



**CHINATOWN HISTORIC AREA PLANNING COMMITTEE
MEETING MINUTES
OCTOBER 8, 2020**

Minutes of the meeting of the Chinatown Historic Area Planning Committee (CHAPC) held on Thursday, October 8, 2020, via videoconference.

- MEMBERS PRESENT:** Andrew Larigakis, Architectural Institute of BC, Chair
Sarah Ling, Member-at-Large, Vice Chair
Albert Lam, Heritage Vancouver
Edmund Ma, Chinatown Property Owner
Inge Roecker, Dr. Sun Yat-Sen Garden Society
Leslie Shieh, Planning Institute of British Columbia
Eric Siu, Chinatown Property Owner
- MEMBERS ABSENT:** Fang Liu, Architectural Institute of BC
Grace Wong, Chinatown Merchants Association
Michael Yu, Chinatown Merchants Association
- GUESTS:** José Fernandez Garcia, Community Development and
Economic Planner, Downtown Eastside Team (Item 2)
Gustavo Matoso, Project Manager, Arcus Consulting (Item 3)
Raymond Cheek Pan Lam, Owner (Item 3)
- STAFF:** Amber Knowles, Staff Liaison
- RECORDING SECRETARY:** Carol Lee, Mosaic Writing Group

Call to Order

Andrew Larigakis, Chair, called the meeting to order at 5:37 p.m.

The Chair recognized the unceded ancestral territories of the territories of the Musqueam, Squamish and Tsleil-Waututh First Nations who have stewarded these lands for millennia and thanked them for their care of the lands.

The Chair conducted the roll call.

1. Adoption of Agenda and Minutes

MOVED by Inge Roecker
SECONDED by Leslie Shieh

THAT the Chinatown Historic Area Planning Committee adopts the agenda for the October 8, 2020 meeting, as presented.

CARRIED

MOVED by Inge Roecker
SECONDED by Albert Lam

THAT the Chinatown Historic Area Planning Committee adopts the minutes of the September 10, 2020 meeting, as presented.

CARRIED

2. Special Enterprise Program (SEP) – Downtown Eastside (DTES) Team Update

José Fernandez Garcia, Community Development and Economic Planner, Downtown Eastside Team, led the review of a presentation titled “Special Enterprise Program” and highlighted:

- DTES Plan vision and goals
- Strategic directions for the local economy:
 - Encourage inclusive employment
 - Enhance local serving retail
 - Attract new business
 - Retain local businesses
- 2018 request from Chinatown community to remove HA-1A zoning and declare Chinatown as a Special Economic Zone (SEZ)
- Relevant research and data used to inform the creation of the SEP
- Rationale for the creation of the SEP, which is distinct from the SEZ
- Proposed three to five year pilot in the DTES with special focus on the Chinatown Historic Area and surrounding areas with historic significance
- Key components of the SEP:
 - Affordable spaces
 - Business supports
 - Community-serving businesses in Chinese society buildings
- Application categories:
 - Community-serving and social enterprises
 - Cultural and heritage businesses
 - Non-profit/private properties with a social mandate
- Eligibility criteria and supports provided for each category
- Prerequisites to implementation of the SEP:
 - Secure funding from the City, foundations and senior governments
 - Recruit a Managing Partner and advisory team
- Special Enterprise Fund (SEF):
 - Maximum amounts to be provided for business supports, building upgrades, tools and equipment and administrative costs
 - Types of disbursements
- SEP timeline
- Next steps.

Albert Lam declared a conflict of interest as he is affiliated with Dunefield Consulting and recused himself from the discussion.

Discussion ensued on:

- The approach for engaging and identifying businesses that require and/or interested in receiving support
- Suggestion to increase the flexibility of uses permitted under Chinatown's zoning
- Suggestion to fast-track development applications for tenant improvements from businesses that are receiving SEP supports
- Whether actions could be taken on lease rates for neighbourhood-serving retail businesses
- The definition of a neighbourhood retail centre
- Incentives that could be implemented by the City to support the SEP:
 - Reduce the time and complexity of permitting
 - Reduce tax rates within the SEP
 - Consider the model utilized by Granville Island to attract specific types of businesses
 - Coordinate with the Heritage Incentive Program
- The combination of high lease rates and high vacancy rates
- Request that the DTES Team provide an update to CHAPC prior to the SEP being presented to Council.

3. 252–260 East Georgia Street – Development-Building Permit Application

Amber Knowles, Heritage Planner, provided an overview of the proposal and relevant sections of the HA-1A zoning guidelines.

Gustavo Matoso, Project Manager, Arcus Consulting, reviewed the Development-Building Permit Application to rehabilitate the windows and alter the storefront of the east bay of the building, replacing it with an overhead door similar to those found on the ground floor of the other bays of the building:

- The primary reason for the Development-Building Permit application is to repair the building following a fire
- The replacement of the storefront with the overhead door will result in a symmetrical façade
- The wood framed windows in the upper floor will only be replaced if required.

The applicant and staff responded to questions from the CHAPC members on:

- The use of the building as a grocery store will be continued
- The overhead door was installed over 20 years ago without the proper permits:
 - The Development-Building Permit will ensure the City's records are updated and correct
- There are no windows in the new overhead door
- If the Development-Building Permit application is not approved, it will be necessary to reinstall the storefront
- Changes to the rear of the building to activate the laneway are not being considered as part of the Development-Building Permit application.

MOVED by Inge Roecker
SECONDED by Edmund Ma

THAT the Chinatown Historic Area Planning Committee supports the Development-Building Permit application for 252–260 East Georgia Street, as presented.

CARRIED

4. Adjournment

MOVED by Edmund Ma
SECONDED by Inge Roecker

THAT the meeting of the Chinatown Historic Area Planning Committee meeting held October 8, 2020 be adjourned at 6:56 p.m.

CARRIED

Next Meeting:

Date: November 12, 2020
Time: 5:30 p.m.
Place: Videoconference (WebEx Events)

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Certified correct:

Andrew Larigakis, Chair

Date Approved