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

DATE: Thursday, October 8, 2026
TIME: 5:30 pm
PLACE: 2nd Floor Business Centre meeting room / MS Teams Webinar

Please email chapc@vancouver.ca if you are unable to attend this meeting

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Call to Order

Land Acknowledgement

1. Adoption of Agenda and Minutes **5:30PM - 5:35PM**

Proposed Meeting Agenda, and Minutes from February 12, 2026 meeting to be adopted.

2. 88 E Pender St (M, HA) **5:35PM - 6:20PM**
DP-2026-00794

A proposal was received for office use (Financial Institution) on the ground floor of this municipally designated heritage property at 88 East Pender Street. CHAPC supported conversion of the building from school and office to hotel with ground floor retail (restaurant) use on February 12, 2026.

The site is currently improved with a five-storey brick building constructed in 1984 (previously occupied by the Vancouver Film School) and not listed on the Vancouver Heritage Register.

The proposal is to use one of two ground floor commercial retail units (CRU) as a financial institution. The second CRU is currently occupied and will remain unchanged. Minor alterations to the building exterior include the introduction of a new entrance for the bank along East Pender Street and addition of various signage for the proposed bank.

As the site is located within the HA-1 area of Chinatown, the HA-1 District Schedule and Design Policies apply. "Financial Institution" is an outright approval use in the HA-1 area, however, s.2.2.14 of the District Schedule states that "Financial institution is permitted as an outright approval use if it occupies a floor that is at least 3.0 m above grade or, in the case of a floor at or near grade, was in existence as of December 6, 1994." The design intent is for storefronts to be occupied by local-serving businesses, which bring visual interest and vitality to the sidewalk experience.

The Applicant will present the proposal and staff will be available to provide additional information, as required.

Issues: - Compatibility of the proposed use on the ground floor with the historic and mixed-use character along East Pender Street.

- Compliance with the applicable design policies for the HA-1 area for the proposed window treatments, new entrance and signage.

Applicant: Andrew Tong, Managing Director, Integral Strategic Real Estate Ltd. (Owner Representative)
Neil Banich, Principal, WA Architects Ltd. (Project Designer)

Staff: Helen Lee, Heritage & Development Planner

Attachments: Project package (distributed electronically)

3. 87-89 E Pender St (M, HA) 6:20PM – 7:05PM
DB-2026-01656

A proposal was received for alterations to the exterior of this municipally designated heritage property at 87-89 East Pender Street. This includes the installation of a new projecting sign which replicates a historic sign referred to as the "Ho Ho Restaurant Sign" on the south façade and alterations to facilitate a new restaurant use at this location. The sign is the subject of a façade grant from the City and was originally proposed at another location in Chinatown. CHAPC supported the replication and installation of the historic sign at their meeting on September 8, 2022.

The proposed exterior alterations mainly involve improvements to facilitate the new restaurant, and include replacement of existing storefront door and windows, infilling a section of the wall fronting Columbia Street and the new signage. While the building was originally constructed in 1901, it has been substantially altered and is currently not listed on the Vancouver Heritage Register. The site is located within the HA-1 area of Chinatown, and the HA-1 District Schedule and Design Policies apply.

Staff will provide an update on the sign location, and the Applicant will present the proposal and both will be available to provide additional information, as required.

Issues: Compatibility with the historic area of Chinatown and applicable planning policies.

Applicant: Eugene Lee, Project Architect, W.T. Leung Architects Inc.

Staff: Helen Lee, Heritage Planner

Attachments: Project package (distributed electronically)

Next meeting:

DATE: November 12, 2026 (TBC)
TIME: 5:30 pm
PLACE: MS Teams Webinar