be reduced, and that a fragmented canopy may be more fitting with the neighborhood;
- c) requests that the applicant review the design of the rhythm of the mullions and sill heights to keep with the historical context of the building;
- d) requests that more effort be made to reduce the industrial character or visual prominence of the garage door; and
- e) strongly encourages the inclusion of neon signage with the project.

**CARRIED UNANIMOUSLY**

- 1) **8 West Pender - DE416362**  
**VHR A, (M)**

Zlatan Jankovic, Heritage Planner, introduced the application to rehabilitate the façade of this Chinatown municipally designated heritage building listed under 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.

The applicant presented the proposed design scheme, noting that one of the main drivers for the rehabilitation is to allow full use of the commercial space. Currently the west side of the space is not being used due to the constricted layout. The applicant is seeking façade grants to cover the costs associated with rehabilitation.

Questions were responded to regarding: the materiality of the glass enclosure; if the original building has an HRA in place; if incentives from the City were used on the last renovation; how the enclosure will interact with the existing sidewalk; the design of the glass enclosure; if the current encroachment will be increased; the extent to which other design solutions were explored; the height of the roof of the enclosure; the roof material; and how the City might be protected from future façade grant requests for the building if the grants were blended.

Comments were offered regarding: suggestion to reduce the size of the roof portion to minimize the appearance of the structure; support for the structure if the City agrees to its design; support for the intent of the financial help in order to keep the building an attraction for Chinatown; sympathy for the building tenants that the space is not currently usable in its entirety; suggestion that the enclosure be fully transparent; suggestion that enclosing the space in any way diminishes the charm of the design by removing access to the interesting nooks and crannies created by the current structure; and suggestion to use a treatment that is more heritage in nature.

**MOVED by George Chow**  
**SECONDED by Kelly Ip**

That the Chinatown Historic Area Planning Committee fully supports the proposal for 8 West Pender - DE416362 VHR A, (M); and recommends further design development of the glass enclosure.

**CARRIED UNANIMOUSLY**

## **2) 633 Main Street - Rezoning Application (Revision)**

Paul Cheng, Development Planner, introduced the application to develop a 16-storey mix-use development, noting design development since the proposal was originally presented to CHAPC in June 2012, when it was supported in principle.

Tanis Knowles, DTES Planner, advised of the rezoning policy for Chinatown South and work currently being done on a Local Area Plan.

Dwane Droot, Rezoning Planner, provided additional comment on the planning process and related work being done for the area.

Chris Dikeakos, Chris Dikeakos Architects Inc., discussed the massing and design development of the project as a result of feedback from the Committee.

Questions were responded to regarding: the length and function of the retractable fabric canopies; if fruit and vegetable stores are anticipated as possible tenants in the street level; composition of the commercial space; impact to the view from within the Dr. Sun Yat-Sen Garden; results of any shadow studies done to date; density transfers and unallocated CAC's; heritage density bank; process for public art selection; unit mix and configuration; sign bylaws as they will apply to the building; cornices; and parking spaces.

Comments were offered regarding: a desire to see public art at-grade; general support for the public art concept; suggestion to use a gold instead of a red dot; suggestion to use a robust

neon sign; the need for further conversation regarding neon signage in the area and whether they should be continuous or time-limited; support for the reduction in massing where the development meets the adjacent buildings on Main Street; support for the addition of the fabric canopies; comment that the project seems more to human scale; comment that there is nice articulation at street level but it still feels like a big building; comment that design development has taken positive steps since last presented; support for the rationalization of podium heights; support for the resolution of the south and west side-treatments of the building; comment that the applicants have gone above and beyond to respond to feedback as the project is still in the rezoning stages; support for the setback of the top portion of the building; comment that there is good potential for signage; suggestion that the suite mix be revisited to make the building more appealing to families; a desire to see the second storey units used for office space; suggestion for the size of the concrete band detail to be increased; concern that the brick column on the corner may look wide as compared to those in Chinatown; concern about the wide mullions on the lower glass; support for the level of design development brought back; strong suggestion for "in and out" detail at street level; suggestion for further exploration around the cornice details; suggestion to consider implications of neon signage; suggestion to consider that exceptions be made to the setback of cornices to obtain a sympathetic appearance to the area; and support in principle for the revised rezoning application with regard to density, height, use and general design.

**MOVED by William Ma**

**SECONDED by Mike Newall**

That the Chinatown Historic Area Planning Committee:

- a) supports the revised rezoning application for 633 Main Street;
- b) requests to review the application at the development permit application stage; and
- c) commends the applicants for their responsiveness and project improvements made since the previous presentation.

**CARRIED UNANIMOUSLY**

**Adoption of Agenda**

**MOVED by Clinton McDougall**

**SECONDED by William Ma**

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled January 8, 2013 be adopted as previously ratified.

**CARRIED UNANIMOUSLY**

**Adoption of Minutes**

**MOVED by Kelly Ip**  
**SECONDED by Mike Newall**

That the Minutes of the Chinatown Historic Area Planning Committee meeting held December 11, 2012 be amended as follows:

- c) the spelling of Matthew Halverson's name be corrected in the list of attendees;
- d) the word "façade" on page 3, fourth paragraph of item 1), be deleted and replaced with the word, "Building".

**CARRIED UNANIMOUSLY**

**MOVED by Matthew Halverson**  
**SECONDED by Clinton McDougall**

That the Minutes of the Chinatown Historic Area Planning Committee meeting held December 11, 2012 be adopted, as amended, and as previously ratified.

**CARRIED UNANIMOUSLY**

**Next meeting:**

**DATE:** February 12, 2013  
**TIME:** 5:30 pm  
**PLACE:** Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 8:55 pm.

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