

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

October 9, 2012

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, October 9, 2012 at 5:41 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT: Henry Tom, Chair
Alan James, Vice Chair (departed 7:33 pm)
George Chow (arrived 5:58 pm; departed 7:33 pm)
Oliver Lang
Mike Newall
Councillor Tony Tang (departed 6:55 pm)
Grace Wong

ABSENT: Shirley Chan
Jun Ing
Chris Kean
William Ma

ALSO PRESENT: Zlatan Jankovic, Heritage Planner

RECORDING SECRETARY: Rae Ratslef, Raincoast Ventures Ltd.

Quorum

Although a quorum was not present, members agreed to proceed with the meeting with the understanding that any proposed motions would be subject to ratification at the next meeting where a quorum was present.

1) 245 E. Georgia Street

Zlatan Jankovic, Heritage Planner, introduced the proposal, and sought CHAPC's advice regarding set back and parking relaxations, minimum courtyard depths, and design of the street-facing and lane-facing elevations.

Jordan Milne, Gair Williamson Architects, discussed the proposal for a nine-storey building with 40 "apodments" (small residential rental market units) being pursued under the City's Rental100 policy. Mr. Milne discussed a similar product in Seattle and Portland, the targeted demographic, and anticipated rental rates.

Gair Williamson, Gair Williamson Architects, discussed efforts with City staff to work out an affordable housing strategy for the project. He commented on 25-foot site development precedents in the City; proposed unit layout; bicycle parking arrangements; car share space; setbacks; design elements at the retail and residential levels; anticipation that most residents will not be vehicle owners; desire to eliminate parking from the site altogether; and rationale for requested setbacks in order to meet the minimum requirement of 320 sqft per unit.

5:58 pm
George Chow arrived at the meeting.

Under current policy, the City requires six parking spaces in lieu, which is currently not covered by this proposal. A proposal for two parking spaces on the street was not acceptable to Engineering.

Questions were posed regarding: potential for long term parking lease arrangements; sufficiency of bicycle parking; front and rear setbacks; target market; build up to neighbouring buildings; visibility of commercial entrance and incorporation of lighting to prevent street people overnighting; number of Class A loading spaces in that block; FSR; maximum relaxable height; common area on the roof deck; elimination of any parking requirement to allow for an increase in CRU; firewall treatment; lightwell design to provide units with access to daylight and solar optic lens feeder (Parsons) system using fiber optic cable to transport light; ventilation for future restaurant use; potential for a DCL waiver at the Director of Planning's discretion; and mechanical parking option.

Comments were offered regarding: concern that there may be an insufficient amount of bicycle parking; need for commercial vendor parking; support for the project's affordability, height, density and articulation; support for a complete parking relaxation; potential for incorporating mechanical parking; concern about light reaching bottom units and thus their livability; need to address potential issues given the proximity of rear units to the adjacent building; importance of the cornice design; support for the front setback, which feeds into the saw tooth design; and support for the courtyard dimensions.

Further comments were offered to encourage a more Chinatown-like entrance to the retail, and for additional refinement of the lower level, i.e. ledges to further reflect Chinatown characteristics. Support was noted for the rolling doors at the entrance to the retail with an extension of the retail onto the street.

Comments were also offered that there was need to quickly resolve the issues of parking and loading in Chinatown, so as to not hold up developments.

6:55 pm

Councillor Tang departed the meeting.

2) Viaducts Concept Plan Presentation

Kirsten Robinson, Planner, Central Area Planning, provided a presentation titled "Vancouver's Viaducts: exploring a new direction". She discussed seven urban design options considered, and the proposal to remove the Georgia and Dunsmuir Viaducts and replace them with a new at-grade street network, increased parks and open space, and new opportunities for housing. Additional information on the proposal can be found at www.vancouver.ca/viaducts.

Questions were responded to regarding: 5% slope and ramp down; impacts of diverted eastbound traffic; Strathcona concerns; cost-sharing arrangements; investigation of alternative engineering solutions; development pressures and window of opportunity that exists; anticipated timing of a report to Council; presentation to Tourism Vancouver (tour bus operator stakeholder); transportation eastbound 24 hour volumes; and currently underutilized capacity on the viaducts.

Zlatan Jankovic, Heritage Planner, discussed GHAPC's response to the presentation, with concerns focused around vibration from the increase in traffic volume particularly at Water and Cordova.

7:33 pm

George Chow and Alan James departed the meeting.

Comments were offered regarding: potential impacts to Main Street; possibility for improvements to the public realm as a result of the project; and support for a better connection to False Creek from Chinatown.

Next meeting:

DATE: November 13, 2012
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:38 pm.

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