



VANCOUVER HERITAGE COMMISSION

MINUTES

JUNE 20, 2022

A meeting of the Vancouver Heritage Commission was held on Monday, June 20, 2022, at 11:01 am, by electronic means.

PRESENT: Mollie Massie (Chair)
Crystal Hung (Vice-Chair)
James Evans
Paul Giles
Michael Gordon
Mohammad Kashif Khan
Leslie Kowarsky
Hilary Macdonald
Joel Massey
Jenni Pace
Shawn Preus

ALSO PRESENT: Councillor Colleen Hardwick, Council Liaison
Zlatan Jankovic, Senior Heritage Planner

CITY CLERK'S OFFICE: Brian Fukushima, Committee Clerk

WELCOME

The Chair acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Leave of Absence Requests

None.

Approval of Minutes

MOVED by Commissioner Preus
SECONDED by Commissioner Kowarsky

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, May 30, 2022 as amended due to typographical error.

CARRIED UNANIMOUSLY

1. **507 – 521 Hawks Avenue
515 Hawks Avenue VHR 'B'**

DP-2021-00929

Staff:

James Boldt, Heritage Planner

Applicants:

Elana Zysblat, Heritage Consultant

Grant Harder, Owner

James Boldt introduced the applicant team.

Elana Zysblat provided a presentation and subsequently responded to questions and comments.

Following discussion, it was

MOVED by Commissioner Kowarsky

SECONDED by Commissioner Preus

WHEREAS 507 Hawks Avenue, 515 Hawks Avenue (VHR “B” listing), and 521 Hawks Avenue (VHR “B” listing) were erected between 1903 and 1904, and are valued for being the earliest known examples of the British Columbia Mills Timber and Trading Company (BCMTT) prefabrication system; are three of only eight known BCMTT buildings remaining within Vancouver; are the only surviving grouping of BCMTT houses in the city; and as working-class rental homes for most of their existence;

THEREFORE, BE IT RESOLVED THAT the Vancouver Heritage Commission supports:

1. The overall proposal to subdivide the existing land parcel into three lots, one lot for each house;
2. The heritage designation of 515 Hawks Avenue and 521 Hawks Avenue; and
3. The rehabilitation of and Conservation Plan for 515 and 521 Hawks Avenue as presented at the June 20, 2022 VHC meeting.

CARRIED UNANIMOUSLY

**2. 102 East Pender Street (Sun Ah Hotel and Ho Ho Restaurant)
VHR ‘B’
SI-2021-00527 / SI-2021-00528**

Staff:

James Boldt, Heritage Planner

Applicant:

John Atkin, Historian / Heritage Consultant

James Boldt introduced the applicant.

John Atkin provided a presentation and subsequently responded to questions and comments.

Following discussion, it was

MOVED by Commissioner Hung
SECONDED by Commissioner Pace

WHEREAS 102 East Pender Street (the Sun Ah Hotel and Ho Ho Restaurant) was built in 1912 and is listed in the “B” category on the VHR and municipally designated, and is valued for epitomizing the hand-built values of the Arts and Crafts style guiding the work of its architect Richard T. Perry; for its association with businessman and developer Loo Gee Wing and the Sun Ah Hotel reflecting the pattern of immigration and development in Chinatown; and for its long association with both the Lung Kong Tien Yee Association, and the Ho Ho Restaurant which was opened in 1954 by the Quon family, and whose neon signs were once an iconic and important landmark in Chinatown;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports:

1. The replications of the Ho Ho Signage;
2. The Conservation Plan (as presented at the June 20, 2022 VHC meeting) for the Pender Street façade of the Sun Ah Hotel/Ho Ho Restaurant, and the installation of new neon signs based on the 1950’s original signs; and
3. A façade grant of up to \$50,000, per the Heritage Façade Rehabilitation Program Policies and Procedures; and

FURTHER THAT the Vancouver Heritage Commission requests that the new Ho Ho Restaurant signage will be authentic neon signs made of neon tubing, not LED “neon-like” tubing.

CARRIED UNANIMOUSLY

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At this point in the meeting the Commission decided by consensus to add a fourth agenda item, Subcommittee Updates. Items are listed in chronological order.

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4. Subcommittee Updates

Commissioner Gordon provided an update on the Development Permit Board, which discussed the following properties:

- Vancouver Art Gallery;
- 791 West Georgia; and
- The Plaza of Nations.

3. New Business

None.

ADJOURNMENT

MOVED by Commissioner Kashif Khan

SECONDED by Commissioner Macdonald

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, July 11, 2022
TIME: 11:00 am
PLACE: Cascadia Room, City Hall / Webex
Online

The Committee adjourned at 12:35 pm

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