

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

**January 12, 2017**

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, January 12, 2017 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

**PRESENT:** Helen Lee, Outgoing Vice-Chair and Incoming Chair  
Andrew Lau, Incoming Vice-Chair  
Marianne Amodio  
Gregory Borowski (Items 1-2)  
June Chow  
Joseph Lau  
Edmund Ma  
Inge Roecker  
Mark Shiehr  
Raymond Tam (departed 7:25 p.m.)  
Councillor Raymond Louie

**ABSENT:** (Vincent) Pui Lam Ho  
Councillor Kerry Jang  
Commissioner Erin Shum, Parks Board  
Vacant, Vancouver School Board

**ALSO PRESENT:** Paul Chang, Development Planner, COV (Item 3)  
Zlatan Jankovic, Heritage Planner  
Paul Merrick, Merrick Architecture (Item 3)  
Curtis Neeser, Beedie Development Group (Item 3)  
Yan Zeng, Rezoning Planner, COV (Item 3)  
Approximately 12-15 Observers (Item 3)

**RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Former Vice-Chair Lee called meeting to order at 5:43 p.m.

**1) Adoption of Agenda and Minutes**

MOVED by Gregory Borowski  
AND SECONDED by Edmund Ma

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled January 12, 2017 be accepted with amendment to vary the order to consider “Adoption of Agenda and Minutes” prior to “CHAPC Appointments and Chair Election” and to renumber items accordingly.

**CARRIED**

MOVED by Inge Roecker  
AND SECONDED by Andrew Lau

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held November 10, 2016 be adopted with amendment to page 3 of the draft minutes, to replace "*General support for the proposed maximum density and maximum number of floors and maintaining a maximum height limit in HA-1 and HA-1*", with "General support for the imposition of a cap on the maximum density and number of floors".

CARRIED

**Moment of Silence for Joe Y. Wai**

In respect of the passing of long-time active community member and former CHAPC member Joe Y. Wai, a moment of silence was observed.

**1) CHAPC Appointments and Chair Election**

Zlatan Jankovic, Heritage Planner, welcomed Chinatown Historic Area Planning Committee (CHAPC) members to the meeting. He extended appreciation to CHAPC Past Chair Halverson and Past Vice-Chair Lee for their work on behalf of CHAPC. He advised that Mr. Halverson had accepted a position with the City of Vancouver and as such has resigned from CHAPC.

Former Vice-Chair Lee led a round of introductions.

Mr. Jankovic discussed CHAPC's roles and responsibilities, meeting schedule, meeting procedures, membership and Terms of Reference. He commented on the roles and responsibilities of the CHAPC Chair and Vice-Chair and asked the Recording Secretary to conduct elections for those positions for 2017.

For the position of Chair:

The Recording Secretary called for nominations for the position of Chair of CHAPC, to serve for a one-year term expiring on December 3, 2017.

Andrew Lau nominated Helen Lee and Edmund Ma seconded the nomination. Helen Lee agreed to stand for election.

The Recording Secretary called a second and third time for nominations. There being no further nominations, she declared Helen Lee elected by acclamation as Chair.

For the position of Vice-Chair:

The Recording Secretary called for nominations for the position of Vice-Chair of CHAPC, to serve for a one-year term expiring on December 3, 2017.

Helen Lee nominated Andrew Lau who agreed to stand for election.

The Recording Secretary called a second and third time for nominations. There being no further nominations, she declared Andrew Lau elected by acclamation as Vice-Chair.

The elections having been concluded, Incoming Chair Lee assumed the Chair.

**Point of Information**

June Chow requested and received opportunity to comment on a matter that occurred prior to the meeting between herself and Councillor Kerry Jang. She extended her apologies to both Councillor Jang and the Committee for any offence.

**Conflict of Interest**

Gregory Borowski declared conflict of interest with regard to Agenda Item 3, and departed the meeting.

**3) 105 Keefer Street + 544 Columbia  
Revised Rezoning Application - December 12, 2016**

Chair Lee provided introductory comments, and Yan Zeng, Rezoning Planner, provided an overview of the revised application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District, in response to feedback received through public consultation and advisory review groups. The revised proposal is for a 12-storey mixed-use building. If Council does approve the rezoning, CHAPC would see the project again at the development permit stage.

Paul Chang, Development Planner, discussed key changes from the last submission (received April 15, 2016), with note that CHAPC considered earlier renditions on May 13, 2014 and November 10, 2015 and did not support the first revised rezoning proposal.

Paul Merrick, Merrick Architects, provided an overview of the revised application, and referred the Committee to posted drawings and models displayed at the meeting.

The applicant received comments and responded to questions regarding protections against uses and consolidations, design of interior walls, the materiality, partnership with BC Housing, range of unit sizes and costs, corrections to the applicant's presentation to improve accuracy, lane activation, height of the building in relation to the surrounding, inaccuracies in the scale of the model and drawings, potential for this development to be one of the top 10 places to go in Chinatown, overage in the frontage.

**Main Motion**

MOVED by Andrew Lau  
AND SECONDED by Raymond Tam

THAT the Chinatown Historic Area Planning Committee does not support the revised rezoning application for 105 Keefer Street and 544 Columbia by reason of several contraventions of the Rezoning Policy for Chinatown South (HA-1A) and the Chinatown HA-1A Design Guidelines.

**Primary Amendment to the Main Motion**

MOVED by Mark Sheih  
AND SECONDED by Helen Lee

That the Main Motion be amended to replace “by reason of several contraventions of the Rezoning Policy for Chinatown South (HA-1A) and the Chinatown HA-1A Design Guidelines” with “as proposed”.

CARRIED  
(1 opposed and 1 abstention)

**Secondary Amendment to the Main Motion**

MOVED by Marianne Amodio  
AND SECONDED by Andrew Lau

That the Main Motion be amended by adding “given that it does not adequately address the concerns of the Committee noted during its consideration of this proposal on November 10, 2015”

CARRIED  
(1 abstention)

**Question** was then called on the following Main Motion as amended:

THAT the Chinatown Historic Area Planning Committee does not support the revised rezoning application for 105 Keefer Street and 544 Columbia as proposed given that it does not adequately address the concerns of the Committee noted during its consideration of this proposal on November 10, 2015.

CARRIED  
(1 abstention)

**Next meeting:**

DATE: February 9, 2017  
TIME: 5:30 pm  
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 9:24 p.m.

\*\*\*\*\*

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date Approved