

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

**September 9, 2014**

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, September 9, 2014, at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

**PRESENT:** Alison Appelbe  
Matthew Halverson  
Xiaohui (Sherri) Han  
Bob Ip  
Kelly Ip (arrived 6:25 p.m.)  
Mike Newall  
Clinton McDougall  
Councillor Tony Tang

**ABSENT:** Vincent Ho  
Gair Williamson  
Brian Yu  
Kenneth Liu

**ALSO PRESENT:** Dave Hamming, Stantec Architecture Ltd.  
Calvin Radom, Developer  
James Shaw, Developer and Designer  
Jiang Zhu, Stantec Architecture Ltd  
Paul Cheng, Senior Development Planner  
Zlatan Jankovic, Heritage Planner

**RECORDING SECRETARY:** Linda Tylla, Raincoast Ventures Ltd.

In the absence of a quorum, the Chair called the meeting to order for the purposes of discussion only at 5:30 p.m.

Gair Williams, not in attendance, had declared a potential conflict of interest prior to the meeting, as he is the project architect for the owner of a property adjacent to 137 Keefer Street.

**Adoption of Agenda**

The Agenda was approved as circulated with minor amendment.

**Adoption of Minutes**

The Minutes of the meeting held May 13, 2014 were accepted as circulated.

1) 137 Keefer Street DE418195

Zlatan Jankovic, Heritage Planner, provided introductory comments on the application to develop the site located in HA-1A area of Chinatown.

Paul Cheng, Senior Development Planner, provided an overview of the proposed development. The proposal is generally compliant with HA-1A zoning district requirements and there are no zoning variances; however there is a rear setback relaxation being requested. Staff believes that the livability of the neighbouring building would be compromised only slightly with the relaxation of the rear yard setback.

Dave Hamming, Stantec Architecture Ltd., noted several of the key design details of the application, intended to respond to the context of the Chinatown neighbourhood.

James Shaw, developer and designer, spoke to the parking configuration as well as considerations given to the "Chinatown Character and Advice to Developers and Architects" short paper prepared by the Vancouver Chinatown Revitalization Committee.

Kelly Ip arrived and quorum was attained at 6:25 p.m.

The project team and staff received comments and responded to various questions related to the proposal.

MOVED by Clinton McDougall  
AND SECONDED by Mike Newall

That the Chinatown Historic Area Planning Committee generally supports the proposal for the development application at 137 Keefer Street (DE418195), and recommends that further consideration be given to the following:

- a) the scale and materiality of the arch on the front façade, to be more compatible with the Chinatown character;
- b) further design development of the treatment of the side façades; and
- c) the proposed relaxation of the rear yard setback, to avoid affecting livability of the residential units across the lane.

CARRIED UNANIMOUSLY

**Ratification of Agenda and Previous Minutes**

Having attained a quorum, the Committee ratified the approval of the minutes of the meeting held May 13, 2014 and the agenda for the meeting held September 9, 2014.

**Next meeting:**

DATE: October 14, 2014

TIME: 5:30 pm

PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:45 pm.

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Chair

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Date Approved