

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

DATE: Thursday, September 11, 2025  
TIME: 5:30 pm  
PLACE: Webinar

*Please email [chapc@vancouver.ca](mailto:chapc@vancouver.ca) if you are unable to attend this meeting*

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**Call to Order**

**Land Acknowledgement**

**1. Adoption of Agenda and Minutes 5:30PM - 5:35PM**

Proposed Agenda and Minutes of June 12, 2025 meeting to be adopted.

**2. 123 Keefer Street - Proposed Mural 5:35PM - 5:55PM**  
**(HA-1A District)**

To review a mural application for *Humanity Heals* by Rory Doyle, a collaboration between Kalido Hospitality and the Dr. Peter Centre at Keefer House in Chinatown. The design features interwoven figures forming a heart, symbolizing collective healing, compassion, and community connection.

Applicant: Chris Evans

Staff: Anna Marie Repstock, Social Planner  
Leo Dittmer, Planning Assistant  
Helen Lee, Planner

The Applicant will present the proposal and provide additional information. Staff will be in attendance to provide policy and process related context, as required.

Attachments: Proposed mural and project overview (distributed via email)

**3. 728-796 Main Street - DP-2024-00441 5:55PM - 6:25PM**  
**(HA-1A District)**

To develop a new 12-storey mixed-use building on the site containing a total of 109 non-market social housing units with retail at grade, all over two levels of parking.

The original rezoning application for an 11-storey mixed-use building with 19 units of social housing, 75 strata residential units, and ground-floor commercial was presented to CHAPC on February 9, 2017 and September 12, 2019, and approved by Council on February 9, 2021.

Staff will provide an informational update on the proposal under the new owners, Hogans Alley Society, a non-profit organization dedicated to advancing the social, political, economic, and cultural well-being of people of African descent in Metro Vancouver.

Applicant: Shoghig Tutunjian, Studio One Architecture  
Jim Wong, Studio One Architecture  
Sushanth Daniel, CPA Development  
Djaka Blais, Hogan's Alley Society

Staff: Michele Alborg, Planner  
Helen Lee, Planner  
Belle Cheung, Associate Director, Strategy and Project Support Office

Attachments: Set of architectural drawings (distributed via email)

**4. 570 Columbia Street (formerly 105 Keefer Street) - DP-2017-00681  
(HA-1A District)**

**6:25PM - 7:25PM**

In response to the Development Permit Board comments and permit conditions, the Applicant has engaged a new architectural design firm and made substantial changes to the proposed building design. The Applicant is seeking minor relaxations to support a sensitive architectural response to the established cultural and historic identity of the area, as outlined in the applicable guidelines.

A summary of changes seeking DP Board approval is as follows:

- Increased building height for decorative roof elements, parapets and guardrails, and structures that support rooftop amenity functionality and green roof maintenance;
- Minor relaxations to support a courtyard building form (including Horizontal Angle of Daylight and rear building setback requirements); and
- Minor encroachments into the public realm for building cornices.

The Applicant will present the proposal and provide additional information. Staff will be in attendance to provide policy and process related context, as required.

Applicant: Ryan Lau, James K.M. Cheng Architects  
Phillip MacDougall, Beedie Living

Staff: Paul Cheng, Assistant Director, Urban Design & Development Planning Division  
Derek Robinson, Planner  
Helen Lee, Planner

Attachments: Set of architectural drawings (distributed via email)

**Next meeting:**

DATE: October 9, 2025  
TIME: 5:30 pm  
PLACE: Webinar