

**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.

Chair

Date Approved