

**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 is 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