

**MINUTES OF THE  
CHINATOWN HISTORIC AREA PLANNING COMMITTEE**

**December 14, 2017**

A meeting of the Chinatown Historic Area Planning Committee (CHAPC) was held on Thursday, December 14, 2017 at 5:30 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

**PRESENT:** Helen Lee, Chair  
Marianne Amodio  
John Atkin  
Gregory Borowski  
Joseph Lau  
Edmund Ma (departed 6:40 p.m.)  
Inge Roecker (arrived 5:34 p.m.)  
Mark Shieh  
May So (arrived 5:34 p.m.)  
Raymond Tam  
Trustee Allan Wong, Vancouver School Board

**ABSENT:** Andrew Lau, Vice-Chair  
(Vincent) Pui Lam Ho  
Brian Yu  
Councillor Kerry Jang  
Commissioner Erin Shum, Parks Board

**ALSO PRESENT:** Zlatan Jankovic, Heritage Planner  
Cynthia Lau, Lead Rezoning Planner (Item 2)  
Holly Sovdi, Downtown Planner (Item 2)  
Patricia St. Michel, Senior Planner (Item 2)  
Caitlin Schultz, Planning Analyst (Item 2)

**RECORDING SECRETARY:** Rae Ratslef, Raincoast Ventures Ltd.

A quorum being present, Chair Lee called the meeting to order at 5:30 p.m.

**1) Adoption of Agenda and Minutes**

MOVED by John Atkins  
AND SECONDED by Joseph Lau

That the Agenda for the Chinatown Historic Area Planning Committee meeting scheduled December 14, 2017 be adopted with amendment to add Item 3, Naming of the New School at International Village.

**CARRIED**

MOVED by Edmund Ma  
AND SECONDED by Joseph Lau

THAT the Minutes of the Chinatown Historic Area Planning Committee meeting held October 12, 2017 be adopted as circulated.

CARRIED

5:34 p.m.

Inge Roecker and May So arrived at the meeting.

**2) 800 Quebec Street & 801 Main Street and 898 Main Street (Northeast False Creek Sub-area 6D)**

Holly Sovdi, Downtown Planner, introduced the revised development proposal to rezone the two sites into a mixed-use development based on the Northeast False Creek (NEFC) Refined Area Plan. Although the sites are not within the Chinatown Historic Area, they directly interface with buildings on the 200-block of Union Street and contribute to the gateways to Chinatown on Main Street and Quebec Street.

In 2015, Council directed staff to establish an area plan and to concurrently consider rezonings for NEFC to ensure that they align with the policy being created. There have been related meetings held with First Nations, Urban Indigenous communities, and Chinatown stakeholders.

Patricia St. Michel, Senior Planner, reviewed the displayed presentation titled “Main Street Blocks”, and highlighted:

- Opportunity that the sites offer to reconnect the fabric of the area and respond to the evolving context
- Involvement of a Hogan’s Alley Working Group
- 1898 historic map of the City of Vancouver
- Urban fabric and uses 1949
- Urban design: sub-area 6D
- Proposed St. Paul’s Hospital Campus
- Concerns that have been heard about height and scale relative to Chinatown
- View to the site, looking north on Main Street
- Prevailing design themes
- Concept narrative: porches, passages and thresholds
- Artist’s rendering of the new Hogan’s Alley
- 1912 Goad’s fire Insurance Map
- Western block design considerations
- View cones and massing envelope
- Aerial view of the two blocks together looking northeast
- Rendering from NEFC and eye level view from Prior St.

Cynthia Lau, Lead Rezoning Planner, advised that the refined area plan is almost complete and will be considered by Council in early 2018. Rezoning for other sites, e.g. Plaza of Nations, Concord Development, and BC Place, will occur later in the year. The two sites

involved in this application are owned by the City of Vancouver, which may partner with developers and involve the Hogan's Alley Working Group moving forward.

The applicant and staff received comments and responded to questions regarding: public process for engaging after rezoning; ability of the City to set policy objectives on lands that it owns and to work with partners to achieve those objectives; interest in having the project deliver on affordability; whether the rezoning will address the mix of uses and activities; diversity of proposed land uses; discretionary opportunities; public realm and spaces between buildings; programming and use of public space; parking and loading needs; retail and public space; public space design strategy; potential for connections through the BC Hydro substation; expectation of longer term lease arrangements on the sites; likelihood that the City will maintain ownership; expectation of 35% of the housing to be family oriented with 300 social housing units across both sites; expectation of 10,000-12,000 new residents in NEFC; and street car interface anticipated on the site.

Discussion ensued on: support for the idea of smaller scale buildings; parceling the land at 25 to encourage smaller scale development and building; the idea of the ground plane and step forms with different design characteristics; need to find a way of making 25 foot commercial feasible with shared loading and other agreements; interest to achieve a richness of diversity on the site; encouragement for the City to maintain ownership; and concern about the project moving too far ahead in rezoning before the neighbourhood plan has been adopted.

A copy of the presentation will be sent to the Chair for distribution to members.

### **3) Naming of the New School at "International Village"**

Trustee Wong distributed a paper titled "VSB Naming Committee" re: Naming of the New School at "International Village", for information. It was clarified that the Trustee was providing this information to CHAPC as his personal submission, and that it did not represent an official School Board position.

The Trustee received comments and responded to questions regarding: background on Alexander Won Cumyow; online petition to have the school named; and Committee approval for the presentation to be made to the School Board on December 18, 2017.

The importance of ensuring that any matters brought before CHAPC needed to be vetted, and have an appropriate mandate.

**4) Membership Terms**

Chair Lee advised that members' terms would expire on December 31, 2017.

Zlatan Jankovic, Heritage Planner, thanked the members for their contribution during their term respective terms. The Clerk's Office will circulate information about the membership, and any updates to the Committee's role and mandate. The Clerk's office will email members to advise whether or not they have been reappointed to the Committee. There is talk of staggering membership to ensure there is continuity on the Committee.

**Next meeting:**

DATE: January 11, 2018  
TIME: 5:30 pm  
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street

The meeting adjourned at 7:02 p.m.

\*\*\*\*\*

---

Chair

---

Date Approved