

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

DATE: Thursday, February 09, 2017
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

1) Adoption of Agenda and Minutes 5.30PM - 5.35PM

Proposed meeting Agenda, and Minutes of January 12, 2017 to be adopted

2) CHAPC Appointments and Chair Election 5.35PM - 5.40PM

Vancouver City Council, at its meeting on January 24, 2017 (In Camera), approved the following:

THAT John Atkin be appointed to the **Chinatown Historic Area Planning Committee**, as a representative of the Dr. Sun Yat-Sen Garden Society, term to commence immediately and end December 3, 2017, or until a successor is appointed.

Staff: Zlatan Jankovic, Heritage Planner

3) 728-796 Main Street - Rezoning Enquiry 5.40PM - 7.00PM

The rezoning enquiry is being considered under the Rezoning Policy for Chinatown South (HA-1A). The proposal is for a 16-storey mixed-use development with commercial uses at grade facing Main and Union streets (5,075 sf), 18 social housing units on the second floor (9,630 sf), and market residential units from levels 3 to 16 (101,445 sf). The proposed height is 150ft and the total built area 116,150 sf (FSR 9.04). The proposed social housing is to replace existing SRA units on site and to be delivered turn-key to the City.

The development site consists of three lots:

- **728 Main** - occupied by a two-storey commercial building built in 1904, was listed in category "C" on the VHR and was delisted in 1994;
- **780 Main** - vacant lot
- **796 Main** - existing three-storey SRA hotel located at the corner of Main and Union (Creekside Residence), built around 1905-1908, recently evaluated as potential "C" heritage building on the VHR, with 207 Union (at the back of 796 Main) known as "Jimi Hendrix shrine" which was never on the VHR.

It is proposed to reconstruct and incorporate the principle façade of 728 Main St. and to develop a Commemorative Plan and displays to be located in the lane next to Union St. to celebrate the Chinese and African-Canadian population in the beginning of 20th century in this area (Hogan's Alley). Applicant has conducted heritage evaluation of 796 Main St. building (SRA), as well as the Main Taxi building - 207 Union St. (aka Jimi Hendrix shrine) where no direct connection with the history of Hendrix family has been confirmed. Statement of Significance has been prepared for both buildings. Some of identified character- defining

elements were used to inform the design of the lower façade of the new building (chamfered corner, 3-storrey form and massing). No conservation of any heritage component of these two structures has been contemplated.

Applicant and staff will present the proposal and provide further information as required.

Issues: -compatibility with Design Guidelines for HA-1A and Rezoning Policy for Chinatown South (HA-1A), in particular in regards to the scale and form of development, proposed FSR, proposed setbacks, building massing and architectural character;
-proposed mix of uses;
-general level of proposed heritage conservation;
-Hogan's Alley Commemorative Plan (not developed yet).

Applicant: Studio One Architecture Inc., Tomas Wolf, Architect
Donald Luxton and Associates Inc., Donald Luxton, Heritage Consultant
Bonnis Group, Kerry Bonnis, Developer (kkb@telus.net.)

Staff: Yan Zeng, Rezoning Planner, COV
Paul Cheng, Senior Development Planner, COV
Zlatan Jankovic, Heritage Planner, COV

Attachments: Project package (distributed by mail)

Next meeting:

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