

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

September 14, 2017

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Thursday, September 14, 2017 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT: Helen Lee, Chair
Marianne Amodio
Gregory Borowski
Edmund Ma
Inge Roecker
Mark Shieh (departed 5:43 p.m.)
May So
Brian Yu

ABSENT: Andrew Lau, Vice-Chair
John Atkin
(Vincent) Pui Lam Ho
Joseph Lau
Raymond Tam
Councillor Kerry Jang
Commissioner Erin Shum, Parks Board
Vacant, Vancouver School Board

ALSO PRESENT: Paul Cheng, Senior Development Planner, COV
Christopher Gowing, Architect, MGBA
Zlatan Jankovic, Heritage Planner
Brian Roche, Developer, Rendition Development Inc.
Priscilla Cotait, Project Facilitator, MGBA

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Lee called the meeting to order at 5:39 p.m.

1) Adoption of Agenda and Minutes

MOVED by Edmund Ma
AND SECONDED by Marianne Amodio

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled September 14, 2017 be adopted as circulated.

CARRIED

MOVED by Inge Roecker
AND SECONDED by Marianne Amodio

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held July 13, 2017 be adopted as circulated.

CARRIED
(Gregory Borowski abstaining from the vote.)

Conflict of Interest

Mark Shieh declared Conflict of Interest with regard to Item 2, 239 Keefer Street, and departed the meeting at 5:43 p.m.

2) 239 Keefer Street DP 700703

Paul Cheng, Development Planner, introduced the proposal to develop a mix-use commercial/residential development in the Chinatown HA-1A area. Staff sought feedback on the compatibility of the proposed with the historic character of Chinatown, and with applicable planning policy and guidelines. It was acknowledged that the applicant has made an effort to fit into emerging zoning policies.

Brian Roche, Developer, Rendition Development Inc., provided information on his professional background and discussed his prior development experience in Chinatown.

With reference to posted drawings and the displayed model, Christopher Gowing, Architect, MGBA, commented on the building context, façade, views, floor plans, landscape, section, and materials.

The applicant and staff received comments and responded to questions regarding: unit mix; potential subdivision of commercial; rear façade; parking arrangement and access; orientation of the courtyard; treatment on the laneway; vertical pedestrian connection at grade; overall form and character; importance of the richness of the palette in a smaller site; proportions of the different major elements of the building; how new developments relate to existing light wells; ground floor set back; terraced open areas; massing of the proposal relative to the surrounding developments.

MOVED by Gregory Borowski
AND SECONDED by Edmund Ma

THAT the Chinatown Historic Area Planning Committee:

- a) Express general support for the form of development and the configuration proposed for 239 Keefer Street, DP 700703; and
- b) Encourage further design development relative to:
 - Composition and division of the front elevation including strengthening the distinction between the lower and upper façade
 - Potential to divide the retail space into multiple spaces
 - Provision of the outdoor space on the office levels

- Exploring opportunities for lane facing activation
- Colour, materiality, proportions, composition and scale of detailing at different levels of the building.

CARRIED

**3) 105 Keefer Street + 544 Columbia Street
DP 700681**

Consideration of this item was deferred to the October 12, 2017 meeting due to lack of quorum given that several members were in conflict.

Next meeting:

DATE: October 12, 2017
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:37 p.m.

Chair

Date Approved