

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

**May 10, 2018**

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Thursday, May 10, 2018, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

**PRESENT:** Helen Lee, Planning Institute of BC, Chair  
Edmund Ma, Chinatown Property Owner  
Mark Shieh, Chinatown Property Owner  
May So, Member at Large  
Marianne Amodio, Architectural Institute of BC  
Grace Wong, Chinatown Merchants Association  
Joseph Lau, SUCCESS  
Michael Yu, Chinatown Merchants Association

**ABSENT:** Inge Roecker, Heritage Vancouver  
Andrew Larigakis, Architectural Institute of BC  
Raymond Tam, Chinese Benevolent Association  
John Atkin, Dr. Sun Yat-Sen Garden Society  
Councillor Kerry Jang  
Commissioner Erin Shum, Parks Board  
Trustee Allan Wong, Vancouver School Board

**ALSO PRESENT:** Zlatan Jankovic, Heritage Planner, COV

**RECORDING SECRETARY:** Grant Diamond, Planning Assistant, City of Vancouver

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

**1) Formal Acknowledgment**

Committee read the Formal Acknowledgement led by Helen Lee

**2) Amendment to Agenda**

MOVED by Helen Lee

Amendment to agenda to present new members

Moved by Helen Lee

Amendment to review Chinatown Development Policy before Terms of Reference

**3) Introductions of new members**

Committee members did round of introductions

**4) Adoption of Agenda and Minutes**

MOVED by Marianne

AND SECONDED by Grace

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled May 10, 2018 be adopted as amended.

**CARRIED**

MOVED by Edmund Ma

AND SECONDED by May So

That the minutes of the Chinatown Historic Area Planning Committee meeting held March 8, 2018 be adopted as circulated.

CARRIED

## **5) Chinatown Development Policy Review**

A discussion ensued on Policy Review and major changes that are being proposed by City. It was suggested that the committee could discuss and propose a resolution to present to the City. A resolution would cover proposed changes and CHAPC's suggestions

The committee recommended a policy to cap FSR in HA-1 and HA-1a zones. The proposal was originally to lower to 1 FSR allowing 1 storey buildings to be built outright. The City is now proposing all development proposals must go through CHAPC review. There is a fine balance between review and prolonging development application processing. Community feedback was mixed on whether all developments should go through CHAPC or not. Staff decided all developments would go through review. Daisy Gardens was a case study (1 storey) which came to CHAPC. Most developers would want to develop to the maximum permitted FSR. There was misunderstanding around the 1FSR. Some thought it meant you could only build to 1. 1.0 (outright). The development permit process is 8-9 months longer and housing affordability has been impacted. The community would be more satisfied if everything goes through review.

A proposed change is reducing building heights to an HA-1 scenario in order to achieve maximum design needs to merit that height (by proper mix of use). Questions were put forward as to whether the project is what Chinatown needs, such as providing non-residential uses, retail limited to ground floor, and wide lots. Staff suggested a maximum frontage and laneway setback.

There was a suggestion that members review most recent document before report goes to Council May 15<sup>th</sup> and send comments and communicate this to Helen and Tom by email.

Helen will circulate the report. Committee will communicate thoughts to Chair Lee who will consolidate ideas before sending to Tom and Helen, as well as ask Tom if he or Helen can come and make another presentation to CHAPC.

There was a suggestion that it may be important to staff for CHAPC to confirm support for initial proposal at Council, and highlight aspects of the report that are important.

## **6) Council Appointments and Election Process**

Following Council appointments and extension of terms to November 4, 2018, and appointment of Andrew Larigakis as the only new member, the procedure ensued to elect Chair and Vice-Chair for the same period. After a round of introduction the nomination for the position of Chair and Vice-Chair of CHAPC was called, to serve for a term expiring November 4, 2018.

Grace Wong nominated Helen Lee and Mark Shieh seconded the nomination. Helen Lee consented to the nomination.

Helen Lee nominated Edmund Ma for the position of Vice-Chair and May So seconded the nomination. Edmund Ma consented to the nomination.

The Recording Secretary called a second and third time for both nominations. There being no further nominations, he declared Helen Lee elected by acclamation as Chair and Edmund Ma elected by acclamation as a Vice-Chair.

The elections have been concluded, Chair Lee assumed the chair.

## 5) CHAPC - Terms of Reference Review

In the discussion led by Helen Lee, the following ensued:

CHAPC will be seeking feedback on how each member's organization fits into CHAPC and its vision for Chinatown..

The Merchant's Association needs to be more inclusive of all merchants in order to represent Chinatown's voice. The panel considered whether bilingual capacity would bring more VCMA representatives. Questions of what CHAPC represents to Chinatown, who should be representing various organizations in the Committee and how many members of each organization should be nominated, were put forward. The appropriate panel composition of CHAPC was discussed as well as whether it is the priority mandate of the panel to focus on the review of DP applications. The role of CHAPC for Chinatown was cited as being unclear. Chinatown is not just about buildings but also street life. CHAPC played a design/review role before but cultural programming should also be considered. It is unclear whether UDP recommendations supersede CHAPC. CHAPC is set up to reflect community representation, and there is a need to clarify the UDPs role and authority.

CHAPC is most helpful when commenting on district scale than building level. It is important to think about more than just physical changes e.g. addiction, drug abuse, mental health, and find paths through on how to be useful neighbors.

CHAPC should maintain its authority and expand it beyond just the physical design. Architects can translate what other committee members are saying to UDP. Committee members also bring perspective on intangibles.

CHAPC had a historian when it first formed. SUCCESS hopes to have a say in development of Chinatown. There are over 500 employees in CT. They would like to continue to have a role.

6:44 p.m. Marianne Amodio and Mark Shieh departed the meeting.

The length of the term should change. There could be three tiers 1,2,3 years to achieve continuity. A question was put forward on how many members should be in the committee, but the committee needs assurance on how long people will be here.

There was a suggestion to set up a sub-committee to present a more concrete ToR at the next

meeting. New staff members mandate would be to help develop this. New planners have a discussion with Tom and his team about what CHAPC's mandate would be. Inviting other community members was discussed.

A suggestion was made to put a list forward to staff of other groups that could be created such as a residents' association.

A suggestion was put forward to solidify a vision and present it to Tom and Gil. Chair Lee will email and set up a more informal meeting to develop this and bring it back to the Committee. There was a suggestion to keep Tom Wanklin informed.

Seats are to be set aside for specific groups but they can be filled by members-at-large if they are vacant. The panel would like to discuss the makeup of CHAPC further, to better reflect Chinatown and try to build in that representation and allow for some flexibility too (in case some organizations do not have proper candidates).

The goal was to finish the Terms of Reference before the new CHAPC committee is formed in November 2018.

## 6) Adjournment

The Chinatown Historic Area Planning Committee meeting held May 10, 2018 adjourned at 7:15 p.m.

### Next meeting:

DATE: June 14, 2018  
TIME: 5:30 pm  
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

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Chair Helen Lee

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Date Approved