

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

October 12, 2017

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Thursday, October 12, 2017 at 5:33 pm, in the Boardroom of the Chinese Cultural Centre of Greater Vancouver, 50 East Pender Street, Vancouver, British Columbia.

PRESENT: Helen Lee, Chair
Andrew Lau, Vice-Chair
Marianne Amodio
Gregory Borowski (departed at 5:38 p.m.)
Joseph Lau
Edmund Ma
(Vincent) Pui Lam Ho
Mark Shieh
May So (arrived at 5:46 p.m.)
Raymond Tam
Brian Yu

ABSENT: John Atkin
Inge Roecker
Councillor Kerry Jang
Councillor Raymond Louie
Commissioner Erin Shum, Parks Board
Vacant, Vancouver School Board

ALSO PRESENT: Zlatan Jankovic, Heritage Planner, City of Vancouver
Rob Fiorvento, Beedie Living
Paul Merrick, Merrick Architecture
Danielle Wiley, Development Planner, City of Vancouver

RECORDING SECRETARY: Roberta Pak, Raincoast Ventures Ltd.

A quorum being present, Vice-Chair Lau agreed to chair the meeting at the request of Chair Lee, and called the meeting to order at 5:46 p.m.

1) Adoption of Agenda and Minutes

MOVED by Gregory Borowski
AND SECONDED by Edmond Ma

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled for October 12, 2017 be adopted as circulated.

CARRIED

MOVED by Edmond Ma
AND SECONDED by Gregory Borowski

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held September 14, 2017 be adopted as circulated.

CARRIED

Conflict of Interest

At the request of the Chair, Gregory Borowski was excused from the meeting at 5:38 p.m. due to a conflict of interest.

**2) 105 Keefer Street + 544 Columbia Street
DP 700681**

Danielle Wiley, Development Planner, City of Vancouver, introduced the proposed revised Development Permit application and provided an overview of the project for submission under existing guidelines. This is a prominent property of importance relative to its position to Dr. Sun Yat-Sen Classical Chinese Garden and the Chinatown Memorial Plaza. The project remains 111 units but has been adjusted to seven stories.

Paul Merrick, Architect, Merrick Architecture, presented the revised proposal to provide 111 dwelling units and 84 parking spaces. The revision included the requested relaxation of the rear-yard setback and the elevator over-run height. Mr. Merrick reviewed each of the presentation boards in detail.

5:46 p.m.

May So arrived at the meeting.

The applicant and staff received comments and responded to questions regarding: the overall appearance of the proposed development; adjacency of the development to important community landmarks; need for further articulation of the facade; imposing mass of the frontage; lack of curb appeal on Columbia Street; importance of liveability; loss of the social housing component; concern that the elimination of rental units and one-bedroom market units does not correlate with the community envisioned for Chinatown; lack of community support; and need for further public engagement.

MOVED by Mark Shieh
AND SECONDED by Edmond Ma

THAT the Chinatown Historic Area Planning Committee appreciates the efforts of the applicant, however, CHAPC does not support this application as proposed and encourages further improvements on the following: scale and massing, reintroduction of seniors housing, fine grade architecture to respond more closely to the historic character, livability (mix and size of residential units), respect for cultural significance of the Memorial Plaza site, and to engage in more robust public consultation.

CARRIED

(Marianne Amodio and Joseph Lau abstaining from the vote)

Next meeting:

DATE: November 9, 2017
TIME: 5:30 p.m.
PLACE: Chinese Cultural Centre of Greater Vancouver,
Boardroom, 50 East Pender Street

The meeting adjourned at 6:39 p.m.

Chair

Date Approved