

**MINUTES OF THE
CHINATOWN HISTORIC AREA PLANNING COMMITTEE**

February 9, 2017

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, February 9, 2017 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

- PRESENT:** Helen Lee, Chair
Andrew Lau, Vice-Chair
John Atkin
Gregory Borowski
Joseph Lau
Mark Shieh
Raymond Tam
- ABSENT:** Marianne Amodio (Extended Regrets having declared
Conflict of Interest with respect to Item 3)
(Vincent) Pui Lam Ho
Edmund Ma
Inge Roecker
Councillor Kerry Jang
Councillor Raymond Louie
Commissioner Erin Shum, Parks Board
Vacant, Vancouver School Board
- ALSO PRESENT:** Kerry Bonnis, Bonnis Group (Item 3)
John Rosie, Landscape Architect (Item 3)
Tomas Wolf, Studio One Architecture (Item 3)
Yan Zeng, Rezoning Planner, COV (Item 3)
Marie Lanahan, Development Planner (Item 3)
Zlatan Jankovic, Heritage Planner
- RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Lee called meeting to order at 5:35 p.m.

1) Adoption of Agenda and Minutes

MOVED by Joseph Lau
AND SECONDED by John Atkin

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled February 9, 2017 be accepted with amendment to retitle Item 2 "CHAPC Appointment".

CARRIED

Conflict of Interest

Gregory Borowski declared Conflict of Interest with regard to the Adoption of the Minutes and departed the meeting for their consideration.

MOVED by Andrew Lau
AND SECONDED by Joseph Lau

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held January 24, 2017 be adopted with the following amendments:

- a) page 1, attendance, replace “Shiehr” with “Shieh”
- b) page 2, Conflict of Interest, replace “departed the meeting” with “departed the table”
- c) page 3, Item 3, paragraph 4, delete “overage in the frontage” with “the magnitude of the frontage”.

CARRIED

2) CHAPC Appointment

The Agenda noted that Vancouver City Council, at its meeting on January 24, 2017 appointed John Atkin, representative of the Dr. Sun Yat-Sen Garden Society, as a member of the Chinatown Historic Area Planning Committee (CHAPC).

3) 728-796 Main Street - Rezoning Enquiry

Zlatan Jankovic, Heritage Planner, introduced the rezoning inquiry for a 16-storey mixed-use development with commercial uses at grade facing Main and Union streets, 18 social housing units on the second floor, and market residential units from levels 3 to 16. The development site consists of three lots: 728 Main, 780 Main and 796 Main.

The Agenda noted that feedback was sought regarding: compatibility with Design Guidelines and Rezoning Policy, proposed mix of uses, proposed heritage conservation, and Hogan’s Alley Commemorative Plan.

With reference to posted drawings, Tomas Wolf, Studio One Architecture, discussed the neighborhood context, site context, design response, heritage strategy, floor plans and view analysis; and John Rosie, Landscape Architect, presented the proposed landscape plan.

The applicant received comments and responded to questions regarding: facades; intent to maintain small retail storefronts; plans for laneway activation; percentage of family housing; existing vs. proposed social housing; public benefits of the development; and rationale for separating social housing units.

The Committee viewed the posted drawings.

MOVED by John Atkin
AND SECONDED by Andrew Lau

THAT the Chinatown Historic Area Planning Committee:

- a) Acknowledges the efforts of the applicant to redevelop the 728-796 Main Street site and commend the applicant's response to social housing, fine grain retail, lane activation, and the recognition of historic significance of the area
- b) Note its concerns regarding: proposed height and massing of the development; sufficiency of community benefit; and "authentic fine grain" of the proposed
- c) Requests further design development to respond to the concerns noted.

CARRIED

Next meeting:

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

The meeting adjourned at 7:43 p.m.

Chair

Date Approved