

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

**July 10, 2012**

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, July 10, 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  
Shirley Chan  
George Chow  
Carla Graebner  
Jun Ing  
Oliver Lang (arrived 5:40 p.m.)  
Mike Newall  
James Tan (departed 6:31 p.m.)  
Councillor Tony Tang (departed 6:31 p.m.)

**ABSENT:** Chris Kean  
William Ma  
Grace Wong

**ALSO PRESENT:** Paul Cheng, Development Planner  
Dwayne Drobot, Rezoning Planner  
Zlatan Jankovic, Heritage Planner  
Joe Wai, Guest

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

**Adoption of Minutes**

**MOVED** by George Chow  
**SECONDED** by Alan James

THAT the minutes of the June 12, 2012 meeting be adopted as circulated.

**CARRIED UNANIMIOUSLY**

**Adoption of Agenda**

**Main Motion**  
**MOVED** by Shirley Chan  
**SECONDED** by James Tan

THAT the agenda for the July 10, 2012 meeting be adopted as circulated.

**Amendment to the Main Motion**  
**Moved by George Chow**  
**SECONDED by Mike Newall**

That the Main Motion be amended by replacing "as circulated" with "with amendment to add Item 2, Chinatown Design Development and Characteristics, and to vary the order to consider Item 2 prior to Item 1".

**CARRIED UNANIMIOUSLY**

QUESTION was then called on the Main Motion as amended and it was

**CARRIED UNANIMOUSLY**

5:40 p.m.

Oliver Lang arrived at the meeting.

**2) Chinatown Design Development and Characteristics**

Joe Wai, Guest, reported on a recent meeting where interested stakeholders discussed Chinatown design development and characteristics.

***Request for Action***

*It was requested that the Chinatown Character and Advice to Developers and Architects Summary Notes of a Discussion in Chinatown be distributed for discussion at a future meeting.*

Zlatan Jankovic, Heritage Planning, indicated that the summary would add to architects and developers' understanding of the intent of the current policy and design guidelines for Chinatown, and welcomed the opportunity for CHAPC and the City's Heritage Commission to reflect on the notes.

**1) 611 Main Street - Rezoning Application**  
**LAN#2011030**

Zlatan Jankovic, Heritage Planner, introduced the project and noted changes since it was first considered by CHAPC and the City's Heritage Commission. The agenda noted issues relative to compatibility of the new development with the Chinatown historic character; design improvements to its lower facades to better reflect the Chinatown character; and community amenity contributions (CACs).

Wing Leung, WT Leung Architects, introduced members of the design team, and presented the project model in the context of the surrounding area. He discussed the building treatment; vertical bays and recessed verandas; second floor office component; seniors housing element; set back on Keefer; lane response to parking, loading and garbage; choice of materials on Main Street; verticalities of balconies on the higher form; incorporation of public art.

Questions were posed regarding: changes to the design since its first presentation, including the trade off of one floor of residential to accommodate the second floor of office space; screen accents; means of differentiating between the lower and higher development components; Keefer wall; and the public art component.

**6:31 p.m.**

James Tan and Councillor Tony Tang departed the meeting.

Dwayne Drobot, Rezoning Planner, informed that the rezoning process would establish the amount of money for the public art, and that the art concept and location would be determined through the City's Public Art Program. To create the 22 units of seniors housing on the 2<sup>nd</sup> and 3<sup>rd</sup> floors with access to the amenity space, Westbank would use its CAC of approximately \$900,000, which would be matched by another contributor, and SUCCESS would also make a contribution.

Questions were posed regarding: CAC valuation per square foot; density; potential use of demountable cornice treatments; response to the neighbouring context including relativity of street width to wall height; subservience of the building to others in Chinatown; and ventilation to accommodate restaurant activity.

Members expressed appreciation for the project's: favourable response to prior feedback; engaging colour scheme and treatment, particularly on Keefer; seniors housing element; incorporate of office space; appropriateness of setback; considered design; inclusion of the screen and lattice detailed refinement and discretion in its use; good urban design practices; mixed use and incorporation of two bedroom units in the suite mix; public art element; and opportunity to present a new mixed use development in Chinatown.

Members indicated mixed views on the use of cornices, and their treatment, and discussed the need for improvements to the Main Street façade; concerns regarding ensuring vibrant and quality signage is incorporated; overwhelming nature of the higher tower form; need for refinement of the overall volume and typology; opportunity to look at the interaction of the horizontal and the vertical; and encouraged breaking down CRUs to provide opportunity to smaller offices.

**MOVED by Shirley Chan,  
SECONDED by Alan James,**

THAT the Chinatown Historic Area Planning Committee supports the rezoning application for 611 Main Street - LAN#2011030, acknowledge its improvements since its first presentation, and ask that it be brought back at the development permit stage for CHAPC's review to ensure that the further design development reflects the Chinatown character.

**CARRIED UNANIMOUSLY**

**Next meeting:**

DATE: September 11, 2012  
TIME: 5:30 PM  
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:19 pm.

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