

**CHINATOWN HISTORIC AREA PLANNING COMMITTEE  
MEETING MINUTES  
FEBRUARY 12, 2026**

Minutes of the Chinatown Historic Area Planning Committee (CHAPC) meeting held virtually on Thursday, February 12, 2026.

**PRESENT:** Carolina Jianto  
Inge Roecker  
Marianne Amodio  
Ross Lam, Chair  
Sean Leung  
Shirley Shen  
Tate Zhang, Vice-Chair

**ABSENT:** Councillor Sarah Kirby-Yung  
Calvin Chan

**STAFF:** Helen Lee, Planner

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

**Call to Order**

With a quorum present, Chair Ross Lam called the meeting to order at 5:32 p.m.

**Land Acknowledgement**

**1. Welcome New Member/Introductions**

Members welcomed the newest appointment and returning member to CHAPC, Marianne Amodio, representing the Architectural Institute of British Columbia seat, followed by a round of introductions.

**2. Adoption of Agenda and Minutes**

**MOVED by Carolina Jianto  
SECONDED by Shirley Shen**

That the Agenda for the Chinatown Historic Area Planning Committee meeting on February 12, 2026 be adopted as presented.

**CARRIED UNANIMOUSLY**

**MOVED by Shirley Shen  
SECONDED by Ross Lam**

That the Chinatown Historic Area Planning Committee adopt the minutes of the October 9, 2025 meeting, as presented.

**CARRIED UNANIMOUSLY**

**3. 88 E Pender Street – DP-2025-00950**

Helen Lee, Planner, introduced the application to convert an existing five-storey mix-use building, previously occupied by the Vancouver Film School, to a hotel in the Chinatown HA-1 area. Staff sought feedback on the compatibility of the proposal with the context and mixed-use character of Chinatown, and with applicable planning policies and guidelines.

Neil Banich, Project Designer, WA Architects, provided an overview of the application, noting that a recent study identified the location was viable for a hotel. The boutique-style hotel would maintain the character of the building with minimal intervention, enhance the neighborhood and ensure the building's long-term economic viability.

The applicant team and staff received comments and responded to questions regarding ownership, renovation timeline and future operation of the hotel, clarifications on the presentation drawings, changes to front façade of building, color of exterior vent coverings, replacement of existing exterior doors with glazing, heritage status of existing building, public access to ground floor lounge/bar, status of current retail tenant and community serving function of ground floor uses.

**MOVED by Shirley Shen**

**SECONDED by Marianne Amodio**

THAT the Chinatown Historic Area Planning Committee support the proposed conversion for hotel use, as presented, with consideration to the following:

- Recommendation to incorporate signage for the hotel that is respectful to the cultural heritage and character of Chinatown.

**CARRIED UNANIMOUSLY**

**4. Staff Updates**

Helen Lee, Planner, provided the following updates:

- Reminder of future CHAPC meeting dates for remainder of the year.
- Staff will ask project team to present final design for Memorial Square at a future meeting.
- The *HA-1 and HA-1A Districts Schedule* were updated in November 2025.
- Heritage week runs from February 16-22 with several heritage-related activities and events taking place throughout the city.

The meeting adjourned at 6:38 p.m.

**Next Meeting:**

Date: Thursday, March 12, 2026 (TBC)

Time: 5:30 p.m.

Place: MS Teams Webinar