



**CHINATOWN HISTORIC AREA PLANNING COMMITTEE
MEETING MINUTES
NOVEMBER 14, 2019**

Minutes of the meeting of the Chinatown Historic Area Planning Committee (CHAPC) held on Thursday, November 14, 2019, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

MEMBERS PRESENT: Edmund Ma, Chinatown Property Owner (Chair)
Albert Lam, Heritage Vancouver
Andrew Larigakis, Architectural Institute of BC
Sarah Ling, Member-at-Large
Fang Liu, Architectural Institute of BC (arrived at 5:39 p.m.)
Inge Roecker, Dr. Sun Yat-Sen Garden Society (arrived at 6:15 p.m.)
Eric Siu, Chinatown Property Owner
Grace Wong, Chinatown Merchants Association
Michael Yu, Chinatown Merchants Association

MEMBERS ABSENT: Leslie Shieh, Planning Institute of British Columbia

STAFF: Amber Knowles, Heritage Planner
Zlatan Jankovic, Senior Heritage Planner

RECORDING SECRETARY: Roberta Pak, Mosaic Writing Group

Call to Order

Edmund Ma, Chair, called the meeting to order at 5:35 p.m.

1. Adoption of Agenda and Minutes

MOVED by Andrew Larigakis
SECONDED by Michael Yu

THAT the Chinatown Historic Area Planning Committee adopts the agenda for the November 14, 2019 meeting, with the following amendments:

1. Addition of Item 4 – City Advisory Committee Update, if time permits; and
2. Vary the agenda to consider the minutes of the September 12, 2019 meeting following Item 4.

CARRIED

Member Arrived

Fang Liu arrived at 5:39 p.m.

2. **Heritage Incentive Program 2019 Update**

Amber Knowles, Heritage Planner, provided an introduction to the Heritage Incentive Program (HIP) and highlighted:

- The HIP was approved by Council in March 2019
- The eligible grant is \$100 per square foot of the total floor area, up to 50% of the eligible costs, to a maximum of \$4 million
- The HIP also has a Transfer of Density incentive in the catchment area that includes Chinatown, but buildings already protected with heritage designation would not be eligible for the Transfer of Density incentive, but are eligible for the grant incentive:
 - Approximately 50% of Chinatown buildings are already protected with heritage designation and would not be eligible of the Transfer of Density incentive
- The intent of the HIP is to incentivize seismic upgrading and rehabilitation of heritage assets.

Discussion ensued on:

- The City of Vancouver would welcome applications from societies in Chinatown
- Consideration of staggered payments to fund a project undertaken by a society
- Additional information is available on the City website
- For family run societies, applying their intangible heritage to the application process can be a challenge.

MOVED by Andrew Larigakis

SECONDED by Grace Wong

THAT the Chinatown Historic Area Planning Committee strongly supports the report on the first year of the implementation of the Heritage Incentive Program as presented.

CARRIED

Member Arrived

Inge Roecker arrived at 6:15 p.m.

3. **Heritage Action Plan – Heritage Conservation Program Renewal – Update**

Zlatan Jankovic, Senior Heritage Planner, provided an update on the Heritage Action Plan (HAP) and Heritage Conservation Program (HCP), and highlighted:

- The HAP was introduced in 2013 as a city-wide umbrella program to update the HCP.
- The basic structure of the HAP includes:
 - Vancouver Heritage Register
 - Public Education and Awareness
 - Management tools
- Self-directed input from local Indigenous nations is required to complete Heritage Register Upgrade which is planned for end of 2020
- Review of current strategic directions and guiding principles related to heritage conservation in Vancouver
- Historic Urban Landscape Planning Model will be undertaken in in the future to promote values-based and community expressed heritage conservation

- Places and events that are culturally important to Indigenous nations and under-represented social groups and communities need to be identified and included
- Reconciliation will be prioritized as generally identified in the National Historic Site System Plan 2019 and Vancouver's own City of Reconciliation initiative.
- A definition of tangible and intangible cultural heritage.

Discussion ensued on:

- The significance of the layering of heritage within the city
- Chinatown is leading the conversation on intangible assets
- The heritage value identification would have to come from the local community
- There are design criteria and policies in place to assess development projects
- It is difficult for architects who may struggle with the literalism of traditional expressions when so much First Nations architecture has been lost and few records exist.

MOVED by Sarah Ling

SECONDED by Inge Roecker

THAT the Chinatown Historic Area Planning Committee strongly supports the proposed Heritage Conservation Program Renewal and in particular:

1. The community based approaches;
2. Expanded concepts of heritage that is inclusive of diverse communities;
3. The importance of reconciliation; and
4. The opportunity to discuss intangible heritage values.

CARRIED

4. **City Advisory Committee Update**

Andrew Larigakis reported that he attended an event facilitated by the Vancouver Planning Commission and highlighted:

- The purpose of the event was to announce a conference in May 2020
- The City of Vancouver is undertaking a major planning initiative
- The planning process will take a couple of years to develop a framework of values and ideas
- The meeting was facilitated to identify missing categories and issues
- Urban cafes will be used to spread the word to committees
- Social and mental issues will be included
- Future events may include breakfast meetings.

Agenda Varied

In accordance with Item 1, the agenda was varied to consider the adoption of the minutes at this time.

1. Adoption of Agenda and Minutes (Continued)

MOVED by Sarah Ling
SECONDED by Inge Roecker

That the Chinatown Historic Area Planning Committee adopts the minutes of the September 12, 2019 meeting with the replacement of the resolution in Item 2 – 728–796 Main Street Rezoning Resubmission with the following:

“THAT the Chinatown Historic Area Planning Committee:

1. Requests improvement of the following:
 - A. That as a Chinatown gateway location, the top setback section of the building be integrated into the main building mass, to create a strong expression at the top; not weakening through receding;
 - B. Replacing glass balconies with a material alignment with Chinatown heritage characteristics;
 - C. That the design of the entrance to the land facing commercial unit be expressed with architectural prominence and be treated as the main entrance; and
 - D. For future retail occupants to reflect Chinatown community values, in support of the City’s pursuit for UNESCO world heritage designation;
2. Supports, in principle, the proposed design at 728–796 Main Street rezoning resubmission if the above requests are met; and
3. Welcomes the applicant to present a response that addresses the points above.

CARRIED

(Albert Lam and Andrew Larigakis abstained)

Agenda Varied

The order of the agenda was resumed.

5. Adjournment

MOVED by Grace Wong
SECONDED by Inge Roecker

That the meeting of the Chinatown Historic Area Planning Committee held November 14, 2019 be adjourned at 7:26 p.m.

CARRIED

Next Meeting:

Date: December 12, 2019 with dinner to follow
Time: 5:30 p.m.
Place: Chinatown House, 188 East Pender Street

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Certified correct:

Edmund Ma, Chair

Date Approved