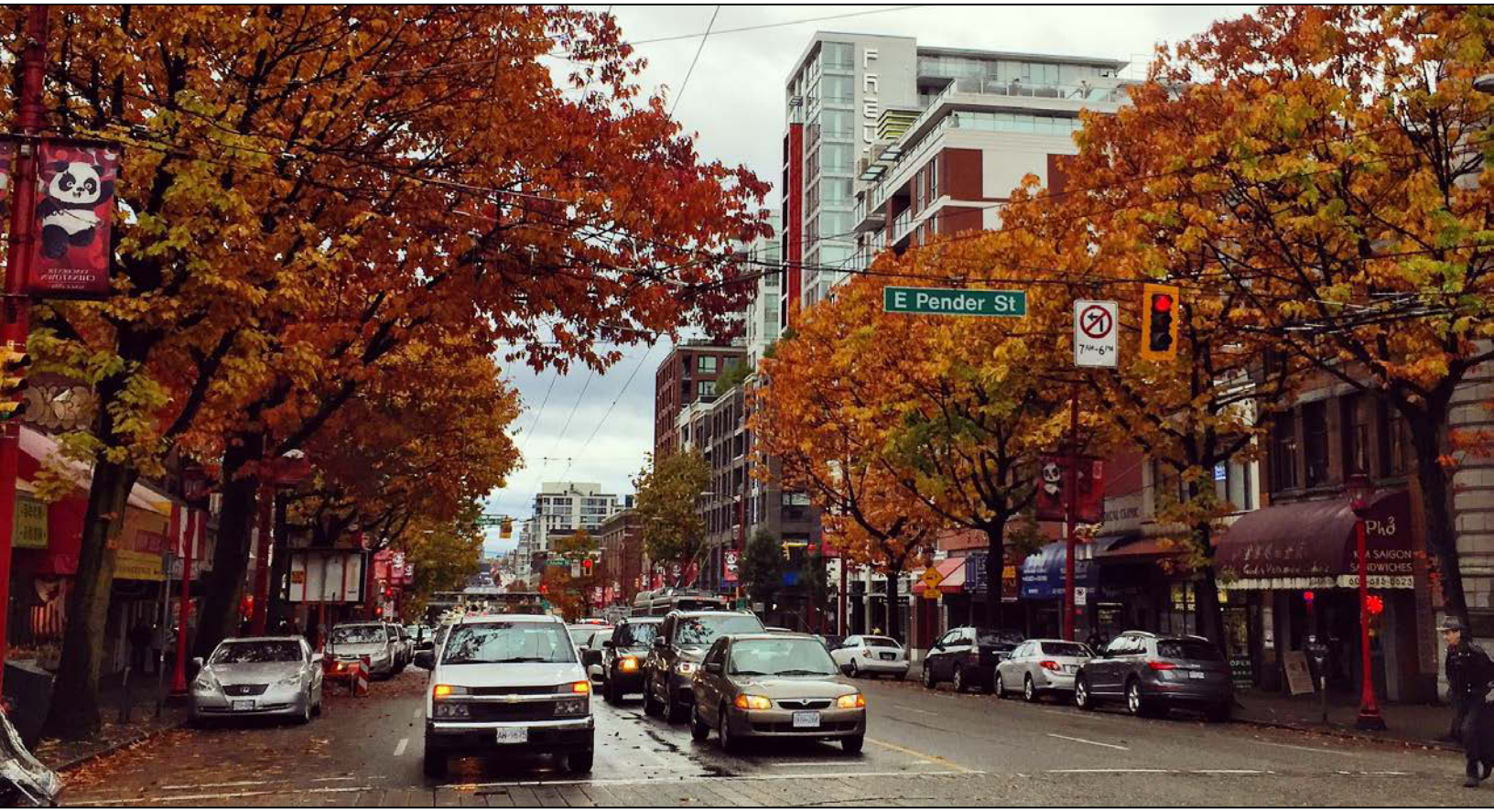
CITY OF VANCOUVER

Public Consultation Summary

PROPOSED CHANGES TO CHINATOWN DEVELOPMENT POLICY
APRIL 2018



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"Chinatown is special to me"

Throughout the community engagement process, the City heard strong agreement that a lively, culturally rich Chinatown is an invaluable part of Vancouver. Chinatown holds an important place in the hearts of many Vancouverites, in the Chinese-Canadian community and beyond.

The current policy review began when the City heard community concerns about the character of new buildings allowed under development policies adopted in 2011. While it is rare to revise policy passed so recently, the City committed to consult the community on changes to better control development in Chinatown, recognizing the sensitivity of the historic neighbourhood and its importance to Vancouver.

This summary reflects the many passionate and thoughtful pieces of feedback community members submitted during the engagement. These perspectives form the basis of the current proposed policy, which is designed to try to address the opportunities and concerns people have raised.

"There should be a balance point between the heritage preservation and development of Chinatown."

"By filling neighbourhoods like Chinatown with social spaces… we create a neighbourhood that people care about."

"Preserve the heritage buildings in Chinatown, so that our next generation can have a deeper understanding of the history and culture brought by Chinatown."

"I hope that your housing choices will continue to let persons of all interests and financial means live there."

"I believe more can be done to retain the cultural and historical context of Vancouver's Chinatown…Chinatown must be preserved in a way that respects this area's past and residents."

"Much of Chinese Canadian history and identity derives from Vancouver's Chinatown."

"There needs to be more places for people to live... but they must not be at the expense of historic buildings and the visual character of Chinatown."

"It is my hope that... the neighbourhood will move forward as a vibrant, multi-faceted community that retains pride in its historic roots."

"We need to focus on a social revitalization of the area."

"Chinatown is special to me for its unique history and vibrant local culture."

"There is a lot of history in Chinatown that needs to be preserved for future generations to see and learn from."

"Chinatown is also a living/breathing/vibrant community of its own making."

"Chinatown is a national and local area of great historic and cultural importance, not only for Chinese Canadians but all Canadians."

How We Reached Out

INITIAL CONSULTATION ON DRAFT POLICY CHANGES

The City reached out to community stakeholders in early 2015 for their input in developing new policies that better protect the character of Chinatown.

- February 13, 2015: special workshop on Chinatown character, co-hosted with the Vancouver Chinatown Revitalization Committee (VCRC) (23 attendees).
- February 25, 2015: special workshop on Chinatown character, co-hosted with the VCRC (33 attendee).
- March 4, 2015: special joint workshop with the Chinatown Historic Area Planning Committee (CHAPC) and Urban Design Panel (UDP) (13 attendees).
- October 20, 2015: presentation to VCRC (12 attendees).
- September 20, 2016: presentation to VCRC (11 attendees).
- September 8, 2016: presentation to CHAPC (8 attendees).

PUBLIC CONSULTATION ON PROPOSED POLICY CHANGES

The City then asked the public for their feedback on proposed policy changes at two open houses scheduled for October 2016. In response to community requests, the City agreed to host an additional open house in February 2017, and also provided additional translation services to further engage the Chinese-speaking community.

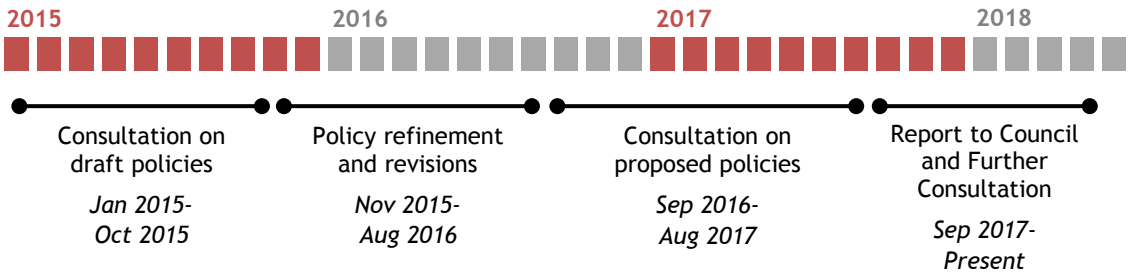
- October 22, 2016: community open house (81 attendees).
- October 25, 2016: community open house (79 attendees).
- February 4, 2017: community open house (265 attendees).

During this time, staff also reached out to various community groups to explain the proposed policy and listen to feedback.

- November 10, 2016: presentation to CHAPC (13 attendees).
- January 5, 2017: presentation to Chinatown Society Heritage Buildings Association (10 attendees).
- January 8, 2017: presentation to Chinese Benevolent Association (53 attendees).
- January 20, 2017: presentation to VCRC (33 attendees).
- March 1, 2017: staff invited by the Strathcona Residents' Association to listen and answer questions at their community forum on Chinatown.
- March 9, 2017: presentation to Building Community Society (20 attendees).
- May 11, 2017: presentation to CHAPC (18 attendees)
- May 19, 2017: Chinatown Community Forum (organized by MP Jenny Kwan).
- June 12, 2017: CAG with DTES team (5 attendees).
- June 13, 2017: VCBIA with DTES team (5 attendees).
- July 13, 2017: presentation to CHAPC (15 attendees).
- August 14, 2017: Chinatown Concerned Group (6 attendees).

Members of the public could also submit feedback at any time through the vancouver.ca/chinatown website, by emailing chinatown@vancouver.ca, or by contacting the Planner, Helen Ma. Community members were invited to submit feedback in both English and Chinese, and Helen is bilingual. Staff also extended the comment deadline to March 31, 2017 to give everybody an opportunity to contribute.

POLICY DEVELOPMENT TIMELINE



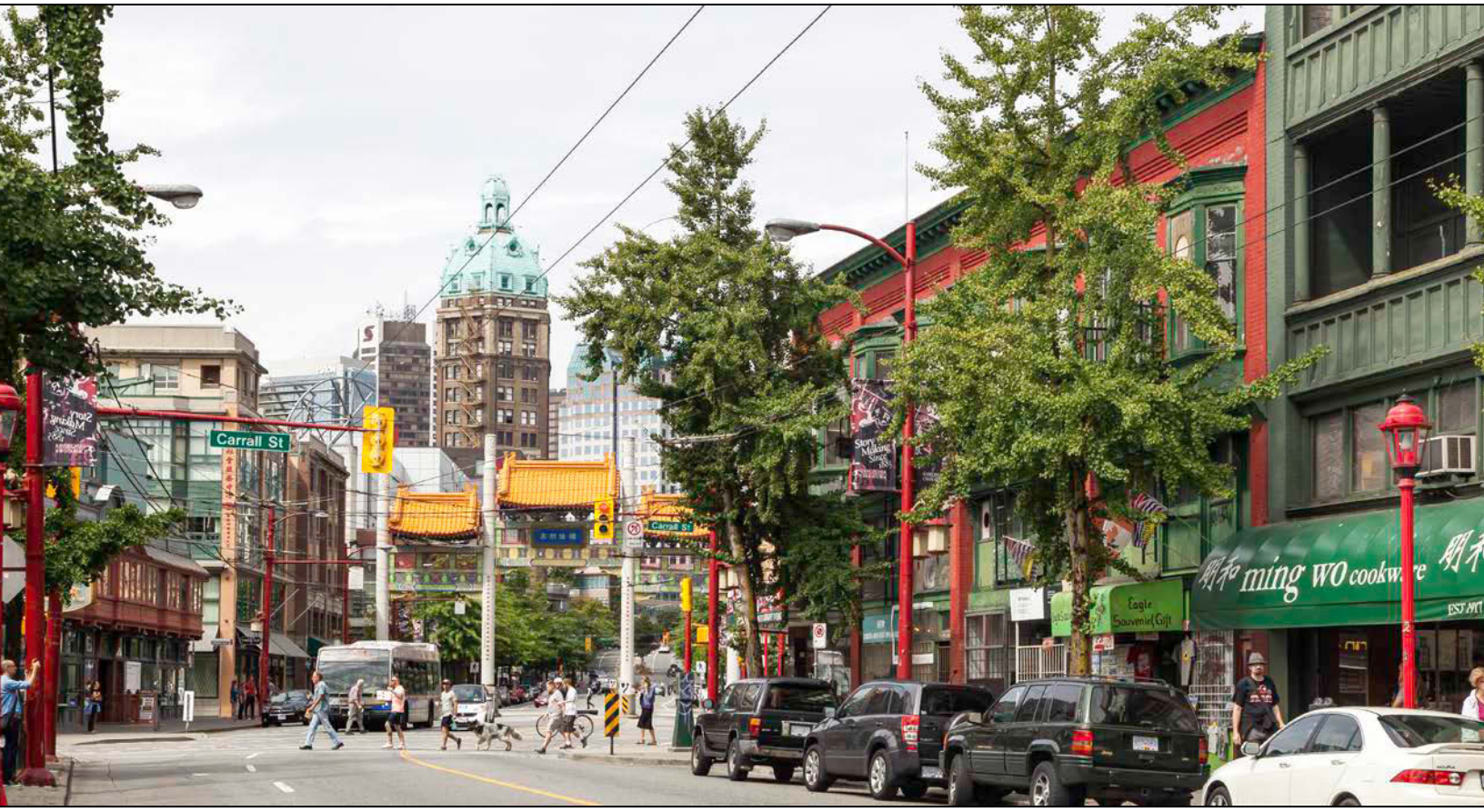
2018 COMMUNITY OUTREACH AND SURVEY

The City presented the proposed policy changes to the community at three events in Chinatown. Two pop-up tea cart events were held where the community was invited to sip tea and discuss the proposed changes as well as provide feedback in a bilingual survey. The changes were then presented to the community at two info sessions held on April 3 and April 19, 2018 at Dr. Sun Yat Sen Classical Chinese Garden.

- March 8, 2018: presentation to CHAPC (11 attendees).
- March 10, 2018: presentation to Chinese Benevolent Association (16 attendees).
- March 15, 2018: presentation to Chinatown Society Heritage Buildings Association (15 attendees).
- March 16, 2018: presentation to Vancouver Chinatown Merchants Association (8 attendees).
- March 19, 2018: presentation to VCRC (22 attendees).
- March 24, 2018: Chinatown Action Group (3 attendees).
- March 24, 2018: Chinatown Pop-up Tea Cart (62 attendees).
- March 27, 2018: Chinatown Pop-up Tea Cart (79 attendees).
- March 28, 2018: VCBIA (7 attendees).
- March 29, 2018: Chinatown Concerned Group (13 attendees).
- April 3, 2018: information session (52 attendees).
- April 19, 2018: information session (53 attendees).

A Talk Vancouver survey was presented to the public online at talkvancouver.ca in English and Chinese from March 24 to April 22, 2018. Paper copies were also distributed at the above events along with general feedback forms which will be summarized and presented to Council at a Public Hearing.

The survey summarized key proposed changes to the Chinatown development policies and was accompanied by a summary document and technical summary that compared the proposed changes to the existing policies side-by-side. These documents were available online and at the pop-up tea cart events where City staff were available to assist community members and answer questions.



Improving Accessibility: Notification and Enhanced Translation

NOTIFICATION

In order to inform the Chinatown community of the October 2016 open houses, staff prepared fully bilingual notifications that were distributed within Chinatown around October 5, 2016.

- Bilingual postcards sent to 5,722 individuals who live or own property in Chinatown.
- Bilingual emails sent to 38 DTES organizations and 477 individuals on the DTES email subscription list.
- Bilingual posters hand-delivered to 13 SRO buildings in Chinatown.
- Advertisements in the Courier (in English) and Sing Tao (in Chinese).
- Bilingual information posted onto the City's website at vancouver.ca/chinatown and the public events page.

For the February 2017 open house, the City acted on community requests to broadly expand the notification area to neighbourhoods like Strathcona adjacent to Chinatown, almost doubling the number of postcards delivered. Notifications for the additional open house were distributed around January 21, 2017.

- Bilingual postcards sent to 10,096 individuals who live or own property in Chinatown and adjacent areas.
- Bilingual emails sent to 38 DTES organizations and 477 individuals on the DTES email subscription list, as well as 34 individuals who signed up for further notifications at the October 2016 open houses.
- Bilingual posters hand-delivered to 13 SRO buildings in Chinatown.
- Advertisements in the Courier (in English), Sing Tao and Ming Pao (in Chinese).
- Bilingual information posted onto the City's website at vancouver.ca/chinatown and the public events page.
- Interviews about the policy review to English and Chinese media.

ENHANCED TRANSLATION

Recognizing that many in the Chinatown community may not understand English, staff made a special effort to reach out to the Chinese-speaking community. For the October 2016 open houses, notifications and key messages on open house boards were translated, but community members suggested that more translation was needed.

In response these suggestions, staff saw an opportunity to provide go above and beyond in providing enhanced translation services for the February 2017 open house. The outcome was a level of service in Chinese unprecedented for Vancouver, and rare for any public consultation process in North America.

- Fully bilingual notification material
- Fully translated open house boards
- New bilingual directional signage and signage highlighting that bilingual services are available
- New bilingual name tags with "I speak Chinese" badges
- New bilingual easy-to-understand explanation of the open house format
- Three interpreters fluent in Cantonese and Mandarin, in addition to Cantonese- and Mandarin-speaking planning staff
- Information and comment forms available in Chinese on the vancouver.ca/chinatown webpage.
- Outreach to Chinese media, with both ads and informational interviews

What We Heard

OCTOBER 2016 PROPOSED CHANGES TO DEVELOPMENT POLICIES

The October 2016 proposed changes included adding these controls to the zoning:

- Maximum development density (FSR).
- Maximum number of floors within the maximum building heights.
- Requiring non-residential uses.
- Enabling retail mezzanine and laneway retail spaces.
- Maximum widths for development sites (i.e. site frontage).
- Maximum widths for storefronts.

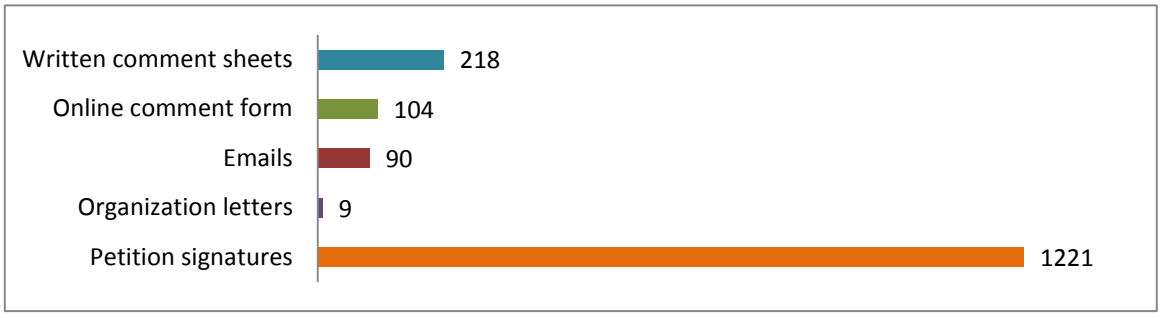
Buildings above 90 feet were still possible, and it was proposed that the rezoning policy be changed to an “inclusionary zoning” area, which included these ideas:

- Introduce mandatory, minimum percentage of units for social housing for seniors for all buildings above 90 feet.
- The approval for these buildings would be through a development permit process instead of through a rezoning process in order to facilitate projects with social housing for seniors.
- Development permit application for these buildings would be approved by the Development Permit Board, instead of by City Council.

FEEDBACK RECEIVED

Many members of the public took the time to share their thoughts, providing staff with useful feedback to further shape the proposed policy changes. Between October 2016 and March 2017, staff received 421 pieces of feedback and one petition.

- 218 written comment sheets
- 104 online comment form submissions at vancouver.ca/chinatown
- 90 emails to chinatown@vancouver.ca or helen.ma@vancouver.ca
- 9 organization letters from Chinatown stakeholder groups
- 1 petition with 1,221 signatures



WHAT WE HEARD IN RESPONSE TO THE PROPOSED CHANGES

The City heard from many people about their hopes for Chinatown and their thoughts about the specific policies proposed in October 2016. Several key themes emerged, which can be broadly divided into two categories. First, people expressed what they believe makes Chinatown the unique neighbourhood it is—Chinatown's character. Secondly, people gave feedback on how to address development, so that this spirit of Chinatown can be supported and fostered further. Overall, the large majority of comments did not support the allowance of higher buildings in the October 2016 proposal, stating this did not go far enough in protecting Chinatown's character. There was support for other aspects of the proposal. Staff revised the proposal based on these comments, and the current proposal now better addresses community concerns.

Chinatown Character

There is strong agreement that Chinatown is a special neighbourhood in Vancouver, and that the loss of Chinatown would be a loss for everybody. Many respondents shared stories about their personal experiences in Chinatown: exploring the streets, meeting friends and family, and shopping at traditional businesses. While everybody has their own perspective about what exactly makes the character of Chinatown, prominent themes included:

- **Chinese Culture and Heritage:**
  The history of Chinese-Canadians is a fundamental part of Chinatown, and that heritage must be honoured and celebrated. This includes commemorating the history and contributions of Chinese-Canadians in the face of racism, but also fostering the "living history" of Chinatown, represented through lively seniors, Chinese classes, and other forms of intangible heritage. This cultural presence and rich history make Chinatown different from any other part of Vancouver.

  People dislike: The newer, larger buildings that make Chinatown feel like the rest of Vancouver.

  People prefer: Commemorating the cultural identity and history of Chinatown, and supports for intangible heritage.

- **Chinese Seniors:**
  Seniors are the heart of Chinatown, and deserve appropriate supports. Currently, seniors face pressures from gentrification and rising housing costs, and a decline in culturally-appropriate retailers and services. Future plans for Chinatown must listen to and prioritize seniors, many of whom love living in Chinatown and cannot live elsewhere in the city. This includes providing social housing for seniors, supporting intergenerational connections with youth, and maintaining culturally appropriate businesses.

People dislike: Large market development projects that may lead to gentrification and displacement.

People prefer: Ensuring an appropriate range of affordable housing and retail options for seniors.

- **Traditional and Affordable Businesses:**
  Retail is an important aspect of the Chinatown experience. Staff heard agreement that small, independent shops selling traditional Chinese goods are an essential part of Chinatown. Many expressed concern that traditional retailers like the Chinatown Supermarket are disappearing, and are being replaced by newer shops like Starbucks, which are culturally inappropriate and unaffordable to many locals. Chain stores and "big-box" retailers are seen as particularly unwelcome in Chinatown.

  People dislike: Big-box stores, chain stores, high-end retail, and culturally inappropriate retail.

  People prefer: Small, independent stores, traditional Chinese businesses, and a broader mix of non-residential uses.

- **Heritage Buildings:**
  Besides the cultural heritage of Chinatown, people value the physical heritage, in the form of older mid-rise buildings. Many gave feedback that Chinatown should have stronger heritage protections, to preserve the existing buildings that characterize the area. There is also a strong sentiment that new development should respect existing heritage buildings, by not being too high or too wide.

  People dislike: Development projects that may lead to the demolition of heritage buildings.

  People prefer: Stronger protections for heritage buildings.

- **Concern About Loss of Character:**
  While people are passionate about the vibrant culture and heritage of Chinatown, many are also worried that this character is at risk. The form of new buildings is seen as one significant threat to Chinatown's character, but respondents also expressed that there is a need for community facilities, cultural programming, business improvement programs, and involvement by younger Chinese-Canadians.

  People dislike: Recent larger development projects and the associated retail that are seen as out of character with Chinatown (e.g. Starbucks on Main and Keefer streets).

  People prefer: Smaller-scale buildings that better fit with Chinatown's character, and supports for intangible heritage.

Addressing Development

Staff also heard that people are very concerned about the impact that recent development is having on Chinatown's character. Many cited the new mixed-use buildings along Main Street as examples of why development must be addressed if Chinatown is to maintain its character. People feel that development in Chinatown must prioritize the community over profits, and provided suggestions to do so. The key themes staff heard most often include:

- **Scale of Development:**
  Staff heard clearly that large-scale development projects are fundamentally inappropriate for Chinatown. Respondents agreed that buildings should be up to 90 ft. high, not 150 ft., and up to 75 ft. wide, not 200 ft. Large development projects, even if they provide public benefits, are seen as "not worth it" because they require the removal of multiple existing buildings and businesses. Respondents noted that Chinatown's prevailing urban grain is very fine, with a mix of narrow buildings. People also noted that retail frontages should also be small-scale, maximum 50 ft., to encourage smaller shops.

  People dislike: Larger-scale buildings that are too high (150 ft.) and too wide (200 ft.), and that the public benefits being offered by these larger development projects are "not worth it".

  People prefer: Smaller-scale buildings that better match the existing neighbourhood (90 ft. high and 75 ft. wide).

- **Rezoning Process for Higher Buildings**
  There was broad opposition to a policy proposal to consider higher buildings as development applications as opposed to rezoning applications. There is a sense that buildings above 90 ft. require extra scrutiny given their potential impact on Chinatown. Respondents felt that any development over 90 ft. must be approved by Council at a public hearing, as opposed to the Development Permit Board.

  People dislike: Allowing buildings above 90 ft. without a full rezoning process.

  People prefer: Strong community and Council oversight for buildings over 90 ft.

- **Incremental Development and Authenticity**
  Many individuals raised concerns at the rate of development, instead preferring more incremental development that leads to an eclectic and varied street. Some suggested that forbidding lot assemblies could help encourage the incremental development that gives Chinatown a sense of authenticity and history, in contrast to neighbourhood such as Yaletown.

  People dislike: Lot consolidation for larger buildings, resulting in a homogenous

streetscape.

People prefer: Limits on lot consolidation, allowing for the incremental development of diverse, narrower buildings.

- **Zoning for All of Chinatown**
  There was a sentiment that while Pender Street has stronger protections for the existing heritage character of the street, the entirety of Chinatown should have similar protections. Respondents highlighted that there are heritage buildings in Chinatown South, as well as businesses and residents that contribute to the character of Chinatown.

  People dislike: Having multiple, small zoning areas to allow for larger development projects in Chinatown South and along Main Street.

  People prefer: Having a simplified set of zoning areas with similar height and frontage restrictions for all of Chinatown.

Staff heard a strong response from the public about the October 2016 policy proposal. There is consistent support for policies such as setting maximums for density and requiring a mix of uses. However, there is also a strong sentiment in a large majority of the comments that by continuing to allow buildings above 90 ft., this set of policies inadequately addresses concerns about Chinatown character, the scale of new buildings, and the rate of development in the neighbourhood.

As a result, staff have revised the policy proposal to address the suggestions and concerns raised by the community. Most notably, staff recommend that the rezoning policy be rescinded, meaning that buildings above 90 ft. will no longer be considered in Chinatown.

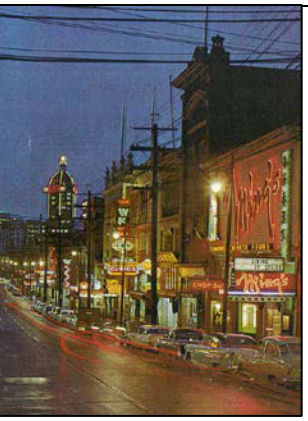
Staff received feedback not related to built form and land use, concerning topics such as culture, programming, and retail. While these issues (such as support for traditional Chinatown businesses) cannot be addressed in this zoning change, the feedback will be brought forward into further planning processes for Chinatown.

Responding to Feedback: Changes to the Policy Proposal

Theme	What We Heard	Responses to Feedback
Rezoning Process	• Strong opposition to the "inclusionary zoning area", where buildings above 90 feet in height would be approved by Development Permit Board, not Council.	• **Rescind the rezoning policy for Chinatown.** Buildings above 90 feet in height will no longer be possible.
Scale of development	• Large-scale developments that are overly tall and wide are fundamentally inappropriate for Chinatown. • Prefer smaller-scale development that better match the existing fabric.	• **Rescind the rezoning policy for Chinatown.** • Allow developments to proceed under the base zoning height. • **Adjust the base zoning** to address issues of site and storefront width. (see below) • **Reduce parking and loading** for small lot development.

Building Height	• Buildings at 120 feet tall and 150 feet tall that have been permitted are too high. • Prefer buildings to be no than 75 feet tall on Pender Street and no more than 90 feet tall in Chinatown South.	• **Rescind the rezoning policy for Chinatown.** • **Allow developments to proceed under the base zoning height** of maximum 75 feet for Pender Street and 90 feet for Chinatown South.
Building Width and lot consolidation	• Buildings on lots at 200 feet wide are out of scale. • Concerns about new buildings on consolidated, wide lots replacing existing individual buildings, resulting in homogenous streets.	• **Rescind the rezoning policy for Chinatown**. • **Adjust the base zoning** to limit lot consolidation to no more than two lots (max. 50 feet wide) on Pender Street, and to no more than three lots (max. 75 feet wide) in Chinatown South. • Exception given to lots already consolidated as of date of adoption of zoning changes. • **Reduce parking and loading** for small lot development.
Retail and small businesses	• Concerns about new "big box" or chain stores moving into new storefronts that are larger and wider. • Prefer small, independent stores, traditional Chinese businesses in smaller, narrower storefronts.	• **Adjust the base zoning** to limit storefront width to 25 feet on Pender Street and 50 feet in Chinatown South. • **Continue to work with the Chinatown BIA and property owners on a retail recruitment strategy** to attract appropriate type of businesses. • **Complete the historic business study**, and explore incentives for the retention of local-serving, traditional businesses.
Incremental development and authenticity	• Pace of development a concern, leading to demolition of existing buildings at a fast rate, lack of diversity in design of new development, and a homogenous street. • Prefer incremental development of diverse, narrower buildings.	• **Rescind the rezoning policy for Chinatown** and **adjust the base zoning** to slow down pace of development, leading to more diverse, incremental development over time.
Heritage buildings	• Concern about demolition of heritage buildings. • Prefer strong protections for heritage buildings.	• **Rescind the rezoning policy for Chinatown** and **adjust the base zoning** to slow down pace of development.
Zoning for all of Chinatown	• Concern about multiple layers of development policies for different areas of Chinatown. • Prefer simplified zoning areas that treat Chinatown as a whole.	• **Rescind the rezoning policy for Chinatown** • **Continue to use the existing HA-1 (Pender Street) and HA-1A (Chinatown South) boundaries.**

Gentrification	• Concerns about unaffordability of housing for locals, especially Chinese seniors. • Concerns about loss of traditional Chinese businesses, affordable food and grocers	• **Rescind the rezoning policy for Chinatown** and **adjust the base zoning** to slow down pace of development. • **Continue to work with the Chinatown BIA and property owners on a retail recruitment strategy** to attract appropriate type of businesses. • **Complete the historic business study**, and explore incentives for the retention of local-serving, traditional businesses. • **Continue to work with Society buildings** to upgrade and secure existing affordable housing units. • **Continue to advocate to senior levels of government** for funding for affordable seniors housing.
Chinese Seniors	• Concerns about displacement of seniors, and loss of businesses that serve them. • Prefer providing social housing for seniors, supporting intergenerational connections with youth and maintaining culturally appropriate businesses.	• **Continue to work with the Chinatown BIA and property owners on a retail recruitment strategy** to attract appropriate type of businesses. • **Complete the historic business study**, and explore incentives for the retention of local-serving, traditional businesses. • **Continue to work with Society buildings** to upgrade and secure existing affordable housing units and spaces for cultural activities for seniors and youth. • **Continue to advocate to senior levels of government** for funding for affordable seniors housing.
Culture and Intangible Heritage	• Concerns that newer, larger developments make Chinatown feel like the rest of Vancouver. • Prefer recognizing both tangible (building) and intangible (people and activities) heritage of Chinatown.	• **Rescind the rezoning policy for Chinatown** and **adjust the base zoning** to slow down pace of development and disallow large-scale development. • **Continue to work with Society buildings** to upgrade and secure existing affordable housing units and spaces for cultural activities for seniors and youth.






Detailed Feedback

The following content reflects the detailed written feedback, petition responses, organization letters, and advisory group minutes that informed the development of the new policies.

WRITTEN FEEDBACK

The following is a summary of comments received through written comment sheets, online comment form submissions, feedback emails and letters. The comments are organized by topic and ordered by frequency.

- **Seniors' social housing** (approximately 199 responses):
  Respondents indicated that providing 20% of units in buildings above 90 ft. as seniors' social housing is "not worth it" given the negative impacts of the extra height and density. Some cited that 40% to 50% of units as seniors' social housing should be provided. Many comments highlighted the need for more affordable housing for low-income people, especially the seniors that bring life to Chinatown. Some respondents suggested that a proportion of building floor area (as opposed to units) should be set aside for seniors' social housing, and that social housing should be a requirement for all development in Chinatown.

- **Building height** (approximately 184 responses):
  Respondents believe that 150 ft. is too high for buildings in Chinatown. Many noted that the existing heritage buildings in the historic neighbourhood are much lower, and that taller buildings will fundamentally compromise the character of Chinatown. Some respondents stated that they do not believe extra height should be used to achieve public benefits. Respondents prefer buildings that match the existing context, up to a maximum of 90 ft. in height. Some respondents stated a maximum height of 50 ft. is appropriate for historic the Pender Street area.

- **Traditional and affordable businesses** (approximately 174 responses):
  Respondents highlighted the importance of traditional Chinese stores, small independent businesses, and affordable retailers to Chinatown, and expressed concern that these businesses appear to be disappearing as they struggle with rising rents and property taxes. There is a related concern that the new businesses appearing in Chinatown are more expensive, "Western" businesses such as coffee shops and bars. Respondents indicated that these new businesses, along with "big box" retailers and chain stores, do not fit the character of Chinatown. Some respondents attribute these changes partially to the new market development projects in Chinatown, which have introduced higher-income residents into the neighbourhood.

  The feedback also included suggestions to support traditional Chinatown businesses. These include setting narrow retail frontage limits to ensure smaller stores, tax breaks for "Legacy Businesses", a tax levy for "culturally inappropriate" businesses, and restrictions on chain stores.

- **Chinatown character and cultural importance** (approximately 169 responses):
  Many respondents spoke passionately about the uniqueness and importance of Chinatown to their own lives, to Chinese-Canadians, and to Vancouver more broadly. Respondents expressed concern that this character and cultural heritage of Chinatown is under threat from the rapid development that is leading to generic buildings that feel "sterile" and do not reflect the deep

history of the area. Some respondents emphasized that revitalization efforts should shift focus from development to culture and heritage.

- **Building frontage** (approximately 165 responses):
Respondents felt that 200 ft. building frontages compromise the fine-grain character of Chinatown, and could lead to the demolition of multiple smaller heritage buildings for "mega-developments". While larger buildings may generate some public benefits, respondents feel that the negative consequences for Chinatown's character are too great. Respondents suggested that the maximum building frontage be 75 ft., with some suggesting that 50 ft. is appropriate.

- **Inclusionary Zoning Area** (approximately 143 responses):
Respondents disagreed with the proposal to create an inclusionary zoning area for Chinatown South, where additional height would be allowed in exchange for a proportion of seniors' social housing units. The development permit process is seen as undemocratic, as the final decision is not made by City Council at a public hearing. The open house and public consultation process for a development permit is also considered to be inadequate compared to a rezoning application. Some respondents expressed that the inclusionary zoning proposal disproportionately benefits developers, who would be able to build taller buildings more easily by providing seniors' social housing.

- **Heritage Conservation Area** (approximately 113 responses):
Respondents indicated that Chinatown as a whole should be designated as a Heritage Conservation Area (HCA). Some acknowledged that the City is exploring the HCA designation, and urged that the process be accelerated.

- **Chinatown Zoning Areas** (approximately 113 responses):
Respondents felt that creating many smaller zoning areas within Chinatown is inappropriate, instead suggesting that all of Chinatown should be treated the same. It is felt that the proposed zoning areas only prioritize heritage retention along Pender Street, when areas in Chinatown South are also important to Chinatown's character.

- **Design Guidelines** (approximately 113 responses):
Respondents stated that the design guidelines for Chinatown should be strengthened by including provisions in the zoning by-law. The existing design guidelines are seen as helping development projects meet Chinatown's character, but they are currently not mandatory as they are not included in zoning.

- **Small-Scale Development** (approximately 109 responses):
Respondents stated that small-scale and incremental development is more appropriate for Chinatown than larger buildings. Some explained that Chinatown's prevailing form of development is very fine-grain, which creates an eclecticism and authenticity unique to the neighbourhood. Some respondents suggested that policies to encourage small-scale development be implemented, such as parking and loading relaxations and density bonuses.

- **Retail Frontage** (approximately 92 responses):
  Respondents emphasized the importance of narrow retail frontages, as they facilitate the small businesses that characterize Chinatown. Respondents believe the frontage limits should be strengthened in the zoning.

- **Chinese Culture and Intangible Heritage** (approximately 82 responses):
  Respondents described their vision of Chinatown as a place with a thriving Chinese culture, that commemorates the contributions of Chinese-Canadians to society, and that expresses the rich heritage of the neighbourhood. Respondents expressed concern that this cultural richness is threatened by the rate of development, and noted that revitalization must address aspects on intangible heritage, not just physical buildings. Some noted that tourists and locals alike are attracted to Chinatown because of this intangible heritage.

- **Community Land Trust** (approximately 74 responses):
  Respondents suggested that the City help establish a Community Land Trust for Chinatown.

- **Maximum FSR and Storeys** (approximately 73 responses):
  Respondents expressed support for setting new maximums in terms of FSR and number of storeys for development in Chinatown.

- **Use Requirements** (approximately 72 responses):
  Respondents expressed support for require second-floor non-residential or seniors social housing uses.

- **Rate of Change Policy** (approximately 70 responses):
  Respondents indicated that a rate of change policy for rental replacement should apply to Chinatown.

- **Chinatown Task Force** (approximately 70 responses):
  Respondents suggested that a task force should help guide future revitalization efforts for Chinatown.

- **Unaffordability and Gentrification** (approximately 56 responses):
  Respondents expressed concern about the unaffordability of housing for locals, especially Chinese seniors that may not be able to live elsewhere in the city. Gentrification from new market development is a problem, especially if Chinatown becomes less accessible to low-income people as a result.

- **Preserving Existing Buildings** (approximately 50 responses):
  Respondents emphasized the importance of preserving existing buildings, especially along Pender Street. Some expressed that the memory of Chinatown will be lost if the buildings are demolished.

- **Displacement of Seniors** (approximately 43 responses):
  Respondents stated that the “mass displacement” of seniors due to development is unacceptable. Respondents suggested that policies should

prioritize allowing residents to stay in Chinatown, with a focus on low-income individuals.

- **New Development and Chinatown Character** (approximately 43 responses): Respondents cited the newly developed buildings along Main Street as out of character with Chinatown, with some stating that they felt more appropriate for Yaletown. Some noted that these buildings make Chinatown feel like anywhere else in the City, and that the retail is too sterile.

- **Support for Chinese Seniors** (approximately 39 responses): Respondents highlighted the importance of seniors to the neighbourhood, as they contribute to vibrancy and represent the "living history" of Chinatown. Seniors must feel included in Chinatown and any future planning, and must be able to buy groceries and access services in a culturally appropriate manner.

- **Community Outreach** (approximately 26 respondents): Some respondents suggested that the City work closely with Chinatown organizations and the Chinese-Canadian community more broadly, especially seniors and low-income individuals.

- **Opposition to 105 Keefer Street Rezoning** (approximately 25 responses): Some respondents stated their opposition to the rezoning application for 105 Keefer Street, stating that the proposal is too high, and that the site should be used for a social housing building with units at the welfare rate.

- **Community Amenities** (approximately 10 responses): Some respondents indicated that Chinatown needs more cultural facilities, a community centre, non-profit community space, schools, outdoor space, and spaces for seniors and families.

- **Support for 105 Keefer Street Rezoning** (approximately 10 responses): Some respondents expressed support for the rezoning application for 105 Keefer Street, stating that the proposal will provide needed seniors' social housing and community space for cultural programming.

- **General Support** (approximately 9 responses): Some respondents felt that the proposed policy changes will be positive for Chinatown.

- **Translation** (approximately 8 responses): Some respondents indicated after the open houses in October 2016 that the entirety of the open house boards should be translated, as opposed to just key messages. In response, staff prepared fully translated boards and hired additional interpreters for the open house in February 2017.

- **Economic Development** (approximately 8 responses): Some respondents expressed a desire for initiatives to improve Chinatown's appearance and address crime, in order to create a more attractive business environment.

Miscellaneous Comments
Staff also received the following individual feedback:

Comments regarding housing:

- The City must ensure that social housing for seniors will actually be occupied by low-income seniors.
- An option to provide rental housing instead of social housing for density bonuses should be provided, in order to increase the viability of projects.
- Social housing should be spread around Vancouver, not concentrated in the Downtown Eastside and Chinatown.
- More development should be allowed in Chinatown, to help address the housing crisis.
- Social housing for all low-income people, not just seniors, is required.
- The proposed policy "makes social housing a pawn in a developer game".
- Social housing should be funded by government, not through increased height for private development.
- Accessibility requirements should be included for the design of seniors' housing units.
- There should be a public development company to build housing in Chinatown.
- There should be more social housing funded by all three levels of government.
- A "Chinese Housing Authority" is needed to oversee implementation of the inclusionary zoning proposal and to ensure rents remain low.
- The requirement for social housing may make development projects not viable.
- Encouraging microunits may increase affordability.
- Intergenerational housing is preferred over seniors' housing.
- Action must be taken to prevent unoccupied condominium units.
- Larger units should be provided for the social housing.
- The focus on seniors housing over other needs in the community "seems like tokenism."
- Policies should not emphasize social housing, but housing for seniors of a range of incomes.

Comments regarding business and retail:

- Focus should be placed on attracting the Chinese demographic to Chinatown.
- The proposed retail frontage limits are not viable.
- The inclusion of laneway retail is positive.
- Policy must focus on bringing businesses and people from outside Chinatown back into the neighbourhood.
- There should be a special board to approve businesses in Chinatown, to ensure they are culturally appropriate
- A brochure with a map of traditional Chinatown businesses should be distributed to tourists.
- The Qintai street mall in Chengdu should be an inspiration for Chinatown.
- The city should remove parking meters and allow two hours of parking in order to attract shoppers to Chinatown businesses.
- Chinatown is changing as people shop more in suburban areas.
- The inclusion of retail mezzanines creates "premium" retail space, and may not work for uses such as grocers and butchers.
- Chinatown should be designated as a commercial district.

Comments regarding the planning process:

- More information on how Chinatown will be affected by the removal of the viaducts and the new St. Paul's hospital is needed.
- "Character" is nebulous and undefined.
- The program to support Chinese Society buildings is positive.
- Planning for Chinatown must consider why Chinatown is in decline.
- Chinatown needs more social spaces.
- Engage existing intergenerational connections between youth and seniors.
- "Creatives" feel that the city is too uniform.
- The fentanyl crisis must be addressed if low-income individuals are a priority.
- There should be a new Chinatown planning process.
- More notification for the open houses is required.

Comments regarding development:

- Development restrictions should be relaxed along Pender Street east of Main Street, as there are fewer heritage buildings there.
- The rezoning policy is unnecessary and development should be allowed without requiring Comprehensive Development (CD-1) Districts.
- Chinatown should be allowed to "self-regulate" development like before.
- Increased density does not necessarily mean better community.
- Upgrading old buildings is important.
- There should be no height limits in Chinatown.

Other comments:

- Garbage pick-up is too early and disturbs residents, since the area is considered part of Downtown.
- "Fascist."
- The proposed policy is "discriminatory" and "prejudiced" against individuals of Chinese descent.
- "Just stop now."
- Split-level streets with raised patios could provide room for both parking underneath and pedestrian activity above.
- The street interface for the block at Gore and Union streets should be redesigned.
- Chinatown was formed because of discrimination.

PETITION RESPONSES

Staff received a petition from the Chinatown Concern Group, which included 1,221 signatories. The petition cites concerns related to market development in Chinatown, and the displacement of vulnerable residents and small businesses. It includes the following text:

1. Reject the mass rezoning plan ("CRAP)" for Chinatown;
2. Commit to engaging the existing community, especially low-income residents and small businesses, in preparing a new area plan for Chinatown that will stop further gentrification and displacement; and
3. Implement policies put forward by Chinatown residents, including the demands of Chinatown Concern Group:
    a. Do not permit any more market-rate developments in Chinatown until the number of new social housing units being developed in the neighbourhood matches the number of new market-rate housing units
    b. Zone Chinatown as a single, unified district
    c. Designate Chinatown as a Heritage Conservation Area
    d. Require that at least 50% of the gross floor area of new developments in Chinatown be for social housing
    e. Define social housing in Chinatown as units rented at no more than the maximum welfare or pension shelter allowance or 30% of OAS/GIS income
    f. Limit building heights to a maximum of 50 feet tall (with 100% social housing projects considered separately)
    g. Limit building frontages to a maximum of 50 feet wide (with not-for- profit developments considered separately)
    h. Meet the community demands for 105 Keefer Street:
        i. Reject the rezoning application by Beedie Living
        ii. Direct the City to acquire the 105 Keefer Street site in partnership with the Provincial and Federal governments
        iii. Provide 100% social housing on the site, with rents not to exceed the maximum welfare or pension shelter allowance or 30% of OAS/GIS income
        iv. Provide an intergenerational, multi-use community space, with an emphasis on serving seniors
    j. Support culturally appropriate Chinatown retail through business-friendly policies such as property tax deductions or other subsidies
    k. Prohibit chain stores (such as has been done in San Francisco Chinatown)

ORGANIZATION LETTERS

Staff have received letters from multiple Chinatown organizations on the October 2016 policy proposal. The current policy recommendation responds to the concerns raised by these community organizations. Included here are letters from:

- Vancouver Chinatown Revitalization Committee (April 23, 2015)
- Vancouver Chinatown Revitalization Committee (December 2, 2016)
- Chinatown Society Heritage Buildings Association (February 20, 2017)
- Chinese Benevolent Association of Vancouver (March 24, 2017)
- Canada Chaosan Business Association (March 24, 2017)
- Vancouver Chinatown BIA Society (March 28, 2017)
- Building Community Society of Greater Vancouver (March 28, 2017)
- Coalition of Vancouver Neighbourhoods (March 30, 2017)
- Vancouver Chinatown Revitalization Committee (March 31, 2017)
- Vancouver Chinatown Revitalization Committee (March 10, 2018)
- Vancouver Chinatown BIA Society (April 6, 2018)

April 23, 2015

City of Vancouver
453 West 12th Avenue
Vancouver, BC, V5Y 1V4

Attention: His Worship Mayor Gregor Robertson & Vancouver City Councillors

Re: Request for Review of the HAHR Rezoning Policies & Revised HA-1 & HA-1A Design Guidelines

As the fourth anniversary of Council's decision to amend the zonings in Chinatown under the Historic Area Height Review (HAHR) approaches, the VCRC considers it an opportune time to reflect back on the original objectives of the HAHR and the effectiveness of its subsequent policies, particularly in view of the significant development activity which has occurred since then. This includes 8 approved and/or proposed developments within the HA-1 and HA-1A zones comprising more than 700 residential units and over 60,000 square feet of retail/office space (see ***Appendix 1***).

The main objectives of providing additional height in Chinatown through the HAHR policies were:

1. To support innovative heritage, cultural and affordable housing projects;
2. To increase the number of residents in order to support local businesses and street vitality; and
3. To stimulate economic revitalization, noting that development is only one aspect.

While the policies have undoubtedly raised the interest and level of activities within Chinatown, the latest development proposal at 105 Keefer Street has inarguably generated the greatest discussion, largely owing to its substantial site area (over 18,000 square feet) and prominent location adjacent to the Chinatown National Historic Site along East Pender Street, the award-winning Dr. Sun Yat-Sen Classical Chinese Garden and the much-treasured Chinese Memorial Square. This proposal fails to embody the community and Council's vision for this site, which was explicitly stated in the City of Vancouver Historic Area Height Review (HAHR): Summary – March 2010.

> "FURTHER, THAT Site 3 in Figure 2 of Appendix 3 of the above-noted Policy Report known as the Keefer Triangle Site, is not supported by Council as a higher building site, and further that the heights above the base zoning height of 90 feet on this site would be of concern due to potential impacts" (see ***Appendix 2***).

While it is unrealistic to expect total consensus among the diverse stakeholders in Chinatown, two workshops organized by the Downtown Eastside Planning Team and the VCRC on February 18 and February 25 resulted in a general agreement on what 'Chinatown Character' means, and how recent developments and development proposals are threatening to erode the quintessential Chinatown Character. Two significant concerns raised at the workshop and requiring immediate attention are highlighted below.

Density Cap: The intent of not limiting floor space ratios (FSRs) in the HA-1 and HA-1A (Historic Area) District was to provide flexibility for designers and developers to economically develop small infill lots and rehabilitate existing heritage buildings. However, in the absence of a density cap, the result is often new developments that are excessively massive and bulky, which is more evident where the adjacent buildings are existing heritage or low-rise buildings. There is an overall loss of diversity in building forms and of the saw-tooth street profile that is so crucial to the Chinatown Character. As indicated in ***Appendix 1***, the 3 rezoning applications have resulted in new developments with FSRs in the range of 8.0 to 9.0. Given that small lots in Downtown South and comparable areas listed in ***Appendix 3*** have a maximum allowable FSR of 5.0 or less, the current expectation for FSRs in Chinatown in the range of 8.0 or 9.0 is excessive. As demonstrated by the recent revitalization of the 100-block of West Hastings, a FSR limit of 3.0 is sufficient to revitalize an area by keeping it economically viable to renovate and retain the low-rise heritage buildings without sacrificing density. A maximum FSR of 3.0 should therefore be imposed for smaller sites in Chinatown and increased to 5.0 for larger ones to maintain the balance between density and the Chinatown Character.

Mandatory Review of *All* Developments in Chinatown: There are currently more than 5 Development Permit applications for outright uses under construction or in progress in Chinatown (see ***Appendix 1***). These 'outright approvals' do not require a public hearing or any form of consultation with the community, including the Chinatown Historic Area Preservation Committee (CHAPC). Since the mandate of CHAPC is to preserve and protect the heritage and character of the Chinatown area (HA-1 and HA-1A), this body should be consulted throughout the planning process for *all* developments and installations in the public realm in Chinatown, including public art and signage, outright uses and rezoning applications to ensure that the development aligns with the community's intentions and the Chinatown Plan. Furthermore, the role and composition of CHAPC could be made more effective while broader community consultation is needed.

Based on the above, the VCRC respectfully requests that the City undertake a comprehensive review of how the bylaws and policies adopted four years ago are achieving the objectives of the HAHR and the Chinatown Neighbourhood Plan. As noted in the July 25, 2012 Report to Council on the Chinatown Neighbourhood Plan, it was recommended that *"staff continue to monitor its implementation and provide Council with regular progress reports."* It is envisioned that such a review would give much needed insight into what has been done right, where the policies have failed to realize the community's intentions and what needs to be changed to better align new developments with the City's Chinatown Neighbourhood Plan. The VCRC can assist City staff in this process by coordinating and facilitating community outreach.

Yours truly,

Carol Lee
Chair, Vancouver Chinatown Revitalization Committee

c.c. Mr. Brian J. Jackson, General Manager, Planning and Development

Vancouver Chinatown Revitalization Committee
300-127 East Pender Street, Vancouver, BC V6A 1T6

APPENDIX 1

SUMMARY OF APPLICATIONS WITHIN HA-1 & HA-1A ZONE AFTER INTRODUCTION OF HAHR

Address	Zoning	Ref.	Height (ft./storeys)	FSR	Commercial Floorspace (sq.ft.)	Residential Units	Remarks
105 Keefer St/544 Columbia St	HA-1A	Rezoning Application	120 / 13	8	21,574	137	Proposed
183 E Georgia St/633 Main St	HA-1A	Rezoning Application	146 to 152 / 16	9	11,815	188	The FSR was revised from 9.29
188 Keefer St/611 Main St	HA-1A	DE416573	150 / 17	8	14,510.67	156 (including 22 seniors rental units)	First rezoning under HAHR
137 Keefer St	HA-1A	DE418195	87.8 / 9	NA	NA	14	Under construction
231 E Pender St	HA-1	DE416681	74.9 / 8	NA	3,639.9	60	Under construction
189 Keefer St	HA-1A	DE415496	90 / 9	7	6,641	81	Under construction
245 E Georgia St	HA-1A	DE416284	90 / 9	NA	NA	40 (rental units)	Under construction
217 E Georgia St	HA-1A	DE414728	90 / 9	NA	NA	28	First application after HAHR
TOTAL					58,180.57	704	

Rezoning Application

NA = Not available

APPENDIX 2

Extract from COV's report entitled "Historic Area Height Review (HAHR): Summary – March 2010

D. THAT two additional higher buildings (sites 1 and 2 in Figure 2, appendix E of the Policy Report dated January 4, 2010, entitled "Historic Area Height Review: Conclusion and Recommendations") as "high points of the pattern" be proposed to provide additional strategic new development with resulting public benefits, within height limits that still reflect the prevailing mid-rise development pattern;

FURTHER THAT for the specific purpose of economic revitalization of Chinatown while also considering heritage values, staff report back on options for a limited number of carefully and strategically located additional higher building sites generally in the range of 150 feet to be further identified specifically in Chinatown South (HA1A);

* FURTHER THAT Site 3 in Figure 2 of Appendix E of the above-noted Policy Report, known as the Keefer Triangle Site, is not supported by Council as a higher building site, and further that heights above the base zoning height of 90 feet on this site would be of concern due to potential impacts;

FURTHER THAT Council endorse that the maximum of the two higher buildings (sites 1 and 2 in Figure 2, appendix E of the above-noted Policy Report) above the prevailing height of 50'-120' may be considered with heights generally in the range of 150', having considered urban design and other performance factors including View Corridors Policy, shadowing considerations, compatibility with adjacent heritage building context and provision of public benefits;

FURTHER THAT Council adopt the Draft Urban Design Criteria for any Higher Buildings in the Historic Area as attached in the Appendix E of the above noted Policy Report, and direct staff to prepare and report back with a Rezoning Policy for all Higher Buildings in the Historic Area, based on the adopted Criteria; and

* FURTHER THAT for every supported higher building, a significantly higher standard of architectural and urban design excellence will be required.

E. Subject to the approval of A, B and C1, staff update the Chinatown Community Plan to incorporate the approved changes (see RTS 6478 "Chinatown Community Plan: summary of Council policies and directions")

E.1. THAT Council as a priority directs staff to report back on a Chinatown Economic Revitalization Plan with a focus on near term action strategies, building upon existing revitalization initiatives (Hastings Street Façade Program, Chinatown Awning Program, Heritage Incentive Program and various initiatives under "Great Beginnings") and heritage values, to immediately support Chinatown.

E.2. THAT the resources and expertise of the Vancouver Economic Development Commission be engaged, in consultation with the Chinatown BIA, Chinatown Merchants Association and other expert organizations as needed, to support the creation of the Chinatown Economic Revitalization plan.

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APPENDIX 3

COMPARISION OF MAXIMUM FSR IN VARIOUS PLANNING AREAS

Planning Area	Max. Allowable FSR
Downtown South	5.0
Cambie	3.0
Downtown Eastside/Oppenheimer	
♣ Sub-area 1 (Main/Hastings)	7.0
♣ All other areas	4.5
Gastown (HA-2)	No maximum FSR
Yaletown (HA-3)	5.0
Victory Square	5.0
Chinatown (HA-1 & HA-1A)	No maximum FSR

2 December 2016

General Manager's Office
Planning, Urban Design & Sustainability
City of Vancouver
453 West 12th Ave
Vancouver, BC V5Y 1V4

Attention: Karen Hoese, Acting Assistant Director, Vancouver - Downtown

Dear Karen,

Re: Proposed Improvements to Development Policies in Chinatown (HA-1 & HA-1A Zoning Areas)

The Vancouver Chinatown Revitalization Committee (VCRC) would like to thank and acknowledge the work of staff in their recent update and review of the Chinatown Economic Revitalization Action Plan. Draft changes to the development policies in Chinatown, which are intended to improve the form of new buildings, manage change, clarify the density that can be achieved, protect heritage, and stimulate the economy, were presented to the VCRC at their General Membership Meeting on September 20, 2016. Following two public open houses held on October 22 and 25, and a subsequent VCRC meeting on November 9, 2016, members raised a number of concerns on the proposed changes. In preparation for our upcoming meeting with staff, we have summarized below some major questions arising from the open houses:

1. The HA-1A, HA-1B, HA-1C and HA-1D Zoning Areas need stronger recognition for their historic value. Pender Street is not the only historic or culturally significant street in Chinatown, and the proposed heights and densities for the HA-1A, HA-1B, HA-1C and HA-1D Zoning Areas warrant further discussion.
2. There is grave concern that the proposed changes, namely, setting an inclusionary zoning area, will streamline the process for developers to achieve floor space ratios (FSR) and heights that are deemed excessive and have repeatedly been opposed to by the community, diminishing the neighbourhood's historic, cultural and economic value in favour of market residential units.
3. It is unclear whether the minimum 20% of units allocated for seniors' housing under the inclusionary zoning area will be included in the proposed maximum FSR of 6.65. In any event, an FSR of 6.65 is still considered excessive and would overshadow the adjoining National Historic Site and the HA-1 zone.
4. The various references to affordable housing, seniors' housing and social housing in the open house information boards (pp. 3-4 and 7-12 in the online pdf file) is not only inconsistent, but confusing and ambiguous. Seniors', social and affordable housing are not mutually inclusive and would have different impacts on a street. By exempting the requirement for second floor commercial uses when social and/or seniors' housing is provided, the street vitality would be significantly reduced.
5. The proposal to allow buildings with 200-foot frontages in the HA-1A to HA-1D zones is completely at odds with what we have all agreed to be the goal in Chinatown. This proposal brings back memories of the opening days of the Historic Area Height Review when staff brought forward proposals for 30-storey buildings on the Chinese Cultural Centre site and Keefer Triangle. It is disappointing to find ourselves at such a place again, after so many years of working together.

Vancouver Chinatown Revitalization Committee
Third Floor-127 East Pender Street, Vancouver, BC V6A 1T6

We look forward to meeting with your staff to review the proposals, clarify some of the proposed changes and discuss community concerns arising from them. The meeting will be held on ***Tuesday, December 6, 2016 at 5:30pm, Dr. Sun-Yat Sen Garden, 578 Carrall Street***. We will also be gathering after the meeting for our annual Christmas dinner in Chinatown. Please join us, together with members of your team, if you are able.

Yours truly,

Carol Lee
Chair, Vancouver Chinatown Revitalization Committee

Vancouver Chinatown Revitalization Committee
Third Floor-127 East Pender Street, Vancouver, BC V6A 1T6

華埠僑團傳統建築協會

CHINATOWN SOCIETY HERITAGE BUILDINGS ASSOCIATION

C/O 418 HASTINGS STREET EAST VANCOUVER, BC V6A 1P7 (604) 879-5550

Dear Mayor and Council,

Since 2006, The Chinatown Society Heritage Buildings Association (CSHBA) has been an active proponent for the revitalization of the Historic Community of Vancouver Chinatown. Our organization, as part of their advocating initiatives, initialized the grassroot community effort that culminated in the designation of Vancouver Chinatown as a National Historic Site in 2011, and, as you will recall, participated in depth in the process in collaboration with the City on the Chinatown Neighborhood Plan and Economic Revitalization.

On January 5, 2017, CSHBA received a presentation from City Staff regarding the proposed changes to the Chinatown Neighborhood Plan and Economic Revitalization.

Upon further discussion, there are numerous changes that raised grave concerns on the proposed changes as they present trade-offs that would result in negative outcomes that severely impacts the original character of Vancouver Chinatown.

The response of the CSHBA to the changes are as follows:

1) Height restriction: allowing additional heights in HA-1B, C and D will result in physical overshadowing of the buildings in HA-1. A potential height difference of up to 75 feet will create a perceived physical separation of the overall community. **We insist that the height is set to a maximum height of 90' outright for HA-1A, B, C and D.**

2) Frontage: the proposed allowable 200' frontages is deemed to be too wide. Setting up retail/business establishments in these wide frontages provides a discriminatory advantage to business that can afford to set up on these larger sites. This would force out businesses working out of narrower footprints that presently provide vitally important affordable and accessible products and services to serve low income Seniors living in close proximity to the community. In addition, at present most of the buildings in Chinatown are of 25 foot wide frontages. **The CSHBA's position is to maintain the 75' to 125' maximum widths.**

3) Density: **set the maximum FSR to 5.0.** Setting a FSR of 6.05 will result in blocky structures that will result in an inconsistent physical appearance and will impose a deleterious impact on the overall fabric.

4) Inclusionary Zoning Area for Seniors Housing: The City should focus on the providing affordable low-income Seniors Housing that allows seniors the opportunities to live in a safe and secure place in Chinatown. Setting up a condition using Seniors as a negotiating point that imposes on the fragile architectural fabric of Chinatown to provide living spaces for seniors is no

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CHINATOWN SOCIETY HERITAGE BUILDINGS ASSOCIATION

C/O 418 HASTINGS STREET EAST VANCOUVER, BC V6A 1P7 (604) 879-5550

solution that guarantees that the senior's affordability issue is properly and permanently addressed. **We do not support the proposed inclusionary zoning area for seniors housing. We ask that you carefully review the Chinatown Vision Statement that was released in 2002, especially on the section on Senior's Housing.**

In addition, we urge the City to create and support incentives to support the 25' wide lots in the Chinatown and Chinatown Districts.

Finally, the CSHBA proposes to the City that the Historic District of Vancouver Chinatown and the area of Chinatown South (inclusive of HA-1A, B, C AND D) be designated as Heritage Conservation Areas. In our view, the proposed changes directly conflict with the Philosophy of the Community and goes against their wishes to designate HA-1 and HA-1A as Heritage Conservation Areas.

Thank you for your attention.

Sincerely,

Fred Mah, President
Chinatown Society Heritage Buildings Association

c.c. Gil Kelley, General Manager Planning, Urban Design and Sustainability
Randy Pecarski, Acting Assistant Director of Planning
Kevin McNaney, Project Manager-NEFC, Project Team
Tom Wanklin, Senior Planner
Paul Cheng, Senior Development Planner

加拿大溫哥華 中華會館 --九〇八年成立
CHINESE BENEVOLENT ASSOCIATION OF VANCOUVER

March 24, 2017

Dear Mayor Gregor Robertson, City Councilors and City Planners:

Re: Proposed Economic Revitalization Update and Improvements to Development Policies

We are writing on behalf of our 100+ organization members to voice our concerns regarding the subject proposed subject Development Policies. As stated in our recent letters to City Council and City Planners, the revitalization and future development of historic Vancouver Chinatown is a subject that is near and dear to the hearts of all the community groups in Chinatown.

Upon receiving knowledge of the City's proposed Development Policies, the Chinese Benevolent Association of Vancouver (CBA) coordinated with the City Planners to host a presentation session at the CBA hall on January 8, 2017. There were 53 people in attendance representing 47 community organizations. We wish to thank City Planners, Tom Wanklin and Helen Ma, for providing a very comprehensive presentation and responding to all the questions that were raised.

After the City Planners' presentation, the community groups deliberated at length on the merits of the proposed Development Policies. While the community groups are not opposed to development and senior housing, they have unanimously opposed the proposed 'inclusionary zoning area' to increase the current zoning height to 120 feet if social and/or senior housing is provided. The community groups are very much concerned with the prospect of having a blanket height increase in the 'inclusionary zoning area' where final approval on a development proposal will be made by City staff. They strongly believe that City Council should be held accountable to review each proposal in the current HA-1 Zoning with a building development exceeding the current maximum height 90 feet.

The community groups also unanimously objected to the proposed Development Policies to increase the current maximum frontage to 200 feet. Once again, 'heritage character and scale' is of utmost importance to the stakeholders of the community.

We urge the City to revise its 'Economic Revitalization and Improvement to Development Policies' strategy to reflect the concerns of the community stakeholders. Thank you for your consideration!

Sincerely,

Hilbert Yiu
President

CANADA CHAOSHAN BUSINESS ASSOCIATION
加拿大潮商會

March 24, 2017

Dear Mayor Gregor Robertson, City Councillors and City Planners:

Re: Proposed Economic Revitalization Update and Improvements to Development Policies

On behalf of Canada Chaoshan Business Association, we are writing on to oppose the subject proposed subject Development Policies. As noted by our stakeholders, the revitalization and future development of historic Vancouver Chinatown is a subject that is near and dear to the hearts of all the community groups in Chinatown.

Upon receiving knowledge of the City's proposed Development Policies, the Chinese Benevolent Association of Vancouver (CBA) coordinated with the City Planners to host a presentation session at the CBA hall on January 8, 2017. There were 53 people in attendance representing 47 community organizations. We wish to thank City Planners, Tom Wanklin and Helen Ma, for providing a very comprehensive presentation and responding to all the questions that were raised.

After the City Planners' presentation, the community groups deliberated at length on the merits of the proposed Development Policies. While the community groups are not opposed to development and senior housing, they have unanimously opposed the proposed 'inclusionary zoning area' to increase the current zoning height to 120 feet if social and/or senior housing is provided. The community groups are very much concerned with the prospect of having a blanket height increase in the 'inclusionary zoning area' where final approval on a development proposal will be made by City staff. They strongly believe that City Council should be held accountable to review each proposal in the current HA-1 Zoning with a building development exceeding the current maximum height 90 feet.

The community groups also unanimously objected to the proposed Development Policies to increase the current maximum frontage to 200 feet. One again, 'heritage character and scale' is of utmost importance to the stakeholders of the community.

We urge the City to revise its 'Economic Revitalization and Improvement to Development Policies' strategy to reflect the concerns of the community stakeholders. Thank you for your consideration!

Sincerely,

Canada Chaoshan Business Association

溫哥華華埠商業促進會
Vancouver Chinatown BIA Society
106 Keefer St., Vancouver, BC. V6A 1X4 Tel: 604-633-9808 Fax: 604-632-3809
Email: vchia@vancouver-chinatown.com Web: www.vancouver-chinatown.com

March 28, 2017

VIA E-MAIL

City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Attention: Ms. Helen Ma, DTES Planning Team

Re: Chinatown Development Policies Review

The proposed changes by City staff to the development policies in Chinatown are of great concern, whether you support preservation of the heritage character of Chinatown or are aligned with the pro-development forces in the community.

In March 2012 the City passed the Historic Area Height Review, a major achievement that garnered support from all sectors of the Chinatown community. Business associations, cultural organizations and Clan associations supported Chinatown's big 6 organizations who all signed a letter urging City Council to approve HAHR. In HAHR, the City recognized Chinatown's cultural and historic significance as a distinct neighbourhood having its unique community guidelines within the Downtown Eastside.

City staff's proposal in the Economic Revitalization Update and Improvements to Development Policies is a step backwards.

Social Housing

One of the key components of HAHR was to keep social housing out of Chinatown. We fought hard against the likes of Ivan Drury and Wendy Pederson, and the Carnegie Community Action Project (CCAP) who wanted Chinatown to be ghettoized as a low income neighbourhood. The compromise was implemented through the Local Area Planning Process (LAPP) where social housing would be the significant form of housing along the Hastings corridor, but kept out of Chinatown.

Senior Housing

An important reason for supporting HAHR was because Community Amenity Contributions extracted from developers would support the creation of low income senior housing. With the developments by Bosa, Westbank and Soltera, the community has realized only 22 new senior homes.

The updated policy proposed by City staff now has senior housing competing with second floor commercial space.

The City presentation would lead us to believe that a developer would find social and/or senior housing preferable to second floor commercial, when in fact this is far from the case.

1. The city policy requires that the developer relinquishes control of the senior housing portion of the development which is managed by an approved non-profit society.
2. Second floor office space will be in significant demand when St Paul's Hospital is built.

A developer would be more inclined to build second floor offices tenanted by medical professionals and clinics than be burdened with social housing or non-profit senior housing.

The proposed changes would amend the development process for higher heights an outright approval, meaning the community no longer has the opportunity to provide its input. Projects such as 105 Keefer could proceed with its plans with the exception of exchanging its senior housing requirements for office space.

There is a demand for senior housing in Chinatown. Rather than designate it for low income only, it should be provided for a range of income groups. An inclusive alternative would be to require providing senior's market rental housing. Senior rental housing would be secured in new developments through a 219 Covenant. Rents would be fixed at 10% to 20% below market value through the same process as the City's Rental 100 program.

Large Lot Site Assemblies

Narrow lots are a defining character of Chinatown, typically 25' and 50'. The minimum site frontage to allow increased heights should be 100'. This will encourage development of much needed residential units while maintaining the distinct character of the neighbourhood. Requiring assembly of larger sites for development would destroy Chinatown's uniqueness.

Conclusion and Recommendations

We should continue working to maintain Chinatown as a distinct neighbourhood and preserve its heritage value. The Historic Area Height Review which allowed additional residential density in Chinatown was supported by the community based on the same principals.

New residential buildings and new businesses in the neighbourhood have brought life, but also challenged the neighbourhood. An even greater impact will be felt once St Paul's hospital is built on our southern border. There will be a massive demand for residential and business services from the surrounding neighbourhood.

Based on the Planning Department's presentation, we feel that social housing in Chinatown is not acceptable as previously agreed by the community and accepted by Council.

We agree that there is a need for senior housing in the community. To encourage development of senior housing, firstly, it should not be a choice in exchange for office use. Secondly, there are many seniors who are not low income that wish to reconnect with the community. The false concept of all seniors by default fall into the low income bracket must be properly recognized and eradicated. A substantial number of seniors who wish to live in Chinatown are by their own choices; not by their income bracket. Housing can be built in condo or purpose built rental buildings with a caveat that it must provide market senior rental housing. This is enforceable with a 219 Covenant on title and rental rates can be regulated similar to the City's Rental 100 program.

With the influx of labour for the new St Paul's hospital, there will be a significant demand for rental housing in the community. Purpose built rental buildings should be encouraged by automatically granting the higher height limits and density, and not be encumbered with social housing and non profit senior housing. Rather a portion of the buildings could be set aside for market senior housing.

Yours truly,

Albert Fok
President
Vancouver Chinatown Business Improvement Area Society

BUILDING COMMUNITY
SOCIETY OF GREATER VANCOUVER
Chair: Mike Harcourt

March 28, 2017

Mayor and Council
City of Vancouver

Re: Building Community Society (BCS) comments on proposed changes to the Chinatown Neighbourhood Plan

The Building Community Society (BCS) thanks Council for giving the public the opportunity to comment on the proposed changes to the Plan and in particular to the Economic Revitalization Strategy. BCS recently convened a workshop to learn the details of the proposed changes and to hear community stakeholder concerns regarding the future of Chinatown. We thank City Staff for providing a clear explanation of proposed changes and the many community stakeholder groups for sharing their concerns.

Overall, BCS is encouraged by and supportive of the proposed changes to the Chinatown zoning by-law regulations – specifically the changes to the existing HA-1 and HA-1A zones. We believe the proposed changes are a marked improvement over the present regulations and should help to protect the heritage, culture and traditional building character of Chinatown, particularly along the critical Pender Street corridor.

BCS also acknowledges and welcomes progress on the other measures to enhance heritage, cultural, affordable housing, new housing and public realm improvements.

The main issue is the zoning policy for the Chinatown South area. BCS is sympathetic to stakeholder concerns that the proposed zoning by-law changes would result in an increased number of larger mass buildings which would be detrimental to the traditional building character of Chinatown. In particular, the concerns are about the prospect of more buildings with frontages of 200 feet and maximum heights of up to 120 or 150 feet.

There are two competing objectives in play. One is to maintain the traditional building character of Chinatown. The other is to increase the residential base in order to enhance the viability of local area businesses and to increase the supply of social/seniors/affordable housing. If it is felt that both objectives have equal merit, the challenge is to find a workable balance between them.

BCS believes it is necessary to strike a balance between these two objectives. In order to achieve a revitalized local business climate, both increased density and traditional building character, as well as diversity of urban form/fabric must be accomodated. The City has recognized this and staff has brought forward useful zoning policy changes and regulations to address these conflicts. The problem is that crafting zoning schedules to fully achieve this is more than challenging.

Building Community Society
c/o Maggie Geiser | 4097 Arbutus Street | Vancouver BC | V6J 4T2
mgeiser@telus.net | 604 619 5050

Nonetheless, with this aim in mind, BCS offers the following comments on proposed zoning policies and regulations.

BCS does not support the proposed Inclusionary Zoning provision for the HA-1B zone and the northern half of the HA-1C zone east of Main Street and accompanying regulations which would permit buildings with a maximum height of 120 feet and a maximum frontage of 200 feet. While such developments could provide some form of public benefit, meets community objectives of innovative heritage restoration, provides social/seniors/affordable housing and create variety of scale, it is still an issue whether or not such larger scale buildings directly adjacent to or in very close proximity to the historic and commercially active areas of chinatown would detract from its traditional character. So long as there are other site opportunities for buildings providing the aforementioned benefits, the appropriate action at this point would be not to allow them in the subject areas. It is noted that the proposal is to allow only one density and height bonusing per block in these zones. But once a precedent has been set, it may be difficult to deny other applications.

The Vancouver Chinatown Foundation (VCF) is a group dedicated to revitalizing Chinatown heritage and culture by attracting more people of Chinese descent to visit Chinatown more often to eat, socialize and participate in other activities. They feel that large scale mixed use buildings and accompanying gentrification detracts from the historic culture and vitality of the area and will discourage this target group from coming. They reference a May 2014 US publication, Older, Smaller, Better – Measuring how the character of buildings and blocks influences urban vitality, by the Preservation Green Lab, a department of the National Trust for Historic Preservation. This publication argues for the preservation of older, smaller buildings and touts the economic benefits of retaining narrow lot developments. The VCF believes that successful achievement of this development pattern would, along with the continuing growth of youth involvement, do much to enhance the cultural resurgence of Chinatown.

This is an interesting idea, so the City should pursue the possibility of providing bonuses for 25 foot lot developments. This might result in the creation of some very unexpected unique one-off buildings that will add diversity to the urban fabric of Chinatown.

BCS supports the proposed Inclusionary Zoning provision and accompanying regulations for the HA-1C zone (except for the northern half of the area east of Main St.) and the HA-1D zone. This will help achieve the objective of increasing the resident population base in Chinatown. However, BCS suggests the City investigate alternate building forms/designs and strategic placing of buildings in these zones as a way to mitigate the overall design impact of larger scale buildings on Chinatown. BCS is mindful of the argument that a 200 ft. frontage building with stepping back of mid and upper floors would create a saw tooth pattern that allows for more air/light space at these elevations. BCS is also aware that the side by side juxtaposition of several tall narrow buildings in a block may not be ideal either.

If the proposal to allow larger buildings in these two Inclusionary Zones will in fact result in substantially more social/senior/affordable housing, then the proposed amendment to increase the maximum allowable frontage seems a reasonable trade-off.

BCS supports the retention of the existing HA-1A zone for the sub-area in the southeast corner of Hastings and Pender Street and the creation of the proposed HA-1B, HA-1C and HA-1D zones and their accompanying regulations. These regulations are more favourable for Chinatown

when compared to existing HA-1A regulations as they limit permitted frontages and retain the current maximum height of 90 feet.

A relaxation of up to 1.85 FSR for laneway retail and commercial mezzanine could be problematic because of the need for emergency vehicluar access and the requirement for an address. However, getting an address may not be an issue if the lane is directly connected to a street.

BCS is unsure if enough staff resources have been directed to the building mass/design issue. If not, BCS strongly urges Council to allocate more budget and staff time to deal with massing/design because this constantly arises as the most pressing issue amongst most Chinatown stakeholders.

With respect to heritage and culture, it is essential that heritage buildings such as the Family Association buildings be saved and upgraded. BCS notes that initiatives like the Chinese Society Legacy Program has made progress in funding upgrades and would strongly encourage the City to continue to explore partnerships and other avenues to further this objective.

The Dr. Sun Yat-Sen Garden, the Chinese Cultural Centre and the Chinese Military Museum are important features for attracting visitors to Chinatown and for maintaining the culture and history of the area. To this end, these organizations and business groups should be encouraged to continue or to step up their efforts and work collaboratively to attract visitors/users, which could lead to increased private/public investment in these facilities.

While much progress has been made in terms of providing and improving the public realm, there does not appear to be much attention given to street safety and security. Addressing this issue would go a long way toward making Chinatown more attractive for residents and visitors alike, especially during evening hours. This would be one of the prerequisites for the achievement of the Vancouver Chinatown Foundation ambition noted earlier.

In summary, BCS recommends that consideration be given to our proposal to scrap the inclusionary zoning provision for the HA-1B zone and the northern half of the HA-1C zone east of Main Street, at least for the near to mid term future. In the longer term, it may be appropriate to revisit this policy depending on such factors as city wide needs for social, seniors and affordable housing. BCS supports all the other proposed zoning policies and accompanying regulations.

The above comments are aimed at preserving the good and fostering the better. If we want to aim for the best, we need to ask what will/should/can the future of Chinatown be. The answers to this question may help determine the most appropriate zoning policies and regulations for Chinatown going forward.

Mike Harcourt
Chair
Building Community Society

Building Community Society
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COALITION OF VANCOUVER NEIGHBOURHOODS

http://coalitionvan.org

March 30, 2017

City of Vancouver Council

Dear Mayor Gregor Robertson and Councillors,

Re: Update to Chinatown Economic Revitalization Action Plan

The latest proposed update to the Chinatown Economic Revitalization Action Plan will bring many unwanted changes to Chinatown, and presents several concerns for the Coalition of Vancouver Neighbourhoods. **We cannot support this proposed update.**

Chinatown is an important community within the city that is Vancouver. It is part of our roots, and our soul. As such, it deserves special handling in order to both carefully conserve, protect, and develop its built form, and support its Chinese and other low-income residents who call the neighbourhood home. This update does not fulfill those requirements. Others have stated, and we will reiterate, that the size of development allowed in this update is completely out of character with the existing scale of the neighbourhood, ignoring the texture and intimacy at the pedestrian level of the small shops and the 4 to 5 storey massing of the heritage buildings which make up a large segment of the community.

Some of our concerns with some of the proposals, briefly listed:

- Chinatown should be treated as a single heritage zone, not broken up into many small units. Our suggestion would be the 10-block area proposed by many of the groups active in the community.
- Future development should fit with the character of the existing neighbourhood, not overwhelm it. The proposed height limits of 150 feet are excessive.
- The increased heights and focus on commercial development will further increase the rate of gentrification in the neighbourhood, which has seen increasing displacement pressures on the neighbourhood's Chinese and other low-income residents.
- Housing policies should: a) create real affordable housing; b) create real social housing which includes some accommodation for low-income earners and seniors; and c) truly serve the community.
- There is a need to reduce proposed frontages to be more closely aligned with the smaller existing shop and business (i.e. typical) frontages.
- There is a need for much stricter design guidelines that would conserve, protect, and develop the built form of Chinatown and promote its uniqueness within Vancouver.
- There is a need for a program which supports the retention of small businesses and promotes culturally-appropriate heritage businesses, thus strengthening the heart of Chinatown.

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Urban planner and Director of the Simon Fraser University City Program Andy Yan states:

> *"Given the pre-existing grain of the neighbourhood, I don't think it's appropriate to bring ... development that is modeled [after] areas of surplus industrial brown fields. It's invasive to an established neighbourhood like Chinatown."*

The Coalition could not agree more.

Councillor Raymond Louie noted:

> *"...staff have the difficult task of coming up with a plan that meets both council's demands as well as economic realities."* And that *"the new rules, if accepted, would limit retail storefronts to 50 feet. It's one of many examples (that) the city is listening to public input."*

However, we would respectfully disagree about the listening. The typical store frontage in Chinatown is 25-30 feet, sometimes even smaller. That smaller frontage forms part of what we're calling 'character'.

Allowing development assemblies spanning up to 200 feet, with retail storefronts at 50 feet, will do nothing to enhance the existing 'character' that defines Chinatown.

What is needed are guidelines which govern (and reduce):

- the overall size of development,
- the store and business frontage length,
- the massing of buildings which better reflect the existing sizes and shapes in the neighbourhood, and
- which call for specific details that also enhance the Chinatown 'character'.

Also, very importantly, what is needed is:

- more language- and culturally-appropriate consultation with community groups and residents, particularly for the Chinese and other low-income residents who will be most impacted by these changes, to clarify what's preferred and needed,
- more imaginative and innovative design work by architects and urban planners/designers to come up with new proposals that really work with the fabric that is Chinatown, to enhance and celebrate its essence.

We do not support the proposals put forth in this update.

We **recommend additional community consultation and significant revisions to the proposal before the proposed update moves forward.**

As Andy Yan has noted, Chinatown comprises just one per cent of the city's fabric. Let's treat it as the special unique gem it is.

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Sincerely,

Larry Benge, Chair
labenge@telus.net 604-736-0190

On behalf of the Coalition of Vancouver Neighbourhoods
Contact: info@coalitionvan.org

Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/Kerrisdale/Shaughnessy Visions
Cedar Cottage Area Neighbours
Chinatown Action Group
Citygate Intertower Group
Community Association of New Yaletown
Crosstown Residents Association
Downtown Eastside Neighbourhood Council
Dunbar Residents Association
False Creek Residents Association
Grandview Woodland Area Council
Granville Burrard Residents & Business Assn.
Joyce Area Residents Association
Kitsilano-Arbutus Residents Association
Kits Point Residents Association
Marpole Residents Coalition
Norquay Residents
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Ray-Cam
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Assn.
Strathcona Residents Association
Upper Kitsilano Residents Association
West End Neighbours
West Kitsilano Residents Association
West Point Grey Residents Association

March 31, 2017

Mr. Gil Kelley
General Manager Planning, Urban Design and Sustainability
City of Vancouver
453 West 12th Ave
Vancouver, BC
V6Y 1V4

Dear Mr. Kelley,

Re: Proposed Changes to Zoning in Chinatown (HA-1 and HA-1A)

I am following up on your meeting with the Vancouver Chinatown Revitalization Committee on January 20 and the February 4 open house seeking public comment on proposed changes to the City's existing HA-1 and HA-1A zoning regulations.

The staff presentation at the February 4 open house was materially unchanged from that of last fall so I am attaching a copy of the December 2, 2016 letter we submitted at that time. Those concerns still stand.

There are two great issues overarching the more detailed issues outlined in my December 2 letter:

- The "inclusionary zoning" provisions -- with their promise of a green light on buildings of up to 200' in frontage should they include certain housing provisions -- are an enormous incentive to consolidate the 25' lots that are the very beginning point of the fine grain development that makes Chinatown what it is. When the developments move to this scale the social and economic implications – ranging from who can build the buildings to who can inhabit them – are profound.

- The 200' frontages are so at odds with the retention of any heritage character in Chinatown that your department and Council owe the community a simple answer to the question posed to Mayor and Council by the Building Community Society in November: **"Does the City want this Historic District or not?"**

Fundamentally, the encouragement of consolidating lots through the proposed zoning changes will accomplish what the despised Urban Renewal Program of the 1960s could not: the obliteration of Chinatown through the uncritical pursuit of a currently fashionable development solution.

The incentivizing of consolidation is in diametric opposition to the Chinatown Neighbourhood Plan adopted by Council in 2012. The 12 years of visioning and community consultation that led to that plan

in no way directed the City to this zoning change. The change can only drive the cost of land and property taxation so high that no current users of the district will be able to remain. It will negate the many positive efforts your department and Council have made to secure the future of Vancouver's historic Chinatown.

Cynicism about community consultation begins when actions veer so far from the goals developed through consultative processes. In accord with the Chinatown Neighbourhood Plan we respectfully ask that:

- The incentive to consolidate lots be removed from the proposed changes to Chinatown zoning regulations. Instead, we ask you to expressly incentivize development in the HA-1 and HA-1A zones that respects the existing subdivision pattern of the district. That subdivision pattern is fundamental to the scale of development envisioned in the Chinatown Neighbourhood Plan. How to incentivize smaller-lot development has been a frequent topic in the Chinatown planning process. Many means of doing this have been discussed, a few examples being the relaxation of on-site parking and unloading requirements and the permitting of greater site coverage.

- The positive aspects of the proposed improvements to development policies in Chinatown– density caps and storey heights among them – be brought to Council but modified to align with the goals of the Chinatown Neighbourhood Plan. The proposed outright FSR of 3.75 for HA-1 is in harmony with the Plan. The proposed outright FSRs in the rest of Chinatown are high given the objects of the Plan: In the past VCRC has supported an FSR of 5 in the existing HA-1A zone.

We look forward to continuing to work with your department on resolutions to these issues. Obviously Chinatown needs renewal. Obviously Chinatown needs more residential units. Obviously Vancouver needs a variety of districts that remind us of where and who we are. The challenge is in filling these needs in the best possible way for Vancouver and the local community. The current proposal fails to do this.

Yours truly,

Carol Lee
Chair, Vancouver Chinatown Revitalization Committee

c.c. Kaye Krishna, General Manager, Development Services, Licensing and Buildings
Karen Hoese, Acting Assistant Director of Planning
Tom Wanklin, Senior Planner, Downtown Eastside Neighbourhoods Group
Helen Ma - Planner, Downtown Eastside Neighbourhoods Group
Paul Cheng, Senior Development Planner, Urban Development

Vancouver Chinatown Revitalization Committee
Third Floor-127 East Pender Street, Vancouver, BC V6A 1T6

March 10, 2018

Mr. Tom Wanklin
Ms. Helen Ma
Vancouver City Planning Department
453 West 12th Ave,
Vancouver, BC V6Y 1V4

Dear Tom and Helen:

Re: Proposed Chinatown Development Policy Changes

Thank you for presenting Planning Staff's proposed Chinatown Development Policy Changes at the March 19, 2018 meeting of the Vancouver Chinatown Revitalization Committee.

The points you made in your presentation and that were outlined on the two handout sheets you provided at the meeting (Progress Update from Staff to Community and Technical Summary Table) reflect the course of public discussion since the Historic Area Height Review began in 2009. In the period following the construction of taller buildings on Main Street and the failed efforts to develop 105 Keefer, in April 2015 VCRC asked the City to introduce density (floor space ratio) caps, to improve design guidelines and to improve formal community input into the review of all buildings proposed for Chinatown. We have asked for a community-based civic agency such as an enhanced Chinatown Historic Area Planning Committee as an important part of that improvement. We are pleased to see all these topics in the proposed changes.

While the topics are addressed in the information sheets, the discussion is not detailed. If we have learned anything from the past decade of planning and debate, it is that the renewal of Chinatown is a complex policy challenge and details eventually matter a great deal. This is especially true in regard to zoning policy. We therefore urge Staff to amplify the information concerning the proposed changes to zoning policy. The report to Council will be greatly strengthened if it includes an explanation of how the specific outright and conditional FSRs and heights were chosen and how staff envisions them working to implement the Chinatown policies we have all laboured so hard to develop for nearly two decades.

Two decades of policy development and public debate have created a long list of aspirations not all of which are compatible. Paring back to the essentials leaves something like this: Chinatown is a heritage site of world importance but it is no less a living neighbourhood in present time. All regulations for Chinatown need to enhance these two realities:

- Development regulations in Chinatown must drive towards three goals related to its heritage status: (1) Preserve the heritage buildings, (2) Establish a high level of review for heritage-

compatibility for all new buildings and (3) Establish FSR limits compatible with the heritage streetscape.

- Development regulations in Chinatown must drive towards the physical renewal required in Chinatown if it is to be revitalized as a living neighbourhood. The FSR limits need to be realistic for (1) the land uses envisioned in the existing Chinatown policies and (2) the financial realities of development.

These considerations lead us to question the wisdom of setting an FSR of 1.0 in the district, far below what is required for either heritage or living neighbourhood purposes. Given the long delays in City development permitting, the City and community must be prepared to see buildings built to the outright FSR. This recently occurred in the 100 block East Pender following a fire and the desire of the owner to get a business up and running again. The need for realistic, transparently derived outright and conditional FSRs is essential to winning wide community support. This explanation should include a series of pro forma analyses to demonstrate that the proposed FSRs and heights are the best possible to achieve our planning goals while still being workable for property developers. VCRC has always stood for "right development" but never asked for "no development."

If the proposed changes to zoning regulations are successful, the increased population of Chinatown will require increased public amenities. These will need funding. The Progress Update information sheet you provided on March 19 noted that the community had told Staff that "Trading character for public benefits is 'not worth it.'" This sentiment arose in regard to the small benefit that would be derived from the permitted 30 feet of conditional height on the already massive buildings allowed outright in the HA-1A district. Scaling back the outright and conditional heights as proposed in the Technical Summary Table provided on March 19 will still yield relatively small Community Amenity Contributions. We urge you to find a viable alternative to funding the amenities that will be required by a revitalized Chinatown.

There are several additional concerns mentioned in the Progress Update that call for a brief comment here:

- The proposed lane set-back in support of activating lane ways is not realistic. The set-back proposal should be abandoned as it would further complicate the revitalization of Chinatown.
- Property owners should be specifically notified of the proposed zoning changes before they are sent to Council. Without owners understanding the objectives of the regulatory changes, the regulations could become more a source of conflict than a source of revitalization.
- The strengthening of the Chinatown Historic Area Planning Committee to play a stronger role in the review of proposed Chinatown building applications is essential to providing the community input we all desire without exhausting the public. The renewal of CHAPC should proceed on the same schedule as changes to zoning.

All this said, VCRC is pleased to see the City proceed with this zoning revision. We support staff's preparation of this report and look forward to it proceeding to Council after appropriate revisions and future public consultation.

Thank you for attending the March 19 VCRC meeting. We look forward to commenting on all the components of the Chinatown Development Policy Changes as they are developed in greater detail. Please call any time and we will make space at the next VCRC meeting to accommodate discussion of this important work.

Sincerely,

Carol Lee
Chair, VCRC

溫哥華華埠商業促進會
Vancouver Chinatown BIA Society
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City of Vancouver
453 West 12th Avenue
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April 6, 2018

Attn: Mr, Tom Wanklin , Senior Planner, Downtown East
Downtown Division Planning, Urban Design and Sustainability

Ms. Helen Ma Planner, DTES Neighbourhoods Group

Dear Sirs:

Re: Chinatown Development Policies and Planning Update

Per captioned matter, we sincerely thank you for your recent presentation to our board. We also wish to forward our gratitude to Ms. Wendy Au, C.O.V. Assistant City Manager; for her participation at the meeting.

As promised, we had since presented your proposal to our members who are property and/or business owners of Chinatown. We regret to inform you that the feedback by majority in a matter of magnitude is negative. In fact, there is uproar against the proposal citing that it is "ill-conceived", "poorly planned" and "an absolute lack of public consultation or outreach". We did remind our members that it is at a proposal stage for the moment and they will have opportunities to voice their opinions.

Kindly allow us to reiterate that we are the Business Improvement Area Society of our community and hence promoting and strengthening our businesses is our primary objective. Base on your most recent proposal, we believe the criteria and incentive to enhance such objective is extremely lacking. In fact, many of our members and our board believe the contrary is true; that the latest proposal would almost ensure a decline in legitimate business activities. Many of the original shop owners during the glory days of the 80's have retired and their children have other careers outside of Chinatown. The decline of DTES in the 90's had resulted with many more store closures either as permanent shutdowns or relocation elsewhere in Metro Vancouver. For the past 5 years, our BIA has been endeavouring Chinatown's revitalization; advocating that "Chinatown is opened for business for everyone; one needs not to be Chinese to come to Chinatown." Judging from the new businesses that had opened in Chinatown, that objective has been achieved especially after an unanimous decision by all the major associations and societies in Chinatown --- a first in Chinatown's modern history --- to endorse and support the initiatives set by the Historical Area Height Review.

Most regrettably, the latest proposal appears to be an 180-degree turnaround from the HAHR initiatives. We had already witnessed and experience what was before and we absolutely do not have any desire whatsoever to retrograde back into that phase.

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We understand and appreciate the gesture of preserving and honouring our Chinese heritage and historical significance. We certainly welcome and will assist on maintaining a museum component for Chinatown but please be categorically certain that Chinatown is not just a museum; it was, still is and shall be a vibrant business community and a place for many to call home. And home shall not be limited to the seniors and low-income folks either. Marketable housing is equally important as its senior and low-income counterparts. As City planners and manager, you surely would concur that a successful community will consist of many major components; that equilibrium is key. Any shortfall of one will lead to the dismantling of the entire whole. Such is the case of what is being proposed: Chinatown's businesses will not survive base on the lifestyle and expenditures of seniors and low-income consumers. Business closures will be inevitable and guaranteed. Low-density dwellings will be insufficient to support the existing ethnic and historic businesses. Ironically, it would only fast-pace shop operators to take earlier retirements or to permanently relocate elsewhere. The end result would be more empty storefronts that would only attract non-Chinese ethnic-based tenants which would ultimately dilute the Asian ethnic component of Chinatown further. The same applies to investors. Realizing that the proposed zoning would almost guarantee an investment loss, existing owners would sell and exit as soon as possible to minimize deficits while no new investors will have any interest in acquiring properties in Chinatown. Only those who are unfamiliar with the community may show interest and they will neither concern nor honour the historic importance of Chinatown. Please do not be mistaken that we do not welcome non-Chinese entrepreneurs and investors in our community. That is the goal of inflexible old guards who refuse to evolve with time and the agenda of some perverse youth groups who neglect the core component of the community; both of whom have very distorted views of Chinatown that borders on reverse discrimination. As afore-said, we welcome everyone so long they operate legitimate and legal businesses. And we encourage them to introduce Chinese components and elements into the products that they carry. It should be inclusively along with equilibrium; not exclusivity along with imbalance.

Chinatown is in desperate needs of residential population. Any community would be successful if a sufficient population clout is attained and it becomes self-sufficient. Once again, a proper mixture of residents is vital, not just senior citizens; not just low-income folks and not just young professionals either; but a mixture of all of the afore-mentioned. Densifying the residential development is the only viable solution. We agree that the core historical area of Chinatown such as the 100-block of East Pender Street should be preserved for their historical significance; however; development restrictions outside of that area should be relaxed to encouraged and sustain a proper residents' clout in order to support the business of the community.

Lastly, any public servants of the City familiar with Chinatown will know that shop operators and property owners have always been the silent type. Through rain or shine, and through stagnation or prosperity, they more or less remain quiet and endeavour their ways through. Bluntly put, they must keep working to stay afloat and to make ends meet. Consequently, they are not very engaging with consultations conducted by the City as they have very little spare time outside of operating their businesses. Some may even find the process to be intimidating due to language barriers or it is simply not

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in their nature to interact with government officials. At the other end of the scale, those who possess the radical ideology will most certainly be the loudest. And the youths are more media savvy and they would know how to use the technology to broadcast and manipulate their message; however incorrect it may be; to gain supporters. So any feedback on a public consultation in Chinatown is guaranteed to have skewed results biased towards those with radical views. We, along with the Vancouver Chinatown Merchants Association, are the true representatives and genuine voices of the entrepreneurs, the shop operators and the property owners of Vancouver Chinatown. Everything depicted above are based on facts and evidences that we had witnessed, experienced and endeavoured from. We are at the front line; we are the ancillary as well as the auxiliary. We encounter, tackle and resolve them all (or at least attempting to) on a daily basis with some of us over a time span measured in decades. The results of our collective strongly suggest that your latest proposals leave much room to be desired and major reconsiderations and revisions are necessary for the long-term sustainability of Vancouver Chinatown. We urge you to accept our suggestions and we would be more than delighted to continue to work with you on this matter to reach a mutually beneficial outcome which is, as always, achieving and sustaining equilibrium.

Thank you very much for your kind attention.

Sincerely,

Albert Fok
For and on behalf of
Vancouver Chinatown Business Improvement Area Society

City of Vancouver Advisory Group Minutes

Staff consulted City of Vancouver advisory groups while developing the policy for Chinatown. The minutes for these meetings are presented here:

- Urban Design Panel and Chinatown Historic Area Planning Committee joint workshop (March 4, 2015)
- Chinatown Historic Area Planning Committee (September 8, 2016)
- Chinatown Historic Area Planning Committee (November 10, 2016)
- Chinatown Historic Area Planning Committee (May 11, 2017)
- Chinatown Historic Area Planning Committee (July 13, 2017)
- Chinatown Historic Area Planning Committee (March 8, 2018)

Urban Design Panel & Chinatown Historic Area Planning Committee Joint Meeting
March 4, 2015

PRESENT: STAFF
Paul Cheng, Development Planner
Zlatan Jankovic, Heritage Planner
Tom Wanklin, Senior Planner

PRESENT: MEMBERS OF THE URBAN DESIGN PANEL:
Walter Francl, Architect
Joe Fry, Landscape Architect
David Grigg, Engineer
Jennifer Marshall, Architect (Chair)
Arno Matis, Architect
Phil Mondor, Vancouver Planning Commission
Chris Mramor, Landscape Architect
Matthew Soules, Architect

PRESENT: MEMBERS OF THE CHINATOWN HISTORIC AREA PLANNING COMMITTEE:
Matthew Halverson, Dr.Sun Yat-Sen Garden Society Representative
Sherry Han, AIBC Representative
Kenneth Liu, Chinese Benevolent Assoc. Representative
Gair Williamson, Heritage Vancouver Representative
Clinton McDougall, Member at- Large (Chair)

Introduction - members of Staff, the UDP and CHAPC introduced themselves

Purpose of the Workshop:
The purpose of this special joint workshop of the Urban Design Panel (UDP) and the Chinatown Historic Area Planning Committee (CHAPC) are:

- To reflect the concerns and comments we have heard from the community in the previous workshop.
- To seek urban design advice on how new development can strengthen and enhance the architectural character of historic Chinatown.

Workshop Presentations:

- Chinatown Plan Implementation Update - Tom Wanklin, Senior Planner
- Chinatown Building Examples: Past and Present - Paul Cheng, Senior Development Planner

Discussion:
Panel members offered a range of comments including:

- The design guidelines are extremely difficult to ENFORCE and at the end of four years they seem to be a failed experiment;
- Current large development are oversized and are not fitting well with the Chinatown context however the projects that are fitting better are the smaller sites;
- Might not be able to stop developers from assembling property, but the City can stop them from designing a single building on a site;
- There is grain and texture to the old buildings that is important in this area of the city;
- The area should support fabric buildings rather than buildings that dominate an entire block;
- At street level the rhythm of the retail is a singular and strong characteristic of Chinatown;
- Chinatown has huge character, style, colour and embellishments and the historical building's materials are usually a lot of masonry and stone and metal detailing;
- If contemporary materials are going to be used, they need to be used in a sensitive way that relates to the existing context;
- Appropriate building expression needs to be considered for new buildings;

- Consider a FSR cap on the bigger lots to control what can be built;
- Modern interpretations of historical patterns would be supportable;
- It is important that new buildings have verticality and rhythm and a distinction between the bottom, middle, top as well as the parapet or cornice line;
- The base of the historical buildings was often 2-3 storeys of commercial, the middle section was residential and the top floor was dedicated to community (society uses) which led to a certain character on the top floor that often added details such as balconies;
- It seems that in the newer buildings there is not a lot happening at the ground plane which mean the space is usually taken over by banks or drug stores that don't activate the street;
- It was suggested that perhaps developers should earn height and density through adding public spaces such as parks, plazas and other public spaces;
- New buildings need to activate the lane with retail uses or other uses, internal breezeways or devices that will contribute to a new vernacular;
- In Chinatown the retail spills out into the sidewalks which makes the neighbourhood unique;
- Need to put priority on 25 foot lot width increment of development to maintain texture of streetscape. Large developments need to provide an architectural response that addresses this;
- There needs to be some flexibility in height to create some different types of residential and commercial units;
- There are many different ways to design a building that could lead to legibility, visual richness which may be a challenge for the larger sites and it would also be important that they have a 25 foot buildings expression to fit into the historical context;
- It is important to differentiate the new from the old while not mimicking the old;
- Like the idea of taking something that is clearly a defining element and maybe expressing it in an symbolic and abstract or a contemporary way;
- The best design has a close relationship to all the activities that happen in the building;
- Is there really a need for all the parking in the new buildings considering 50% of residents are single persons;
- Life happens out in the neighbourhood and the idea of public space is incredibly important;
- As well, less and less Chinese people are choosing to live in Chinatown so housing needs to be affordable to attract them to the neighbourhood;
- There was some concern on how to make Chinatown more sociably sustainable since there is a lack of community space;
- As well there are other sustainability concerns regarding rain water runoff, contamination from the roofs and back alleys that ends up in the city's water supply.

MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

September 8, 2016

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, September 8, 2016 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT:	Matthew Halverson (Chair) Helen Lee (Vice-Chair) Gregory Borowski Doris Chow Edmund Ma Inge Roecker (arrived at 5:43 p.m.) Councillor Kerry Jang Councillor Raymond Louie
ABSENT:	Pui Lam Ho Kelly Ip Andrew Lau Kenneth Liu Mark Silvanovich Ken Wong Brian Yu Commissioner Erin Shum, Parks Board Trustee Allan Wong, Vancouver School Board
ALSO PRESENT:	Paul Cheng, Senior Development Planner, Urban Design Zlatan Jankovic, Heritage Planner Helen Ma, Planner 2, DTES Neighborhood Group
RECORDING SECRETARY:	Rae Ratslef, Raincoast Ventures Ltd.

Chair Halverson called meeting to order at 5:40 pm noting that any motions passed would be subject to ratification at a future meeting at which a quorum was present.

1) Adoption of Agenda and Minutes

MOVED by Helen Lee
AND SECONDED by Gregory Borowski

> THAT the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled September 8, 2016 be adopted with amendment to add Item 3, "Review CHAPC Terms of Reference".

SUBJECT TO RATIFICATION

5:43 p.m.
Inge Roecker arrived at the meeting.

MOVED by Doris Chow
AND SECONDED by Edmund Ma

THAT the Minutes for the Chinatown Historic Area Planning Committee meeting held April 14, 2016 be adopted as circulated.

SUBJECT TO RATIFICATION

Agenda Varied
The order of the Agenda was varied at the meeting to consider Item 3 prior to Item 2.

3) Review Terms of Reference

Vice Chair Lee noted that CHAPC's current Terms of Reference (ToR) were created in 1994, and suggested that they be reviewed in detail, potentially by a subcommittee whose members could include the CHAPC Chair or Vice Chair.

Staff suggested that there be consultation with the City Clerk's office and the Planning Department to determine the appropriate framework for the ToR review and to ensure consistency with ToR for other City committees as appropriate.

Suggestions and considerations in discussion were regarding: ensuring the ToR are updated and current; ensuring CHAPC's membership is representative of the community; clarifying CHAPC's mandate and advisory role; and support for scheduling regular monthly meetings.

NOTICE OF MOTION

Vice Chair Helen Lee brought forward a notice of motion to be considered at the next meeting:

THAT the Chinatown Historic Area Planning Committee (CHAPC) form a subcommittee to review the CHAPC Terms of Reference in consultation with the City Clerk and Planning Department, and that the subcommittee report back to CHAPC with its related recommendations.

2) Chinatown Economic Revitalization Update and Development Policies Review

Helen Ma, Planner 2, Downtown Eastside Neighbourhood Group, and Paul Cheng, Senior Development Planner, Urban Design, provided a presentation on the Chinatown Neighbourhood Plan and Chinatown Economic Revitalization Action Plan. Staff discussed proposed updates to development policies in Chinatown relative to:

- Maximum density, floors and height
- Land use to require increased non-resident uses

- Rezoning to support seniors housing
- Exploration of designation of Chinatown HA-1 and HA-1A as a Heritage Conservation Area.

Staff intends to provide a related presentation to Council by December 31, 2016.

Staff received comments and responded to questions regarding: timing for release of new district schedules; challenges of implementing standardized collection of waste; suggested policy revisions relative to number of floors, density and uses; potential to provide design incentives for smaller developments; potential perception of downzoning; how each side of zoning informs development; whether there could be a limitation on the development area of lots; frontage and rear property lines; and potential to allow for residential entrance from the lanes.

NOTICE OF MOTION

Chair Halverson brought forward a notice of motion to be considered at the next meeting:

THAT the Chinatown Historic Area Planning Committee (CHAPC) support the general direction of the Chinatown Neighbourhood Plan and Chinatown Economic Revitalization Action Plan policy development.

Next meeting:

DATE: October 13, 2016
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:03 p.m.

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Chair

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Date Approved

MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

November 10, 2016

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, November 10, 2016 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT:	Matthew Halverson (Chair) Helen Lee (Vice-Chair) Gregory Borowski (arrived 5:58 p.m.) Doris Chow Kelly Ip Andrew Lau Edmund Ma Inge Roecker (arrived 6:34 p.m.) Ken Wong Brian Yu
ABSENT:	(Vincent) Pui Lam Ho Councillor Kerry Jang Kenneth Liu Councillor Raymond Louie Commissioner Erin Shum, Parks Board Mark Silvanovich Trustee Allan Wong, Vancouver School Board
ALSO PRESENT:	Bonnie Ma, Planner, DTES Neighbourhood Group (Item 2) Helen Ma, Planner II, DTES Neighbourhood Group (Item 2) Zlatan Jankovic, Heritage Planner
RECORDING SECRETARY:	Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Halverson called meeting to order at 5:35 pm.

1) Adoption of Agenda and Minutes

MOVED by Edmond Ma
AND SECONDED by Kelly Ip

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled November 10, 2016 be accepted as circulated.

CARRIED

MOVED by Doris Chow
AND SECONDED by Ken Wong

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held October 13, 2016 be adopted as circulated.

CARRIED

2) Chinatown Economic Revitalization Update and Development Policies Review

In follow up to a presentation to the Committee on September 8, 2016, Helen Ma, Planner II, Downtown Eastside Neighbourhood Group, and Bonnie Ma, Planner, Downtown Eastside Neighbourhood Group, provided a further presentation on the Chinatown Economic Revitalization Update and Development Policies Review. Staff discussed proposed updates to development policies in Chinatown to:

- Clarify maximum density and maximum number of floors, and to maintain maximum height
- Require increased non-resident uses
- Explore designating HA-1 and HA-1A as a Heritage Conservation Area
- Split HA-1A into four districts with customized regulations for each
- Replace the *Rezoning Policy for Chinatown South* with an "inclusionary zoning area".

5:58 p.m.
Gregory Borowski arrived at the meeting.

The Committee was informed that additional information could be accessed at www.vancouver.ca/chinatown.

Suggestions and considerations in discussion were regarding: interest in retail on laneways; rationale for proposing one taller building per block between Keefer and Pender streets; intent of the interpretation around retail frontages; timing for a report to Council and process that would follow; concern regarding proposed changes that would lessen the public oversight and consultation elements of rezonings.

6:34 p.m.
Inge Roecker arrived at the meeting.

Suggestions and considerations in further discussion were regarding: support to encourage social housing while at the same time requiring cultural and heritage components to be addressed; concerns regarding whether the proposed height and bulk are appropriate for a heritage area; support for the envisioned retail with mezzanine component; the City's society legacy program; interest in further consultation on newly introduced elements of the Development Policy Review; and interest in a visual representation of the implications of splitting HA-1A into four districts.

6:59 p.m.
Kelly Ip departed the meeting.

Suggestions and considerations in further discussion were regarding: design guidelines relative to signage; concern that the tool that is being set out to get a specific benefit may harm the fabric of the neighbourhood; support for the concept of a transition zone; support for more policies that encourage smaller floorplates instead of large sites with design elements to make them look smaller; importance of tools that encourage small businesses to thrive; suggestion to consider the type of programming being sought and to then encourage related investment; concern that higher buildings on Main damages the connectivity of the historic neighbourhood; and suggestion that there is no need for 120 foot developments to ensure economic prosperity in Chinatown.

MOVED by Doris Chow
AND SECONDED by Edmund Ma

THAT the Chinatown Historic Area Planning Committee (CHAPC) thank staff for its presentation on the proposed Chinatown Economic Revitalization Update and Development Policies Review and ask that there be consideration to the following comments from the Committee:

a) General support for the proposed maximum density and maximum number of floors and maintaining a maximum height limit in HA-1 and HA-1A
b) Concern about the subdivision of HA-1A into four districts and the maximum frontages, height and massing allowances that are being contemplated for each
c) Concern regarding developments in Chinatown that exceed 90 feet in terms of the following:
    - Appropriateness of the height and massing
    - Property tax implications for existing traditional businesses
    - The focus on social/seniors housing without consideration to cultural and heritage elements including the intangible
    - The need for a healthy public process to review those proposals
d) Support to encourage single lot developments in Chinatown with smaller height and adjusted FSR.

CARRIED

3) CHAPC Terms of Reference

Consideration of this item was deferred to the next meeting.

Next meeting:

DATE: December 8, 2016
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 8:21 p.m.

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Chair

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Date Approved

MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

May 11, 2017

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, May 11, 2017 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT:	Helen Lee, Chair Andrew Lau, Vice-Chair Marianne Amodio John Atkin (departed 7:20 p.m.) Gregory Borowski (arrived 5:55 p.m.) (Vincent) Pui Lam Ho (arrived 6:24 p.m.) Edmund Ma Inge Roecker Mark Shieh May So Brian Yu
ABSENT:	Joseph Lau Raymond Tam Councillor Kerry Jang Councillor Raymond Louie Commissioner Erin Shum, Parks Board Vacant, Vancouver School Board
ALSO PRESENT:	Marco D'Agostini, Senior Heritage Planner Gil Kelley, General Manager of Planning, Urban Design and Sustainability (Item 3) Helen Ma, Planner, DTES Group (Item 3) Bonnie Mah, Planner 2, DTES Group (Item 2) Maxine Schleger, Heritage Planner Mary-Ann McKinnon, Student Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation (Item 2)
RECORDING SECRETARY:	Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Lee called the meeting to order at 5:40 p.m.

1) Adoption of Agenda and Minutes

MOVED by Marianne Amodio
AND SECONDED by Mark Sheih

> That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled May 11, 2017 be adopted as circulated.

CARRIED

MOVED by John Atkin
AND SECONDED by Inge Roecker

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held March 9, 2017 be adopted as circulated.

CARRIED

2) Heritage Action Plan Update

Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation, reviewed an overhead presentation on renewing the City's Heritage Action Plan (HAP), and highlighted: overview of the HAP; renewed vision and goals; emerging directions; strategic directions and potential actions for each goal; and next steps.

Staff received comments and responded to questions regarding: potential reimplementation of the density transfer program with an annual maximum; role of this and other City initiatives to support legacy businesses; and relevance of the HAP to existing policies, particularly for Chinatown.

6:24 p.m.
(Vincent) Pui Lam Ho arrived at the meeting.

Staff received further comments and responded to questions regarding: suggestion to separate out heritage residential buildings in the Building Bylaw rather than to treat them as modern buildings; process for adding properties to the Vancouver Heritage Register (VCH); and the need for special considerations for buildings of other eras and character homes.

It was confirmed that there would be a further presentation to CHAPC providing an update on further planned consultations.

3) Meeting with Gil Kelly, General Manager of Planning, Urban Design & Sustainability

Gil Kelley, General Manager of Planning, Urban Design and Sustainability, and Helen Mah, Planning, were welcomed to the meeting. A round table of introductions ensued.

Mr. Kelley discussed his experiences in planning in San Francisco, and looked forward to the dialogue around the quality and character of Vancouver's special neighbourhoods, including Chinatown and Gastown.

Mr. Kelley discussed the challenge of Vancouver's growth with the mix of incomes, backgrounds, and ethnicities moving into the City; and shared his thoughts on the next economy for Vancouver. He agreed with the sentiment that there is something special about Chinatown that has to be enhanced and preserved while at the same time new investment is able to occur. He commented on his understanding of the role of CHAPC, particularly to advise on the intangibles, and spoke on the need to update the CHAPC Terms of Reference to ensure that they meet the needs of both CHAPC and the City.

Helen Ma, Planner, DTES Group, advised of the status of consultation on revisions to the zoning rules and regulations. A report would be provided to Council at its June 13, 2017 meeting, where the item would be scheduled to go to public hearing, likely on July 11, 2017. Through consultation, staff heard that there is a lot of support for what is proposed for the base zoning, concerns about buildings above 90 feet, and there is need to pay more attention to protecting the intangible character of Chinatown. Staff recommendations to Council include a recommendation to repeal the extra height rezoning in Chinatown and to limit site frontages.

Staff received comments and responded to questions regarding: support for the recommendation to repeal the extra height rezoning; lack of incentive for small-scale development; need to allow the fabric to function as it did traditionally, and for the guidelines to allow flexibility for different massing; importance of promoting innovation for special projects; and suggestion to revisit design guidelines.

7:20 p.m.
John Atkin departed the meeting.

Discussion continued on: need to create smaller business models and allow small-scale businesses as part of the revitalization process; interest in laneway addresses and relaxations on loading bays; interest in a long-term liaison to stay in touch with the community to ensure that collective promises are upheld; work done in Portland to reduce barriers and to foster creativity and innovation; and the importance of pilot projects.

CHAPC noted its interest to receive a presentation on the Planning Department budget in the fall; and to receive a presentation on the City's Places and Spaces program, which was intended to define the elements of public life and find better ways to use spaces.

Discussion continued on: need to clarify the relationship of CHAPC to the Urban Design Panel; opportunity that CHAPC offers for civic engagement; interest in moving to a relaxed, informal workshop format for CHAPC to review projects; need to define roles and procedures for CHAPC meetings in order to facilitate the most productive conversations; importance of the health of the small business community in Chinatown; potential for the City to help with arrangements for the night market in Chinatown; and interest to see a broader scope of jurisdiction and range of authority for CHAPC.

Staff was requested to email to CHAPC members the staff recommendation to Council regarding proposed FSRs.

The Chair thanked guests for their presentations, and looked forward to a future workshop to discuss issues in more depth. On behalf of the Committee, the Chair presented Mr. Kelley with a gift.

Next meeting:

DATE:	June 8, 2017
TIME:	5:30 pm
PLACE:	Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:49 p.m.

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Chair

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Date Approved

MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

July 13, 2017

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Tuesday, July 13, 2017 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT:	Helen Lee, Chair Andrew Lau, Vice-Chair Joseph Lau Edmund Ma Inge Roecker (departed 6:45 p.m.) Mark Shieh May So Raymond Tam
ABSENT:	Marianne Amodio John Atkin Gregory Borowski (Vincent) Pui Lam Ho Brian Yu Councillor Kerry Jang Councillor Raymond Louie Commissioner Erin Shum, Parks Board Vacant, Vancouver School Board
ALSO PRESENT:	Paul Cheng, Senior Development Planner, COV Peter Cohen, Engineering Manager, NEFC Project Office Catarina Gomes, Lead Park Planner, Park Board, NEFC Project Office Zlatan Jankovic, Heritage Planner Cynthia Lau, Lead Rezoning Officer, NEFC Project Office Helen Ma, DTES Planner Tom Wanklin, Senior Development Planner
RECORDING SECRETARY:	Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Lee called the meeting to order at 5:37 p.m.

1) Adoption of Agenda and Minutes

MOVED by Joseph Lau
AND SECONDED by May So

> That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled July 13, 2017 be adopted as circulated.

CARRIED

MOVED by Inge Roecker
AND SECONDED by Mark Shieh

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held June 8, 2017 be adopted as circulated.

CARRIED

2) Chinatown-Proposed Policy Changes

Tom Wanklin, Senior DTES Planner, introduced the presentation, which was in follow up to staff's May 2017 meeting with the Committee on the proposed policy changes affecting Chinatown. He advised of staff's intention to present proposed changes to Council before yearend, and provided information on the process through which the staff report would be made public.

Helen Ma, DTES Planner, and Paul Cheng, Senior Development Planner, referred to posted drawings and led a review of the built form under existing policies, and new built forms under proposed policies. Information was provided on the maximum FSR cap of 5.35, which was less than two-thirds of what could be currently achieved.

Staff received comments and responded to questions regarding: undulating heights being an integral part of the character of Chinatown; suggestion that diagrams should reflect sites larger than 25 feet wide; appreciation for the limitation to FSR; caution against prescriptive design guidelines; importance of allowing light into the laneway; need to prioritize character over community amenity contributions (CACs); interest to set criteria for identifying legacy businesses and to assist them with property taxes; interest in allowing innovative exemptions; potential relaxations for parking areas; consideration to amenities that do not add to the floor area; suggestion that both imperial and metric be used in the guidelines and diagrams; rationale for deployment of development cost levies.

It was expected that the report would go to Council in September 2017, with a public hearing at least three weeks later. As soon as more information on the timing in available staff will email the Committee.

On behalf of the Committee, Chair Lee thanked staff for their presentation and looked forward to the next report.

6:45 p.m.
Inge Roecker departed the meeting.

3) Northeast False Creek (NEFC) Area Plan

NEFC Project Office members Peter Cohen, Engineering Manager, Catarina Gomes, Lead Park Planner, Park Board, and Cynthia Lau, Lead Rezoning Officer, provided self-introductions. They jointly offered a presentation on the NEFC Plan highlighting: the site area; process for developing the plan; rezoning applications; individual development sites; engineering considerations; design optimizations; expectations around how the traffic will move in the

area; park space being designed concurrently; the park concept and design guiding principles; interface of the park with Chinatown; waterfront elements; and expected amenities. The final draft plan will be presented to the public in October and Council in November/December 2017 with the area plan. The earliest that construction would begin to remove the viaducts, if approved, would be in August 2018.

Staff received comments and responded to questions regarding: corridors being maintained for use by streetcars; anticipation that all of the viaducts will need to be removed; concept for the Dunsmuir Elevated Park; support for the concept of a slimmer pedestrian/cycling overpass; support for a plaza; whether there has been an assessment of impacts of development on parking in Chinatown; key milestones in the context of St. Paul's Hospital updates; plans to improve the transition to Chinatown and to highlight its entry points; interest in 25 foot frontages; concept of a four second walking pattern; and plans for disposing/recycling/reusing the concrete in the viaducts.

Staff is still receiving comments on the plans. As well, individual rezoning sites are available for commentary at a conceptual stage. There will be more detail on the plan in October 2017.

On behalf of the Committee, Chair Lee thanked staff for their presentation and looked forward to receiving the electronic copy of the presentation and a further report in future.

Next meeting:

DATE:	September 14, 2017
TIME:	5:30 pm
PLACE:	Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:35 p.m.

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Chair

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Date Approved

MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

March 8, 2018

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Thursday, March 8, 2018, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT:	Helen Lee, Planning Institute of BC, Chair John Atkin, Dr. Sun Yat-Sen Garden Society Edmund Ma, Chinatown Property Owner (departed 7:18 p.m.) Inge Roecker, Heritage Vancouver Mark Shieh, Chinatown Property Owner May So, Member at Large
ABSENT:	Marianne Amodio, Architectural Institute of BC (Vincent) Pui Lam Ho, Chinatown Merchants Association Joseph Lau, SUCCESS Raymond Tam, Chinese Benevolent Association Councillor Kerry Jang Commissioner Erin Shum, Parks Board Trustee Allan Wong, Vancouver School Board
ALSO PRESENT:	Paul Cheng, Senior Development Planner, COV (Item 2) Zlatan Jankovic, Heritage Planner, COV Bonnie Ma, Planning Assistant, COV (Item 2) Helen Ma, DTES Planner (Item 2) Tom Wanklin, Senior DTES Planner, COV (Item 2)
RECORDING SECRETARY:	Rae Ratslef, Raincoast Ventures Ltd.

With a quorum present, Chair Lee called the meeting to order at 5:37 p.m.

1) Adoption of Agenda and Minutes

MOVED by Mark Sheih
AND SECONDED by John Atkin
That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled March 8, 2018 be adopted as circulated.
CARRIED

MOVED by Inge Roecker
AND SECONDED by Edmund Ma
That the minutes of the Chinatown Historic Area Planning Committee meeting held February 8, 2018 be adopted as circulated.
CARRIED

2) Chinatown Planning and Development Policies Report Update

Helen Ma, DTES Planner, COV, reviewed a presentation titled "Chinatown Planning Update and Change to Development Policies", providing an update on planning work in Chinatown, including proposed changes to development policies, short-term activation projects in Chinatown, and other on-going planning work in preparation for UNESCO World Heritage Site designation.

Paul Cheng, Senior Development Planner, COV, commented on prior planning policy to encourage development in Chinatown and staff's recommendations for changes to the policy relative to FSR and additional height.

Members were referred to on-table documents titled "Chinatown Development Policy Changes - progress update from staff to community, updated March 2018"; and "Proposed Changes to Chinatown development policies - technical summary table, updated March 2018".

Staff responded to questions. Discussion ensued on: interest in regulating retail uses and office use at ground floor; support for narrow buildings; potential need for amendments to the Building Code to address small lot development and retail on the laneway; support for the Design Guidelines to encourage innovative ways of using space; and preference for the public hearing to be scheduled outside of summer months.

3) CHAPC - Terms of Reference

Chair Lee discussed the subcommittee's review of the CHAPC Terms of Reference (TOR), and discussed meeting with COV's Director of Planning, staff, and past CHAPC members.

Discussion ensued on: CHAPC's creation; past role to oversee the landscape of Chinatown; whether to restrict CHAPC's area of influence to the administrative boundaries; increasing awareness of Chinatown's living and intangible heritage; CHAPC's role in relation to other bodies, e.g. Urban Design Panel; challenges with CHAPC's membership composition; importance of context in considering applications; potential new governance role of CHAPC; community outreach on the Chinatown Management Plan; potential recognition and assistance for special legacy businesses; and challenges of some organizations to meet the COV's gender equity objectives.

It was agreed that the Chair would email the City Clerk expressing CHAPC's support to proceed with appointing this year's nominations and to strive to work with individual organizations to have a more equity gender balanced membership in future.

Discussion continued on: defining how CHAPC currently fits in the decision-making process and where it would like to be; and potential role of CHAPC in the earlier review of applications.

7:18 p.m. Edmund Ma departed the meeting.

Discussion continued on: whether to include clans/youth/seniors/at-large/education/cultural/historian members, etc. on CHAPC; potential to lengthen the term of membership in the interest of ensuring there is continuity; potential role of CHAPC to develop relationships with the cultural department regarding the cultural program for Chinatown in 2018.

4) Adjournment

The Chinatown Historic Area Planning Committee meeting held March 8, 2018 adjourned at 7:23 p.m.

Next meeting:

DATE:	April 12, 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

CHINATOWN CHARACTER WORKSHOPS

In February 2015, the City co-hosted two workshops on Chinatown character with the Vancouver Chinatown Revitalization Committee (VCRC). A total of 50 people attended the two workshops. The following documents are included for reference:

- February 13, 2015 workshop RSVP list
- February 25, 2015 workshop RSVP list
- Chinatown Character Workshop agenda
- Chinatown Workshop Discussion Summary

February 13, 2015 Workshop RSVP List

Organization	Invited	Attendance
Chinese Freemasons	1	1
Vancouver Chinatown Foundation	1	1
Vancouver Chinatown Merchants Association	2	2
Vancouver Chinatown BIA	1	1
VCRC	3	3
Chinese Freemasons	1	1
Chinese Canadian Historical Society	1	1
Past President of Sun Yat Sen Garden	1	1
Chinese Freemasons	1	1
Chinese Benevolent Society	2	2
Hoy Ping Association	1	1
Chinese Cultural Centre	1	1
Chinatown Heritage Society Buildings Association	1	1
Mah Society	1	1
Shon Yee	1	0
UBC, VCRC	1	1
WT Leung Architects	1	1
Centre A	1	1
Lee Association	1	2
	23	**23**

February 25, 2015 Workshop RSVP List

Organization	Invited	Attendance
Private individuals	6	5
Hua Foundation	1	1
Carnegie Community Action Project	2	1
Ma Athletics Association	1	1
Vancity Originals	1	1
Hoi Ping	2	2
Chinese Society Heritage Buildings Association	2	2
The Beedie Group	1	1
Hua Foundation	1	1
Individual	1	1
Yue Shan	1	1
Lim Association	1	1
Freemansons	1	1
CBA	1	1
Centre A	1	2
Youth for Chinatown Seniors		1
The Beedie Group		1
Chinatown Concern Group		1
Bioethique Organic		2
UBC		1
Lee Association		1
UBC Journalism/Courier Freelancer		1
Siu Architecture		1
VCRC		1
Lee Association		1
Chinatown Concern Group	1	
Strathcona Residents Association	2	
ICES, RayCam	1	
DNC	1	
Hastings Crossing BIA	1	
UBC Learning Exchange	1	
Dr. Sun Yat-Sen Garden	2	
Yue Shan	1	
Freemansons	1	
SUCCESS	1	
	35	33

Chinatown Character Workshop Agenda

Purpose of Workshop

- Review and discuss key challenges in protecting Chinatown's character based on recent experience of changes in the community
- Identify opportunities to strengthen existing policies and process
- Explore new tools to protect and enhance Chinatown's character

Agenda

1. Welcome and Introduction — 5 mins
2. Chinatown Plan Implementation Update — 10 mins
    a. Where are we now
    b. Key issues that we have heard from the community
3. Chinatown Character — 60 mins
    a. Building examples from Chinatown: past and present
    b. Character + built form
    c. Appropriate uses and activities

Short Recess — 5 mins

4. Processes and Mechanisms — 20 mins
    a. CHAPC composition and representation
    b. Cultural benefits
    c. Development approval process and public feedback
5. Next steps — 10 mins
    a. Summarize key issues and ideas to bring forward to UDP + CHAPC

Chinatown Character Workshop Discussion Summary

Workshop Dates:
February 13, 2015 at Creekside Community Centre, 29 people in attendance
February 25, 2015 at Chinese Cultural Centre, 39 people in attendance

Preamble

Following over 10 years of concerted efforts and intense involvement from the community, the Chinatown Neighbourhood Plan was approved by City Council in 2012. The plan expresses the community's vision of a more vibrant future for Chinatown, and outlines key strategies to achieve that vision.

Since 2012, City Council has approved over $1.6M in grants and funding towards economic revitalization and heritage initiatives. At the same time, 6 new construction projects have been approved, bringing in over 500 new housing units and business opportunities to the neighbourhood. The community's responses to these new developments have been mixed. While some are supportive of the opportunities they bring, other were concerned about the loss of Chinatown's character.

To better understand the community's concerns and as part of the on-going work to implement the Chinatown Plan, staff hosted two workshops with the community to discuss Chinatown's character, and explore ways that the City and community could work together to strength the character.

Key points from discussion:

- Concern with bulk of building and the lack of FSR cap, especially for developments on larger sites and rezoning projects
- Concern with the loss of Chinatown character through the introduction of changing demographic and uses, and new buildings that are not compatible
- Strong advocacy for more seniors housing in Chinatown, particularly for Chinese seniors
- Strong consensus on the special status of Pender Street as the historic heart of old Chinatown
- Businesses are a key part of Chinatown's character. There is strong interest to support small businesses providing locally-serving retail and services to residents.

Notes from February 13 Workshop

On overall Chinatown character

- Character is not just about buildings; it also include people, uses and other intangibles (Spirit of Chinatown)
- What goes on inside of buildings matter as much as the outside appearance.
- There are concerns that new buildings do not fit Chinatown's character. Should new buildings reflect contemporary design or should it be designed to match heritage buildings as much as possible?
- "Contextual" fit is important. This could include key character elements, but not necessarily imitating or replicating heritage buildings.

On Pender Street

- E Pender is "sacrosanct". It is old Chinatown. There should be greater clarity and firmness in development regulations and guidelines to protect this special area.
- Lot consolidation is a concern, especially on Pender Street.

On building density and bulk

- Realtors are advertising sites in Chinatown that can receive 8 FSR. This is a concern.
- Without a density limit, the resulting buildings are bulky.
- Other tools to manage building bulk and building could include: requiring light and ventilation into rooms, requiring higher ceiling height especially for ground floor storefronts

On ground floor and storefront appearances

- It is important to keep ground floor to retail uses. Some ground floor spaces are used for offices now. Should this be disallowed by introducing retail continuity in the zoning?
- Chinatown streets traditionally have a lot of "visual diversity" and vibrant colours. New buildings should allow this to happen, such as using retractable awnings and signage that are colourful. Black should be discouraged because it is not a traditional Chinatown colour.
- Chinese signage should be encouraged, or even required by City bylaws.

On uses and activities

- There is concern that new businesses moving in do not relate to Chinatown. They are not traditional Chinese businesses nor are operated by Chinatown merchants. Many of them are attracted by affordable rents and see the area as a Gastown or Strathcona extension.
- There are uses that are not desirable, such as massage parlour, small scale pharmacy. Can City regulate to exclude these uses?
- There are uses that are desirable to Chinatown. Can City regulate or incentivize to attract these businesses?
- The community can develop a more complete and detailed retail vision, contribute to tenant coordination, tenant attraction, organize retail fair etc.
- There is support for a neon/signage/retail attraction program in Chinatown to help achieve the retail vision.

- This would require partnership between land owners, businesses, the BIA and the City. Land owners' need for an income from their storefront need to be taken into consideration.
- Another key factor in attracting desirable businesses is having sufficient depth for retail spaces. This is especially important for businesses like restaurants.
- There are concerns of consolidation or the creation of a single retail space in the larger development. This excludes opportunities for smaller businesses to move into Chinatown.

Other topics

- Current City policies do not encourage encroachment onto City property, which makes the inclusion of a significant building cornice not possible.
- There are interests to revitalize laneways as part of Chinatown's heritage character. However, it was pointed out that many technical requirements for developments (e.g. loading, parking access, room for garbage bins) make this difficult.
- There are concerns about lack of community input into the current public art process. The art piece at 188 Keefer is seen as problematic.
- Can we find out who are the new residents moving into Chinatown? This could help businesses adjust and adapt to customers' changing needs.

Notes from February 25 Workshop

On Housing Affordability

- Concern that development of market housing will drive up rent in the surrounding areas and push out low-income senior residents, i.e. 450 Gore Ave
- Moratorium on development is needed until social housing can be secured for Chinese seniors living in Chinatown
- Need for seniors housing was highlighted in DTES Plan, and needs to be reflected in new developments
- Workshop on seniors housing and services in Chinatown needed as existing services are not enough to serve the population
- Disappointment expressed in the Community Amenity Contribution received for additional height as the community was struggling.

On Uses and Activities

- Development should create free spaces for 'mom & pop' stores, grassroots local start-ups
- Size and scale of business has significant impacts on local economy, i.e. large chain stores draw customers from smaller local shops that can't compete in terms of prices and rent
- With lot consolidation, local businesses and residents get pushed out as new large developments are unaffordable. Single lot development is cheaper for business to rent
- Composition of Chinatown businesses is changing too quickly, some new businesses don't serve the Chinese population anymore and don't fit into the character of Chinatown
- Demographic of Chinatown is changing, economy serves a different clientele

- Building owners and Chinatown Business Improvement Association (BIA) needs to have a collective voice about what businesses they want to retain and attract, i.e Hoy Ping has purposely chose to rent only to businesses that fit into the character of Chinatown including Chinese herbalist rather than vapour lounges
- Chinatown Business Improvement Association (BIA) and Chinatown Merchants Association need to recognise their role and have a strong voice in managing change
- City of Vancouver encourages the community and building owners to determine the type of neighbourhood and businesses they want and take ownership, but the City is funded by the public and is responsible to take the lead in determining the type of business and attracting new business to Chinatown
- City of Vancouver should be advocates for small businesses, non-profits, and local bottom up organisation.
- Concern expressed over 'undesirable' uses, i.e. marijuana, tattoo, and massage parlors
- Concern that restrictions on certain uses in adjacent areas negatively impacts Chinatown, i.e. restriction on liquor stores, bars, pups and restaurants in DEOD. Outright uses need to revisited, as well as impacts on adjacent areas

On Overall Chinatown Character and Sense of Place

- Recent developments are sterile and generic that could be located anywhere in the city. They lack the 'feeling' of Chinatown (i.e. grittiness, vibrancy with sounds and smells), consider examples: Kensington Market in Toronto, mid-levels in Hong Kong
- Concern with loss of heritage and historic places as many potential development sites are historic or old buildings (may or may not be designated heritage), i.e. Brickhouse, the 'cheese store', Jimi Hendrix shrine
- Change happens, and needs to managed proactively, i.e. regulate or incentivise heritage through innovative means including rebranding and marketing (plaques, draw on nostalgia created by historic shops and restaurant)
- Retaining pre-existing façades maintains Chinatown character, and addresses seniors health issues, i.e. disorientation with dementia, changes to an area is challenging for seniors
- Linguistics are important, reach out to young Chinese entrepreneurs with the capacity to maintain the character and build sense of community
- Social or cultural planner for Chinatown to proactively set goals and monitor health and sense of diversity of Chinatown culture, i.e. bi-annual report card on ethnic businesses, malls and control mix of businesses, engage and attract desirable businesses
- Chinatown is not just about buildings; it also include people, uses and other intangibles (Spirit of Chinatown)
- The colour black represents death and considered inauspicious in Chinese culture

<u>On Development Review Process and Mechanisms</u>

- Chinatown Urban Design Guidelines need to be reviewed, updated and strengthened
- Concern that Chinatown Historic Area Planning Committee (CHAPC) is not fulfilling its role. Review of representation, composition of group, and community engagement is needed, i.e. 611 and 633 Main do not fit into the character of Chinatown.
- Concern that Chinatown Historic Area Planning Committee (CHAPC) is meeting more infrequently, and role should be expanded to be more robust and discuss wider issues in the Chinatown, i.e. business strategy

- Built form check list may reflect that buildings are meeting design guidelines but these buildings don't reflect the character of Chinatown. Community members that have a history and understanding Chinatown need to be involved
- Need to recognise new developments are not compatible and are diluting Chinatown by changing the character. New developments need to be compatible
- To ensure new developments fit into the character of Chinatown, an ombudsman made up of with specialised knowledge of Chinatown design for Chinatown to determine which developments fit into the character of Chinatown, i.e. Joe Wai, Bing Thom
- The rate of change is scary. Urban design workshop is good, but should not be only during times of crisis
- Concern expressed regarding the accountability mechanisms when policy and design guidelines are broken so future developments are not used as precedents

<u>On Other Topics</u>

- Streetscape needs to be activated and engaging, i.e. cultural and social activities (mah-jong, singing, athletics)

Chinatown Revitalization Update (2012 to 2017)

During the early phase of the Chinatown Vision and revitalization, many community projects, including the Millennium Gate and the Memorial Square statue, were made possible by funding through the Vancouver Agreement. The Vancouver Agreement was an urban development initiative involving three levels of government. It started in 2000 and officially ended in 2010. Since then, the City of Vancouver has continued to support the revitalization of Chinatown through grants, direct capital investments and support of community projects.

Specifically, the Economic Revitalization Strategy approved by Council in 2012 outlined a three-year action plan. It was agreed by those who contributed to the action plan that no single group has all the tools to undertake all the actions, and that collaboration between the community, businesses and government would be needed.

Progress made since adoption of the strategy is detailed below.

Support for heritage, culture and affordable housing

- ***Chinese Society Buildings Matching Grant Program***
  - On July 9, 2014, Council approved the Chinese Society Buildings Matching Grant Program to provide critical capital upgrades to buildings owned by Chinese family clan and benevolent societies in the DTES and Chinatown.
  - To date, $2.1 million has been invested through this program into critical upgrades for 31 projects, including $1.2 million from Community Amenity Contributions from a rezoning project on Main Street. This investment has leveraged $4.3 million towards repair from the Societies themselves.

- ***Chinese Society Legacy Program***
  - On December 10, 2015, Council approved the Chinese Society Legacy Program for the rehabilitation of twelve priority Society heritage buildings in Chinatown, and committed $3.6 million from future development contributions in and around the Chinatown area as the City's contribution (10%) toward the $36 million program.
  - Since Council's approval of this program, a $115,000 grant has been provided to the Chinatown Society Heritage Buildings Association (CSHBA) for implementation of Phase 1 of the Legacy Program.

- **Capacity building initiative**
  - Council approved $400,000 for a capacity building initiatives with Societies including $250,000 to support four knowledge sharing workshops and a consultant study.

- **Seniors housing feasibility**
  - Staff collaborated with the Provincial government, through the Ministry of International Trade and Multiculturalism, on a seniors housing feasibility study.
  - This study confirmed Chinatown as a suitable, walkable neighbourhood for seniors housing. The study raised the profile on the need of seniors housing

for growing population of ethnic seniors and identified an opportunity for governments to work with non-profit land owners (e.g. Chinese societies) to develop seniors housing with appropriate cultural services and support in and around Chinatown.

Residential intensification to support local businesses

- Six new mixed-use projects approved and/or completed, providing 550 new housing units including 22 seniors housing units.
- Chinatown History Windows project to beautify 20 vacant storefronts with large-format historical images.
- Over $700,000 of Downtown Eastside Capital Grants to 16 projects to support local economic development projects.
- The total number of businesses remained stable, but there were business turnovers, including loss of green grocers, fish mongers, barbeque meat shops, Chinese dry good stores and Chinese food services retailers.
- A number of restaurants are now open after 6 pm, bringing more vibrancy to the neighbourhood at night.

Public realm improvements

- Over $700,000 invested into public realm improvements, including dragon lights upgrade, Lilian To commemorative signage, intersection upgrades, and a community bulletin board.
- Approximately $1 million invested in the renewal of Sun Yat-Sen Park and Garden since 2015 (restoration of the Jade Pavilion and restoration of the pond), including approximately $400,000 in Federal infrastructure funding from the National Historic Sites Cost-Sharing Program.

Many of these achievements were completed through partnerships with the community, including with the Vancouver Chinatown Merchants Association on the dragon lights upgrade, SUCCESS on the Lilian To commemoration, Chinese societies and CSHBA on society building upgrades, and individual property owners for the History Windows project.

Further work is needed in order to complete the remaining identified initiatives, which will require the continued participation from businesses and the Chinatown Business Improvement Area (BIA) Society.

Actions from the Economic Revitalization Strategy not completed:

- Tenant recruitment and retention strategy.
- Tourism and marketing strategy.
- National Historic Site optimization.
- Youth leadership development.
- Laneway revitalization strategy.
- Public spaces clean-up with local businesses.