

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

MAY 14, 2013

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, May 14, 2013, at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT: Henry Tom, Chair
Alan James, Vice Chair
Carla Graebner
Matthew Halverson
Jun Ing
Oliver Lang (5:45)
William Ma
Clinton McDougall
Mike Newall

ABSENT: Councillor Tony Tang
George Chow
Kelly Ip

ALSO PRESENT: John Bingham, Bingham Hill Architects (item 2)
Paul Cheng, Development Planner
Ian Duke, Westbank (item 1)
Goldberg Family Members (item 2)
Zlatan Jankovic, Heritage Planner
David Karpenic, Bingham & Hill Architects (item 2)
W.T Leung, W.T Leung Architects Inc. (item 1)
David Porte, Porte Development Corp. (item 2)

RECORDING SECRETARY: Linda Tylla, Raincoast Ventures Ltd.

Adoption of Agenda

MOVED by Carla Graebner
SECONDED by Matthew Halverson

THAT the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled May 14, 2013 be adopted as amended to defer Item 3, Downtown Eastside (DTES) - Local Area Planning Program (LAPP), to a future meeting.

CARRIED UNANIMOUSLY

Adoption of Minutes

MOVED by Alan James
SECONDED by Mike Newall

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held April 9, 2013 be adopted as presented.

CARRIED UNANIMOUSLY

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

Zlatan Jankovic, Heritage Planner, introduced the project, returning to the Committee as a development permit application, as requested by CHAPC.

5:45 p.m.

Oliver Lang arrived at the meeting.

Paul Cheng, Development Planner, presented questions to encourage and guide the discussion relative to: proposed treatment of the cornice of the streetwall component; storefront design; opportunity to architecturally distinguish the tower element; elements that could culturally resonate with citizens who are sensitive to Canadian-Chinese culture.

Applicant W.T. Leung commented on the changes that have been introduced in the last few months, and discussed the opportunity for future neon signage. Design details reflecting a Chinese-Canadian influence were noted.

Applicants and staff received comments and responded to questions related to the proposal.

MOVED by Mike Newall

SECONDED by Clinton McDougall

That the Chinatown Historic Area Planning Committee supports the development permit application for 188 Keefer St. (611 Main St.) - DE416573 as presented, and recommends that the applicant work with staff to further resolve the scale and visual prominence of the Main Street cornice.

CARRIED UNANIMOUSLY

2) **231 E. Pender St. - DE416681**

Zlatan Jankovic, Heritage Planner, informed that the development application was received to redevelop this municipally-designated site located within the Chinatown HA-1 area.

Paul Cheng, Development Planner, presented the Committee with a list of questions to encourage and guide the discussion relative to: the proposed front façade treatment; proposed treatment of the top cornice of the streetwall component; storefront design; east-facing elevation; main body of the front façade; and whether the proposal contains any elements that could culturally resonate with citizens who are sensitive to the Canadian-Chinese culture.

The applicants and staff received comments and responded to questions related to the proposal.

MOVED by Clinton McDougall
SECONDED by Matthew Halverson

THAT the Chinatown Historic Area Planning Committee acknowledges a considerable amount of work done on the project thus far, importance of the development application for 231 E. Pender St. - DE416681 for Chinatown as it will set a precedent for future development of the area and generally supports the project, subject to further design development of the following:

- The west façade due to concern with the monolithic sides and related view points from Main Street and the thoroughfare of East Pender
- Further development of the front façade to more closely reflect the Chinatown character in terms of materiality, façade articulation, the solid and void ratio, and architectural detailing
- To emphasize the sawtooth appearance of the building by varying building depth, mass and typology, if necessary
- To achieve better integration of the various building facades.

And further, THAT the Chinatown Historic Area Planning Committee would like to express their disappointment that the original building structure could not be retained.

CARRIED UNANIMOUSLY

3) Downtown Eastside (DTES) - Local Area Planning Program (LAPP) - Update

As per the Adoption of the Agenda, consideration of this item was deferred to a future meeting.

4) New Business

Dr. Sun Yat-Sen Classical Chinese Garden and Park - Statement of Significance

Matthew Halverson advised that a draft Statement of Significance has been submitted to the City for the garden and park to be added to the Vancouver Heritage Register (VHR). The Statement will put in writing the values of the garden and will also help the Park Board in guiding their decisions relating to maintenance. The application will go through a heritage evaluation process prior to going forward to Council for approval for addition to the VHR. The site was designated municipally and nationally but does not appear on the VHR.

MOVED by Matthew Halverson
SECONDED by Carla Graebner

THAT the Chinatown Historic Area Planning Committee supports the submission of the draft Statement of Significance, associated request for the heritage evaluation and the inclusion of the Dr. Sun Yat-Sen Classical Chinese Garden and Park in the Vancouver Heritage Register, and requests staff to report back to the Committee with further information on the process.

And further, THAT the Chinatown Historic Area Planning Committee acknowledges the importance of the Dr. Sun Yat-Sen Classical Chinese Garden and Park for Chinatown and Vancouver.

CARRIED UNANIMOUSLY

Next meeting:

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

The meeting adjourned at 8:55 pm.

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