

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

July 14, 2015

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, July 14, 2015, at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT: Kenneth Liu (Chair)
Matthew Halverson (Vice-Chair, arrived 5:40 pm)
Councillor Kerry Jang
Councillor Raymond Louie
Erin Shum, Parks Board Commissioner
Doris Chow
Sherri Han
Bob Ip
Kelly Ip
Mark Silvanovich
Ken Wong
Brian Yu (arrived 5:38 pm)

ABSENT: Joel Abramson
Pui Lam Ho
Helen Lee
Gair Williamson

ALSO PRESENT: Paul Chang, Development Planner
Zlatan Jankovic, Heritage Planner
Tanis Knowles Yarnell, Planner (item 4)
Berry McGinn,
McGinn Engineering and Preservation Ltd. (item 2)
Joe Way, Architect (item 3)

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

Chair Liu called meeting to order at 5:34 pm.

1) Adoption of Agenda and Minutes

The Agenda was adopted as circulated.

MOVED by Mark Silvanovich
AND SECONDED by Sherri Han

THAT the Minutes of the Chinatown Historic Area Planning Committee (CHAPC) meeting held April 14, 2015 be adopted with amendment to correct the spelling of Kenneth Liu's name.

CARRIED UNANIMOUSLY

Brian Yu arrived at 5:38 pm.
Matthew Halverson arrived 5:40 pm.

Introductions were made. Councillor Jang, Councillor Louie and Commissioner Shum provided opening remarks. Zlatan Jankovic, Heritage Planner, reviewed the mandate of the Committee.

Kelly Ip expressed gratitude to City staff for the recent cleaning of fixtures, including the Lions, in the neighbourhood.

2) 137-139 E. Pender Street - Mah Society of Canada - VHR "C", "M"; DE 419214

Barry McGinn, Architect provided opening comments on the application and Zlatan Jankovic, Heritage Planner, provided additional details on the proposal.

Mr. McGinn spoke to the Conservation Plan noting major components as follows:

- Rehabilitation of the storefront
- Restoration of the main cornice, pediment and lanterns
- Restoration of window sashes on levels 2,3 and 4
- Restoration of the original surviving window wood frames
- Restoration of the intermediate cornice
- Preservation of masonry
- Preservation of the original balcony wood frame glazed wall
- Preparation and painting of the west elevation sheet metal windows
- Select repointing and repairs of the masonry on the east, rear and west elevations
- Rehabilitation of the rear wood double hung windows
- Roof surface replacement at the 4th floor rear roof and flashing improvements on the 5th floor
- Security improvements and painting to rear fire escape.

Mr. McGinn noted that the proposed conservation approach would return the building close to its 1928 appearance. As well, if approved, the Façade Grant will help to cover the cost of restoring some of the unique and significant façade details.

The applicant and staff responded to various questions related to the application and the Committee provided comments on the proposed project. Discussion ensued on the various ways to achieve energy savings within heritage restorations.

MOVED by Matthew Halverson
AND SECONDED by Kelly Ip

THAT the Chinatown Historic Area Planning Committee generally supports the project at 137-139 E. Pender St (Mah Society of Canada) and related Heritage Façade Grant application; and commends the applicant for the excellent conservation plan presented.

CARRIED UNANIMOUSLY

3) 142 E. Pender - “M”; Pre-application Review

Zlatan Jankovic, Heritage Planner, and Paul Chang, Development Planner, provided opening comments on the proposal.

Joe Way, Architect, presented on the design plan to rebuild the Daisy Garden Restaurant, which was recently lost to an accidental fire. The proposal was to rebuild and reopen the restaurant, which had been in business for 37 years and was a Chinatown institution. Mr. Way spoke to the rationale for relaxation of the parking and on-site loading requirements, as well as possible opportunities to activate the rear laneway.

Kelly Ip expressed support for the proposal and left the meeting at 7:10 pm.

Mr. Way and staff responded to various questions related to the application and the Committee provided comments on the proposed project.

MOVED by Sherri Han
AND SECONDED by Doris Chow

THAT the Chinatown Historic Area Planning Committee generally supports the proposal for 142 E. Pender St. (Daisy Garden Restaurant), including the relaxation requests for parking and on-site loading requirements.

CARRIED UNANIMOUSLY

Councillors Louie and Jang left the meeting.

4) Heritage Action Plan - Update 7.00PM - 7.30PM

Tanis Knowles Yarnell, Planner, provided an update on the Heritage Action Plan for information. She reviewed the status of work to date, and gave an overview of upcoming activities including the upgrade of the Vancouver Heritage Register.

Background information on the Heritage Action Plan can be found online at:
www.vancouver.ca/heritage-action-plan.

It was noted that CHAPC is part of the Heritage Alliance, which will be submitting a letter of support on the Committee’s behalf. Staff will bring the draft Register and related information back for the Committee’s comment.

Next meeting:

DATE: September 8, 2015
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 8:00 pm.

Chair

Date Approved