

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

DATE: Thursday, February 12, 2026
TIME: 5:30 pm
PLACE: MS Teams Webinar

Please email chapc@vancouver.ca if you are unable to attend this meeting

Call to Order

Land Acknowledgement

- | | |
|---|------------------------|
| 1. Welcome New Member/Introductions | 5:30PM - 5:40PM |
| 2. Adoption of Agenda and Minutes | 5:40PM - 5:45PM |
| Proposed Agenda and Minutes of October 9, 2025 meeting to be adopted. | |
| 3. 88 E Pender Street - DP-2025-00950 | 5:45PM - 6:30PM |

A proposal was received to convert the existing building at 88 E Pender Street (formerly Vancouver Film School) from school and office to hotel use. The proposal includes:

- Interior alterations to accommodate a boutique-style hotel with 57 suites;
- Small bar with 48 table seats and 7 bar seats, and lounge area for 17 guests on the ground floor;
- Two levels of parking with 32 spaces for hotel use;
- Minor exterior alterations to replace existing doors with glazing; and
- Minor relaxations for parkade lane width, loading bay and passenger parking stall requirements, and garbage/waste management.

While the site is a municipally designated heritage property in the HA-1 area, the five-storey brick building was constructed in 1984 and is not listed in the Vancouver Heritage Register.

As the site is located within the HA-1 area of Chinatown, the HA-1 District Schedule and Design Guidelines apply. The proposed hotel is a conditional approval use and may be approved, with or without conditions, by the Director of Planning or Development Permit Board. Approval for any changes to the exterior of an existing building is also required.

The Applicant will present the proposal and staff will be in attendance to provide additional information, as required.

- Issues:**
- Does the proposal consider context of heritage buildings?
 - Does the proposed use maintain the mixed-use character of Chinatown and promote compatibility of these uses?

Applicant: Andrew Tong, Managing Director, Integral Strategic Real Estate Ltd. (Owner Representative)
Neil Banich, Principal, WA Architects Ltd. (Project Designer)

Staff: Stephanie Li, Project Coordinator
Claire Ouyang, Development Planner
Helen Lee, Heritage Planner

Attachments: Project package (distributed electronically)

4. Staff Updates

6:30PM - 6:35PM

2026 Meeting Reminder:

- February 12
- March 12
- April 9
- May 14
- June 11
- July 9
- September 10
- October 8
- November 12*
- December 10*

** Term of current members expire on November 1, 2026 (or until successors are appointed).*

Next meeting:

DATE: March 12, 2026 (TBC)

TIME: 5:30 pm

PLACE: MS Teams Webinar