

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

**March 9, 2017**

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, March 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  
Marianne Amodio  
John Atkin  
Gregory Borowski  
(Vincent) Pui Lam Ho (departed 6:40 p.m.)  
Joseph Lau  
Inge Roecker  
Mark Shieh  
May So  
Raymond Tam  
Councillor Raymond Louie

**ABSENT:** Edmund Ma  
Brian Yu  
Councillor Kerry Jang  
Commissioner Erin Shum, Parks Board  
Vacant, Vancouver School Board

**ALSO PRESENT:** Paul Cheng, Senior Development Planner, COV  
Doug Hamming, Stantec Architects  
Zlatan Jankovic, Heritage Planner, COV  
Troy Tenney, Project Facilitator, COV

**RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Lee called the meeting to order at 5:37 p.m., and read aloud a paper discussing CHAPC's function, authority, and meeting procedures.

**1) Adoption of Agenda and Minutes**

MOVED by Marianne Amodio  
AND SECONDED by Mark Sheih

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled March 9, 2017 be accepted with amendment to add:

- Welcome New CHAPC Members
- Establishment of Subcommittee to Review CHAPC Terms of Reference.

**CARRIED**

MOVED by Mark Sheih  
AND SECONDED by John Atkin

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held February 9, 2017 be adopted as circulated.

CARRIED

**Agenda Varied**

The order of the Agenda was varied to consider Item 2) Welcome New CHAPC Members, at this point and to renumber remaining items sequentially.

**2) Appointment of New CHAPC Members**

The Chair advised that Vancouver City Council, at its in-camera meeting on March 7, 2017 appointed May So (Member-at-Large), and Brian Yu (Chinatown Merchants Association), as members of the Chinatown Historic Area Planning Committee (CHAPC).

Zlatan Jankovic, Heritage Planner, COV, confirmed that an updated membership contact list could be provided to the Chair.

**3) 129 Keefer Street - DE420078**

Paul Cheng, Senior Development Planner, COV, introduced the application to develop a 10-storey mixed-use building with commercial uses on the first two floors and residential uses above. Issues identified related to: compatibility with historic character of Chinatown; compliance with the Rezoning Policy for Chinatown South (HA-1A) and Design Guidelines for HA-1A; proposed setback (rear yard for residential); building massing and architectural character; and proposed mix of uses.

With reference to displayed models and poster boards, Doug Hamming, Stantec Architects, and the applicant team discussed the project's attempt to meet the spirit of both existing and incoming City policies.

CHAPC member John Atkin disclosed that he had provided the applicant with an unpaid and voluntary historical site analysis.

The applicant received comments and responded to questions regarding: balcony design; an error in drawing B104; affordability of units; inspiration for the front entrance; proximity to the monument to Chinese Canadians; FSR; shadow analysis; floor to ceiling height of residential units; application for a setback relaxation in the rear; massing compared to neighbouring developments; privacy considerations; resolution of architectural elements; amenities; and opportunities for animating the lane.

**6:40 p.m.**

(Vincent) Pui Lam Ho departed the meeting.

MOVED by Mark Sheih  
AND SECONDED by Gregory Borowski

THAT the Chinatown Historic Area Planning Committee acknowledges the efforts of the applicant to develop 129 Keefer Street, particularly the efforts to activate the laneway, the opportunity provided for smaller fine grain retail units, and the consideration given to the historical industrial connections of the site.

CARRIED

Main Motion  
MOVED by Mark Sheih  
AND SECONDED by Gregory Borowski

THAT the Chinatown Historic Area Planning Committee, with respect to the application to develop 129 Keefer Street site, note its concerns about massing of the project relative to the neighbouring buildings; and encourage the applicant to provide a greater range of affordability and provision of family units.

Amendment to the Motion  
MOVED by Andrew Lau  
AND SECONDED by Mark Sheih

That the Main Motion be amended to add “height” between “about” and “massing”

DEFEATED  
(1 member abstaining from the vote)

QUESTION was then called on the Main Motion as originally put and it was

CARRIED  
(1 member abstaining from the vote)

MOVED by Gregory Borowski  
AND SECONDED by Marianne Amodio

THAT the Chinatown Historic Area Planning Committee, with respect to the application to develop 129 Keefer Street site, encourage the applicant to consider a 50' foot expression of frontage.

CARRIED

#### 4) Establishment of Subcommittee to Review CHAPC Terms of Reference

Chair Lee discussed the formation of the original subcommittee to review the Terms of Reference, which ended with the recent change in CHAPC membership.

MOVED by Helen Lee  
AND SECONDED by Andrew Lau

THAT the Chinatown Historic Area Planning Committee form a subcommittee of three members to review the CHAPC Terms of Reference and report back at the next CHAPC meeting.

CARRIED

Chair Lee and Inge Roecker, both members of the original subcommittee, agreed to serve on the newly formed subcommittee, as did John Atkin. Members were encouraged to submit any comments on the CHAPC Terms of Reference to the subcommittee.

**Next meeting:**

DATE: April 13, 2017  
TIME: 5:30 pm  
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:59 p.m.

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Chair

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Date Approved