



**CHINATOWN HISTORIC AREA PLANNING COMMITTEE
MEETING MINUTES
DECEMBER 12, 2019**

Minutes of the meeting of the Chinatown Historic Area Planning Committee (CHAPC) held on Thursday, December 12, 2019, in the board room of Chinatown House, 188 East Pender Street, Vancouver, BC.

MEMBERS PRESENT: Edmund Ma, Chinatown Property Owner (Chair)
Albert Lam, Heritage Vancouver
Andrew Larigakis, Architectural Institute of BC
Sarah Ling, Member-at-Large (arrived at 6:05 p.m.)
Fang Liu, Architectural Institute of BC
Inge Roecker, Dr. Sun Yat-Sen Garden Society
Leslie Shieh, Planning Institute of British Columbia
Eric Siu, Chinatown Property Owner
Grace Wong, Chinatown Merchants Association

MEMBERS ABSENT: Michael Yu, Chinatown Merchants Association

GUESTS: Ryan Diaz, Diaz Combat Sports
Scott C. Mitchell, Metric Architecture
Christian Willows, Living Balance Investment Group

STAFF: Amber Knowles, Heritage Planner

RECORDING SECRETARY: Roberta Pak, Mosaic Writing Group

Call to Order

Edmund Ma, Chair, called the meeting to order at 5:37 p.m.

1. Adoption of Agenda and Minutes

MOVED by Inge Roecker
SECONDED by Eric Siu

THAT the Chinatown Historic Area Planning Committee adopts the agenda for the December 12, 2019 meeting.

CARRIED

MOVED by Grace Wong
SECONDED by Andrew Larigakis

THAT the Chinatown Historic Area Planning Committee adopts the minutes for the November 14, 2019 meeting.

CARRIED

2. **276 East Pender Street Development-Building Permit Application**

Scott C. Mitchell, Principal, Metric Architecture offered an introduction to the project and highlighted:

- The structure is a narrow two storey building with a basement, and zoned HA-1
- The property is not listed on the Vancouver Heritage Register
- Proposed exterior changes focus on the storefront
- The brick facing will be repaired and cleaned
- A retractable fabric awning is included in accordance with City requirements.

Ryan Diaz, Diaz Combat Sports (DCS), the tenant and part-owner of the building, shared his personal story and explained how DCS has grown into a prosperous business in Chinatown. There are currently two locations of the business within Chinatown and the new building will allow for consolidation into one location.

Discussion ensued on:

- The front facing doors:
 - The accordion-style doors open completely and fold together on one side
 - The entry should be accentuated to distinguish the main door from the accordion-style doors
 - The type of glass will be standard clear glass
- Signage:
 - Chinese characters representing honor, warrior and family will replace the existing Chinese signage that will be removed by the existing owner
 - Signage should have Chinese wording translating to martial arts
 - Gold lettering would be ideal, depending on the signage requirements
 - Support for the applicant to incorporate large Chinese characters as part of the signage and building expression
- Martial arts fit with the intangible culture of the neighborhood
- Seismic and improved exit upgrade and the addition of a fire alarm panel are among the extensive upgrades planned
- The flashing is a distinguishing element on the storefront and could be replaced and highlighted with colour
- The energy upgrade will extend the use of the building by 50 years
- Support for transferring the special elements from the existing to the new location:
 - Desire for a spill out to the sidewalk in front of the business
 - Open doors that invite pedestrians to engage with the business
 - Support for an application to the City for the use of the parking area as spill out from the storefront
- Exterior colour:
 - An important aspect of Chinatown's heritage buildings is the use of colour
 - The exterior storefront could benefit from the addition of colour, perhaps to accentuate the main entrance door
 - Signage should incorporate colour
 - Colour could create a distinguishing aspect for the address.

MOVED by Inge Roecker
SECONDED by Andrew Larigakis

That the Chinatown Historic Area Planning Committee strongly supports the proposed design of the application for 276 East Pender Street, in principle, and requests improvements of the following:

1. A different and complementary expression for the front entry door to distinguish it from the folding doors and express it as the main entrance; and
2. Inclusion of a suitable Chinese translation for the signage to describe the nature of the business.

CARRIED

3. Additional Business

Amber Knowles, Heritage Planner, reported that she will confirm the terms of the CHAPC members and advise when elections are next required.

4. Adjournment

MOVED by Grace Wong
SECONDED by Sarah Ling

That the meeting of the Chinatown Historic Area Planning Committee held December 12, 2019 be adjourned at 7:07p.m.

CARRIED

Next Meeting:

Date: January 9, 2020

Time: 5:30 p.m.

Place: Chinese Cultural Centre Boardroom, 50 East Pender Street

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Certified correct:

Edmund Ma, Chair

Date Approved