

## MINUTES OF THE



### CHINATOWN HISTORIC AREA PLANNING COMMITTEE

February 14, 2012

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, February 14, 2012 at 5:30 p.m. in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

- PRESENT:** Henry Tom, Chair  
Alan James, Vice Chair  
Shirley Chan  
Carla Graebner  
William Ma  
Gilbert Tan  
James Tan  
Clement Wong
- ABSENT:** Jun Ing  
Carla Stewart  
Grace Wong  
Helen Wong
- ALSO PRESENT:** Kristina Copeland, Mural Program Coordinator - Celebrate Vancouver 125 (Item 1)  
Eli Horn, Artist (Item 1)  
Zlatan Jankovic, Heritage Planner
- RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

#### Adoption of Minutes

MOVED by Shirley Chan  
SECONDED by Alan James

THAT the minutes of the November 8, 2011 meeting be adopted with amendment to the attendance list to note Grace Wong as present.

#### CARRIED UNANIMIOUSLY

- 1) Celebrate Vancouver 125 / Mural Program  
525 Carrall St. (C, M) - Mural Proposal

The *Whispers Project* proposed for 525 Carrall Street was chosen by an independent assessment committee to be one of the 10 mural projects commissioned through Vancouver's 125<sup>th</sup> Anniversary initiative - Celebrate Vancouver. The mural was developed for its south wall, facing Su Zhou Alley. The proposal would not affect heritage values of the site, any of the character defining elements, nor the principal façades. 525 Carrall site is listed under the category "C" of the Vancouver Heritage Register and it is a municipally designated site.

Zlatan Jankovic, Heritage Planner, and Kristina Copeland, Mural Program Coordinator - Celebrate Vancouver 125, introduced the project. Eli Horn, Artist, discussed the project

inspiration goals, and plans for collaboration.

Discussion ensued on: need for careful consideration of cultural sensitivities; appropriateness of the mural design for the neighbourhood; need for broader consultation with key stakeholders, i.e. building owners, societies, Chinese Cultural Centre; process for selection of mural message; design rationale; use of contextual inference to clarify intent; contract details relative to length of term, maintenance and restoration; and intention to expand the mural program subject to funding.

Overall, Committee members supported in principle the program and concept for the 525 Carrall Street Mural Proposal, with no concerns regarding the impact on the heritage building. Significant concerns were expressed regarding the need for the mural to have some relation to Chinatown itself, to ensure that it was culturally grounded, and with appropriate messaging. There was encouragement to consult more broadly with the Chinese community, and particularly with Chinese artists and poets. It was also questioned whether this type of project could affect the national heritage site designation; and was suggested that a six month contract would be an appropriate term to allow for a review and to determine whether the project was an enhancement.

Main Motion

**MOVED by Shirley Chan**

**SECONDED by James Tan**

THAT the Chinatown Historic Area Planning Committee supports the concept of the Whispers Project mural proposed for 525 Carrall Street with incorporation of a culturally appropriate message, and with request that the Chinatown community and CHAPC be further consulted before the mural proceeds.

Primary Amendment

**MOVED by Carla Graebner**

**SECONDED by Alan James**

That the Main Motion be amended to require that the project team take into consideration the comments of CHAPC and consult with stakeholders to be identified by CHAPAC, including the Chinese Cultural Centre, BCRC, Freemasons, Chinatown Merchants, CBA, and report back to CHAPC at a future date.

**WITHDRAWN**

The Committee then considered the Main Motion as originally put. By unanimous consent, question on the Main Motion was

**WITHDRAWN**

Support was expressed for CHAPC member James Tan to form a subcommittee of artists and poets with an understanding of the heart and spirituality of Chinatown, to reflect on CHAPC's comments at this meeting, and to offer guidance to the project team on mural messages that would honour the community.

2) **148 East Pender St.- New Town Bakery**  
**(M) SI409169, AW401870**

The proposal was received to install an integrated awning/sign structure on the principal façade of this designated site in the HA-1 area of Chinatown. The building itself is not listed on the Vancouver Heritage Register but the site is municipally designated. The applicant has requested that the Section 10.1.3 (a) of the Sign By-law to be varied to allow the upper limit of an awning sign to exceed a height of 6 m or extend above the window sill of any window located directly above the awning on the second storey. There were also some Building Code related issues that needed to be resolved.

Zlatan Jankovic, Heritage Planner, introduced the project, noting issues relative to compatibility with HA-1 Design Guidelines, and Sign By-law variance requested. With reference to a project model and drawings, David Mah, Architect, presented the design concept for the New Town Bakery signage and awning.

Discussion ensued on: incorporation of neon lighting in the awning border, lettering, and steam elements; smaller size of the proposed awning as compared to the existing; use of spot to light the food element; awning maintenance and cleaning; materials and finish; electronic option for bird deterrence to prevent roosting; building code concern to address structurally security; readability of the Chinese characters; and solid soffit.

Overall Committee members were supportive of the proposed design, colour scheme, and incorporation of red neon elements, with suggestion to include some backlighting to increase the legibility of the Chinese characters, especially at night.

**MOVED by Shirley Chan**  
**SECONDED by Alan James**

THAT the Chinatown Historic Area Planning Committee support as presented the design proposed for 148 East Pender ST. - New Town Bakery, (M) SI409169, AW401870, including the Sign By-Law variance, with encouragement to the applicant to include backlighting on the Chinese characters.

**CARRIED UNANIMOUSLY**

3) **211 E. Georgia Street - DE415395**

The application was received to make interior and exterior alterations to the existing mixed-use building in HA-1A area of Chinatown. 211 E. Georgia Street is neither listed on Vancouver Heritage Register nor municipally designated.

The existing building is a six storey, 106,000 SF structure consisting of approximately 10,000 SF of basement storage, 7,800 SF of retail space on the main floor, and 15,000 SF of office space spread over the 2-6 floors. The rest is a 128-stall above-grade parking lot. The proposal is to renovate an existing office space, to convert 20 parking stalls on both the 5<sup>th</sup> and 6<sup>th</sup> floors to new office space, to re-purpose the retail space facing Georgia Street for a food service tenant, and to convert a large portion of the basement storage to office space. In

addition the applicant will address the parking management system to allow for late night parking, which could bring more business to the area.

The applicant is hopeful that the proposed sustainable and responsible approach to changing the building would contribute to its better economic performance, economic revitalization of Chinatown, as well as to further enhancement of the Georgia Street frontage.

Zlatan Jankovic, Heritage Planner, introduced the project. Utilizing reference drawings, Steven Fast, Owner, Tami Masunda and Curtis Redel, Gair Williamson Architects, discussed the overall strategy for the project.

Discussion ensued on: panel character references to nearby buildings; building stratification; plans to remove awnings on the Georgia frontage to lighten the mass and create more identification of the store fronts; plans to address security issues and to redo and open common areas; extension of public parking hours; removal of 22 parking stalls; occupancy loads restricting use of below grade office space for other purposes; and use of colours and materials to tie design elements together.

Overall the Committee supported in principle the application including the addition of office space and extension of parking hours, with note for the need to address security issues. Appreciation was expressed for the applicant's efforts to revitalize the building, and to alter the structure to reflect the Chinatown guidelines. While there was some lack of clarity regarding the ground level facades, support was noted for the removal of the awnings, with suggestion that consideration be given to use of clear storey storefront windows.

**MOVED** by Gilbert Tan  
**SECONDED** by Carla Graebner

THAT the Chinatown Historic Area Planning Committee support as presented Application DE415395 for 211 East Georgia Street to make interior and exterior alterations to the existing mixed-use building in HA-1A area of Chinatown, with suggestion to consider adding clear storey windows to the Georgia Street façade to improve the Chinatown character.

**CARRIED UNANIMOUSLY**

**Next meeting:**

**DATE:** March 13, 2012  
**TIME:** 5:30 PM  
**PLACE:** Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:20 pm.

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