

MINUTES OF THE



CHINATOWN HISTORIC AREA PLANNING COMMITTEE

June 12, 2012

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, June 12, 2012 at 5:35 p.m. in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

**PRESENT:** Henry Tom, Chair  
Alan James, Vice Chair  
George Chow  
Chris Kean  
Oliver Lang  
William Ma  
Mike Newall  
James Tan  
Grace Wong  
Councillor Tony Tang

**ABSENT:** Shirley Chan  
Carla Graebner  
Jun Ing

**ALSO PRESENT:** Richard Bernstein, Chris Dikeakos Architects Inc.  
Dale Bosa, Blue Sky Properties  
Mark Kopinya, Blue Sky Properties  
Paul Cheng, Development Planner  
Dwayne Drobot, Rezoning Planner  
Joe Wai, guest  
Zlatan Jankovic, Heritage Planner

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

**Adoption of Minutes**

**MOVED** by Alan James  
**SECONDED** by Chris Kean

THAT the minutes of the March 13, 2012 meeting be adopted as circulated.

**CARRIED UNANIMIOUSLY**

**Adoption of Agenda**

**MOVED** by Grace Wong  
**SECONDED** by James Ma

THAT the agenda for the June 12, 2012 meeting be adopted as circulated.

**CARRIED UNANIMIOUSLY**

1) **633 Main Street - Rezoning Application**  
**LAN#2012008**

Zlatan Jankovic, Heritage Planner, introduced the project. The Agenda noted issues relative to form of development, scale and contextual response; compatibility with the urban design provisions of the Rezoning Policy for Chinatown South (HA-1A) and Chinatown HA-1A Design Guidelines.

With reference to the posted drawings and a project model, Richard Bernstein, Chris Dikeakos Architects Inc., provided an overview of the project.

Dwayne Drobot, Rezoning Planner, provided further detail on the CAC part of the proposal.

Discussion ensued on: project setback; rationale for higher buildings along the Main Street corridor; market residential condominium elements of the project; the City's family friendly design guidelines; shadow effects; bicycle storage; exemption of amenity space from FSR as a city wide practice; project context and feel for Chinatown; importance of texture on the lower building level; interest in culturally appropriate housing in the Chinatown area; potential for accommodating restaurant friendly ventilation away from the main pedestrian traffic; poor history of interaction and exchange of ideas on public art installations in Chinatown; suggestion to incorporate neon signage elements; possibility of building in water/electrical supply and/or storage for kiosks/tents to support the Chinatown Night Market; questions on the contribution to the social and cultural environment; precedent setting challenges.

Members discussed: concern that the building does not signify that it is a Chinatown building; importance of the details in terms of light fixtures, glazing, signage, canopies etc.; concern that the 90 foot line reads clearly around the building thwarting the attempt at a stepped look; opportunity to look at 611 and 633 Main Street in conjunction to address the stepping of the mass; concern that the single glass canopy signals it as one long development; suggestion that piers be made more prominent at the Main Street façade; support for lane activation attempt; and suggestion to look at the character defining elements of Chinatown buildings more closely to give the project vitality and distinct identity as an historical area.

**MOVED by Mike Newall,**  
**SECONDED by George Chow,**

THAT the Chinatown Historic Area Planning Committee:

- a) supports in principle the Rezoning Application for 633 Main Street - LAN#2012008 with regard to density, height, use and the general response to the Chinatown Design Guidelines;
- b) requests improvement at the development permit application stage of the following:
  - massing and form to further articulate the significance of the gateway location and reflect the cultural diversity and unique character of Chinatown;
  - articulation of the lower building façades in terms of use of materials and colours, further definition of vertical proportions, and emphasis of the characteristic Chinatown building façade rhythm, especially at the ground

- level (storefronts), and more prominence to building cornice elements (at both, main an intermediate cornice levels);
- clarification of the content of the proposed public art element and its artistic (symbolic) content;
- c) and request that staff further review the transition between the two major developments planned on this block.

**CARRIED UNANIMOUSLY**

**Next meeting:**

DATE: July 10, 2012  
TIME: 5:30 PM  
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:53 pm.

\* \* \* \* \*