

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

DATE: Tuesday, May 14, 2013
TIME: 5:30 pm
PLACE: Chinese Cultural Centre
50 East Pender Street

Please call 604-873-7141 if you are unable to attend this meeting

Adoption of Minutes **5.30PM - 5.35PM**

Minutes of April 09, 2013 to be adopted.

1) 188 Keefer St. (611 Main St.) - DE416573 **5.35PM - 6.15PM**

The rezoning application to develop a 17 storey mix-use commercial and residential building on this site in HA-1A area of Chinatown was reviewed by CHAPC on November 08, 2012 and July 10, 2012. The committee generally supported the proposal but requested further design improvements and that application is brought back to CHAPC at the development permit stage:

"That the Chinatown Historic Area Planning Committee supports the rezoning application for 611 Main Street - LAN#2011030, acknowledge its improvements since its first presentation, and ask that it be brought back at the development permit stage for CHAPC's review to ensure that the further design development reflects the Chinatown character."

The development permit application has now been received. It has been presented to the Vancouver Heritage Commission on April 29, 2013 and supported. The applicant and staff will present the application and explain how it responded to committee's earlier inputs and requests.

Issues:

- Compatibility of the proposed development with the Chinatown historic character

Applicant: W.T Leung Architects Inc.
Westbank, Ian Duke, owner
Staff: Paul Cheng, Development Planner
Zlatan Jankovic, Heritage Planner
Attachments: set of reduced drawings (delivered earlier)

2) 231 E. Pender St. - DE416681
(M)

6.15PM - 7.00PM

The development application was received to redevelop this municipally designated site located within the Chinatown HA-1 area. The site has been used as a parking lot and accommodates an original one-storey service station building. The proposal was presented to construct an eight storey mix-use building with retail on the ground floor and 60 residential units on upper floors. There are two levels of underground parking accessible from the north lane. The proposed height of 74.9ft is within permitted building height in HA-1 of 75ft, provided that specific criteria regarding context and urban design are met.

Although not listed on the Vancouver Heritage Register the service station building has certain heritage values, as described in the Statement of Significance. Based on a professional structural assessment, the applicant has determined that it is not economically viable or physically possible to retain the structure. It has been found that the building deteriorated beyond repair, resulting with the proposal to replace it. The conservation strategy has been developed to enable preservation of some building's exterior elements, such as: the folding wood doors, the decorative wood brackets and the original yellow color. Identified components will be restored and incorporated within the new development. These elements, together with an explanatory plaque, will find their place within the new ground floor elevation treatment, facing the adjacent west lane. In this way, the memory of the place will be preserved, together with some of its authentic heritage fabric, and the significant part of the original building's front elevation will be re-used and brought back into public view.

The applicant and staff will present the proposal and provide more information on the project. The application is scheduled for the presentation to Vancouver Heritage Commission on May 27, 2013. The strategies to compensate for the loss of the mural located on the adjacent building, which would be covered by the new development, will be discussed and mitigating options presented.

Issues:

- Compliance of the proposed new development with the HA-1 Design Guidelines and the Chinatown character
- Conservation strategy for the service station building
- The strategy to address the mural loss

Applicant: Bingham Hill Architects; John Bingham, Architect
Porte Development Corp.; David Porte, Owner

Staff: Zlatan Jankovic, Heritage Planner
Paul Cheng, Development Planner

Attachments: reduced application drawings

3) **Downtown Eastside (DTES) -
Local Area Planning Program (LAPP) - Update** **7.00PM - 7.30PM**

Tom Wanklin, DTES Senior Planner, will provide an update on the LAPP process, target date for submission to Council and the proposed public outreach. A brief overview of the possible directions emerging from the planning process will be provided followed by questions and discussion.

Presenter: Tom Wanklin, Senior DTES Planner

Next meeting:

DATE: June 11, 2013
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street