

**CHINATOWN HISTORIC AREA PLANNING COMMITTEE
MEETING MINUTES
SEPTEMBER 11, 2025**

Minutes of the Chinatown Historic Area Planning Committee (CHAPC) meeting held virtually on Thursday, September 11, 2025.

PRESENT: Calvin Chan
Carolina Jianto
Ross Lam, Chair
Inge Roecker
Shirley Shen
Tate Zhang, Vice-Chair

ABSENT: Lisa Jones
Councillor Sarah Kirby-Yung

STAFF: Michele Alborg, Planner
Paul Cheng, Assistant Director, Urban Design &
Development Planning Division
Helen Lee, Planner
Anna Marie Repstock, Social Planner
Derek Robinson, Planner

ALSO PRESENT: Rory Doyle, Artist, Sefton Creative (Item 2)
Chris Evans, Kalido Hospitality Group (Item 2)
Javier Cepeda, Kalido Hospitality Group (Item 2)
Jim Wong, Studio One Architecture (Item 3)
Sushanth Daniel, CPA Development (Item 3)
Ryan Lau, James K.M. Cheng Architects (Item 4)
Phillip MacDougall, Beedie Living (Item 4)

Call to Order

With a quorum present, Chair Ross Lam called the meeting to order at 5:36 p.m.

Land Acknowledgement

1. Adoption of Agenda and Minutes

MOVED by Calvin Chan
SECONDED by Shirely Shen

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled for September 11, 2025 be adopted as presented.

CARRIED UNANIMOUSLY

MOVED by Calvin Chan
SECONDED by Carolina Jianto

That the Minutes for the Chinatown Historic Area Planning Committee meeting held on June 12, 2025 be adopted as presented.

CARRIED UNANIMOUSLY

2. 123 Keefer Street – Proposed Mural

Rory Doyle, artist at Sefton Creative, gave an overview of the proposal as follows:

- The mural is entitled *Humanity Heals* and proposed to be installed on the side of the new hotel (Keefer House) at 123 Keefer Street.
- The mural is a collaboration between the artist, Keefer House and the Dr. Peter Centre.
- The mural presents a good opportunity to pay tribute to the Centre, the city and the neighborhood.
- The prominent and highly visible mural, showing a large heart with a number of different figures in dynamic poses, symbolizes how we can come together through community and outreach to help with individual struggles. The vibrant palette also symbolizes our diverse city and adds colour into the skyline.
- There will be an upcoming video production on the creation of the mural on social media that will tie into the story of the Dr. Peter Centre, the artist, the hotel and the neighborhood.

The artist addressed comments and questions from CHAPC members on the following:

- Appropriateness and scale of the mural for the neighborhood and building,
- Visibility of the mural from the Georgia Viaduct, and
- The two variations presented of the mural – one with less colour and another more colourful option (final version).

After the Chair thanked the artist, it was:

MOVED by Calvin Chan
SECONDED by Shirley Shen

THAT the Chinatown Historic Area Planning Committee generally supports the proposed mural, as presented, which will add value to the community especially if it is visible from the Georgia Viaduct and provide a nice and warm welcome to the neighborhood.

CARRIED UNANIMOUSLY

3. 728-796 Main Street - DP-2024-00441

Michele Alborg, Planner, provided information to members on the proposal, including its site context, a timeline of the application, and aspects of the proposal such as the cultural heritage, built form and relevant sections of the HA-1A Design Guidelines, and highlighted the following:

- The site is located in the Chinatown Historic Area in a multi-cultural area which was once occupied by a significant Black community among other ethnic groups. The North East

False Creek plan, which covers the area to the immediate south, provides opportunities for cultural redress to both honor and celebrate the Black community.

- Hogan's Alley Society acquired the site and amended the housing tenure to 100 percent social housing, which Council approved at a public hearing in 2024.
- The proposal includes a 12-storey building with two levels of underground parking. There will be 109 social housing units, 4 commercial units on the ground floor and rooftop amenities.
- The building and its design is intended to respond to the cultural heritage of the Black community, respond to community and context, celebrate neighborhood diversity and provide much needed social housing and community-serving shops. It also aligns with Chinatown's Cultural Heritage Asset Management Plan for diverse and healthy living communities and acknowledges the shared history and diverse perspectives of Chinatown.

Discussion ensued on the following:

- Cultural diversity and height of the building,
- The design rationale, noting the following deviations from the HA-1A Design Guidelines: the vertical bays and its pedestrian experience, the wider retail storefront being larger than the 25 to 50 feet frontages commonly found in Chinatown, no set back at the upper portion of the building, lack of vertical segregation and Chinatown vernacular architecture, and no authentic or meaningful connection to Chinese culture,
- No acknowledgement of the neighborhood and its cultural diversity to demonstrate its location in Chinatown,
- Desire for the applicant to follow the Chinatown design guidelines vs allowing them to express their identity, which does not display Chinese character, and
- Clarification that there is no provision of childcare facilities or a cultural centre on this site, as mentioned in the presentation.

4. 570 Columbia Street (formerly 105 Keefer Street) - DP-2017-00681

Paul Cheng, Assistant Director, Urban Design & Development Planning Division, prefaced by stating that a new architect had been appointed and there was no Floor Space Ratio cap on the proposed development. The current design being presented to CHAPC members includes a publicly accessible courtyard and responds to conditions imposed with the previously approved development permit.

The applicant, architect and staff then responded to CHAPC members' comments and questions on:

- Consideration of adjacent Chinese Canadian Military Museum in design to achieve better cultural harmony,
- Use of retail uses at ground floor to revitalize Chinatown Memorial Square,
- Provision and details of proposed amenity spaces,
- Accessibility to covered roof by retail units,
- Unit sizes and larger accommodations for families and those downsizing,
- Connection between Keefer Street and Chinatown Memorial Square, and
- Height of retail signage and ground floor retail space.

MOVED by Ross Lam
SECONDED by Inge Roecker

THAT the Chinatown Historic Area Planning Committee support the revised design, particularly the incorporation of a courtyard in the new iteration. Furthermore, CHAPC supports the applicant's desire for increased height with the design consideration of more dramatic classical Chinese eave detailing of the cupola and glass courtyard roof to tie in with the design of the neighbouring buildings (through projecting or flying eaves etc.). The applicant is encouraged to use contemporary expression instead of imitation per the HA-1A Guidelines on the Keefer Street facade.

CHAPC also encourages the Applicant to:

- consider making retail units large enough, high enough, and have access to mechanical chases to be conducive for restaurant use, and that the applicant better define areas for retail signage.
- increase the number of two and three bedroom units to support downsizing seniors and families moving to Chinatown.

Furthermore, the Applicant is encouraged to consider the following:

- Using the courtyard for restaurant patio use to ensure constant activation of the courtyard (e.g. Jardin Nelson in Old Montreal).
- Moving gas meters, loading and garbage to the parkade to facilitate increased activation of the lane and the possibility of increased retail frontage along the lane (CPTED).
- Making the passageway to the lane have a dual function as residential loading so when not in use as loading, it's not taking up valuable retail space.
- Making the Columbia Street fenestration more regular, in keeping with the elevation of the Ho Ho Restaurant, and consider its relationship with the Chinese Cultural Centre Museum facade.
- The history of the site and look into how the design can reference and uphold Chinatown stories, e.g. Lee Brothers Garage, Chinatown Theatre, False Creek South, etc.

CARRIED UNANIMOUSLY

Meeting for the Chinatown Historic Area Planning Committee held on September 11 adjourned at 8:13 p.m.

Next Meeting:

Date: October 9, 2025 (TBC)
Time: 5:30 p.m.
Place: Webinar