

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

November 10, 2015

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, November 10, 2015 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

- PRESENT:** Kenneth Liu (Chair)
Matthew Halverson (Vice-Chair)
Doris Chow
Sherri Han
Vincent Ho (arrived 5:40 pm)
Bob Ip (arrived 5:49 pm)
Helen Lee
Mark Silvanovich
Brian Yu (arrived 5:37 pm)
- ABSENT:** Councillor Kerry Jang
Councillor Raymond Louie
Joel Abramson
Kelly Ip
Ken Wong
- ALSO PRESENT:** Erin Shum, Parks Board Commissioner
Gregory Borowski, Architect, Merrick Architecture (item 4)
Paul Cheng, Senior Development Planner,
Urban Design Division (item 3 & 4)
Zlatan Jankovic, Heritage Planner
Karen Hoese, Senior Rezoning Planner, COV (item 4)
Tanis Knowles Yarnell, Planner,
Heritage Action Plan Implementation (item 2)
Donald Luxton, Donald Luxton & Associates Ltd. (item 2)
Helen Ma, Planner 2, DTES Group (item 3)
Bonnie Ma, Planner 2, DTES Group (item 3)
Katie Maslechko, Assistant Development Manager, Beedie
Living (item 4)
Curtis Neeser, Beedie Development Group (item 4)
- RECORDING SECRETARY:** Linda Tylla, Raincoast Ventures Ltd.

With a quorum present Chair Liu called meeting to order at 5:35 pm.

1) Adoption of Agenda and Minutes

The Agenda was approved as circulated.

MOVED by Mark Silvanovich
AND SECONDED by Matthew Halverson

THAT the Minutes of the Chinatown Historic Area Planning Committee (CHAPC) meeting held October 13, 2015 be adopted with amendment to remove Erin Shum from the absent column.

CARRIED

2) Heritage Action Plan - Update

Tanis Knowles Yarnell, Planner, and Donald Luxton, Consultant, provided an on-screen presentation to update the Committee on the implementation of the Heritage Action Plan, including:

- Brief status update on the Character Home Zoning Review
- Presentation on the Heritage Register Upgrade and Heritage Conservation Program Review, including an overview of content in development, consultation process, and discussion of best practices from other communities.

Ms. Knowles Yarnell and Mr. Luxton responded to a variety of questions from the Committee.

MOVED by Matthew Halverson
AND SECONDED by Doris Chow

THAT CHAPC generally supports the work of the Heritage Action Plan as presented; and requests that consultant Don Luxton and staff return to the December CHAPC meeting for further discussion and to allow the committee to provide additional comment on issues which are important to the Chinatown area, such as, but not limited to, identifying and recognizing intangible heritage value.

CARRIED

3) Chinese Society Legacy Program

Bonnie Ma, Planner 2, DTES Group provided a Chinese Society Matching Grant Program Update presentation, advising the committee of the program progress status, timelines and next steps.

Helen Ma, Planner 2, DTES Group provided a presentation on the Chinese Society Legacy Program draft recommendations to Council, with slides entitled as follows:

- Background
- Contributions to society buildings to date
- Part of Chinatowns historic core and national historic site
- Shared immigrant experiences and values of multicultural society
- Opportunities for Housing
- Society buildings in critical condition
- Critical moment to reverse trend of decline

- Chinese Society Legacy Program Budget
- Program objectives: anchor change, revive traditions
- Example: Society Buildings after optimization
- Capacity Building and Mentorship
- Funding Opportunities
- Financial Analysis scenarios
- Partnership Development
- Community consultation
- Recommendations
- Next steps.

Staff received comments and responded to a variety of questions from the committee.

MOVED by Sherri Han
AND SECONDED by Doris Chow

THAT CHAPC supports the Chinese Society Legacy Program components and recommendations as presented, with a minimum budget of \$36 million, for the conservation of the twelve Society heritage buildings in Chinatown.
Carried

CARRIED

4) **Revised Rezoning Application - 105 Keefer and 544 Columbia**

Karen Hoese, Senior Rezoning Planner provided opening comments on the revised proposal to rezone 105 Keefer St. and 544 Columbia St. from HA-1A to CD-1 to allow for a 13-storey mixed-use development. The proposal is to develop 131,203 sf of market residential space, including 25 senior social housing units, underground parking and commercial space on the ground floor, and a floor space ratio (FSR) of 7.18.

The initial proposal was presented to CHAPC on May 13, 2014 and it was generally supported. However, some concerns were expressed and design improvements requested. The applicant has taken the feedback provided by the committee and through the public review process, and developed this revised proposal which decreased market residential unit number from 137 to 127, the FSR from 7.92 to 7.18, a number of parking stalls from 130 to 81, reduced the upper floor massing and incorporated larger setbacks.

Paul Cheng, Senior Development Planner advised that as a rezoning application, the proposal would come back to the committee again as a development permit application in the future.

Katie Maslechko, Beedie Living, and Gregory Borowski, Merrick Architecture provided a presentation on the process of the project, design revisions in response to community input, and community benefits of the proposal.

The applicants received comments and responded to a variety of questions from the committee.

Karen Hoese provided policy related context to the application for the benefit of the committee, and Paul Cheng noted that if the height of the development is reduced to 90', the applicants will have no obligation for community amenity contributions, including the seniors housing portion of the proposal.

MOVED by Helen Lee
AND SECONDED by Doris Chow

THAT CHAPC is not in support of the Revised Rezoning Application for 105 Keefer and 544 Columbia, as proposed, for the following considerations:

- Overwhelming concern of the scale of the development at a height of 120', and concern that the FSR is excessive for this site;
- Concern over the livability of the units, and quantity and type of community amenity space provided in the proposal;
- Concern that a richer mix of uses is required in the building; and
- The proposal did not fully recognize the sensitivity of the site in relation to the Heritage Area, Memorial Square, Dr. Sun Yat Sen Garden, and the nearby museum.

CARRIED

Next meeting:

DATE: December 8, 2015
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 9:30 p.m.

Chair

Date Approved