



**CD-1 Rezoning:
105 Keefer Street and
544 Columbia Street**

**Public Hearing
May 23, 2017**



Site Context: Chinatown Zoning

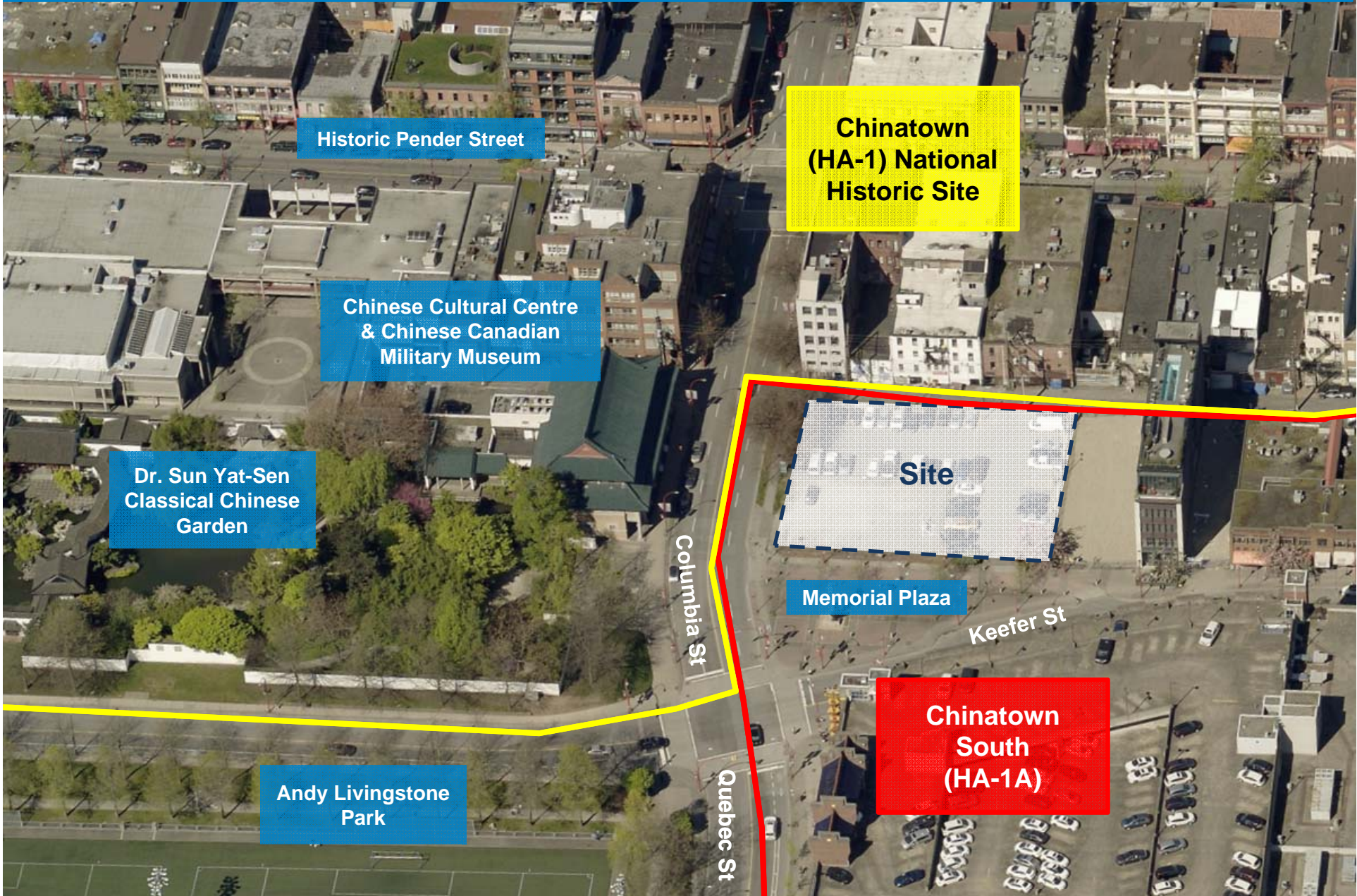
**Chinatown (HA-1)
National
Historic Site**

Site

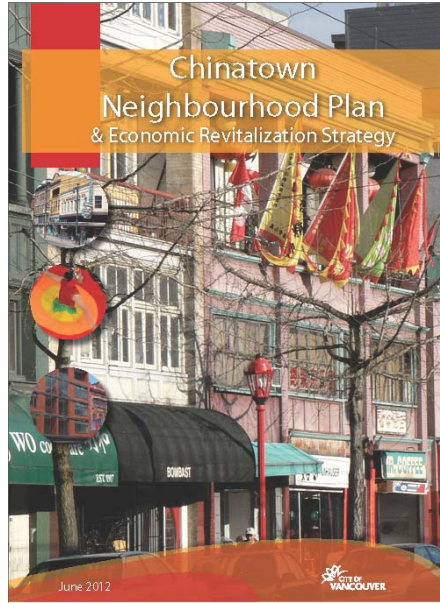
**Chinatown
South
(HA-1A)**



Site Context



Policy Context: Chinatown - Key Plans, Policies and Programs



City of Vancouver Land Use and Development Policies and Guidelines
Community Services, 433 W. 12th Ave Vancouver, BC V5Y 1V8 • 607.7344 Fax 607.7060
 planning@city.vancouver.bc.ca

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CHINATOWN VISION DIRECTIONS

Adopted by City Council July 23, 2012

A Place that Tells the History with its Physical Environment

- 1. Heritage Building Preservation**
 - 1.1. Create incentives to preserve heritage buildings
 - 1.2. Strengthen architectural, historic and cultural tours
 - 1.3. Enhance awareness of heritage buildings
- 2. Commemoration of Chinese-Canadian and Chinatown History**
 - 2.1. Foster the understanding of Chinese-Canadian and Chinatown History
 - 2.2. Develop monuments and destinations to commemorate Chinese-Canadian history
 - 2.3. Form partnerships with educational institutions
- 3. Public Realm Improvements**
 - 3.1. Improve pedestrian lighting
 - 3.2. Encourage restoration of masonry signs
 - 3.3. Keep the lanes and sidewalks clean
 - 3.4. Beautify public spaces
 - 3.5. Strengthen graffiti removal initiatives
 - 3.6. Improve and beautify building facades
- 4. Convenient Transportation and Pedestrian Comfort**
 - 4.1. Develop a parking strategy, which includes communication, education and signage initiatives
 - 4.2. Provide more pedestrian comforts, such as benches, plantings and public washrooms
 - 4.3. Create efficient transit and safe cycling connections
 - 4.4. Develop linkages to nearby neighbourhoods through transportation measures
- 5. A Sense of Security**
 - 5.1. Partner with other neighbourhoods to work on the social issues faced by the community
 - 5.2. Enhance public education on social issues
 - 5.3. Reduce the impact of the illegal drug trade
 - 5.4. Increase the sense of public safety and security
 - 5.5. Encourage more positive street activities
 - 5.6. Develop a strategy for safe parking

Vancouver Chinese Society Legacy Program

CITY OF VANCOUVER

Anchoring Changes, Reviving Traditions

The Vancouver Chinese Society Legacy Program, a proposed \$26-million revitalization of 12 Chinese Societies heritage buildings, is a key step towards the revitalization of Vancouver's historic Chinatown. Vancouver City Council recently approved \$1.6 million to kick-start the program. We are now actively working with the Chinatown Society Heritage Buildings Association to seek financial support from potential funding partners, including the Government of B.C., the Government of Canada, charitable organizations and others, to secure the remaining program budget.

The Legacy Program provides an opportunity to anchor change in Chinatown and create a lasting cultural legacy that our city, province and nation can be proud of for generations to come.

Chinese Societies and their Cultural and Historic Roles

The Chinese Societies are non-profit organizations, established by immigrants to provide social support and general welfare services to their members. Based on a wealth of solidarity, mutual dependence and charitable services, the Societies have been a vital part of the Chinese community for more than 150 years.

The continued presence of the Societies in Chinatown was a key factor in the designation of Vancouver's Chinatown as a National Historic Site of Canada in 2011. The Society buildings and their services, culture and traditions form the heart and soul of Chinatown and hold significant social and historic value.

DOWNTOWN EASTSIDE

CITY OF VANCOUVER
Downtown Eastside Plan

Historic Area Height Review: Policy Implementation of Chinatown Related Items

Public Hearing
March 17, 2011

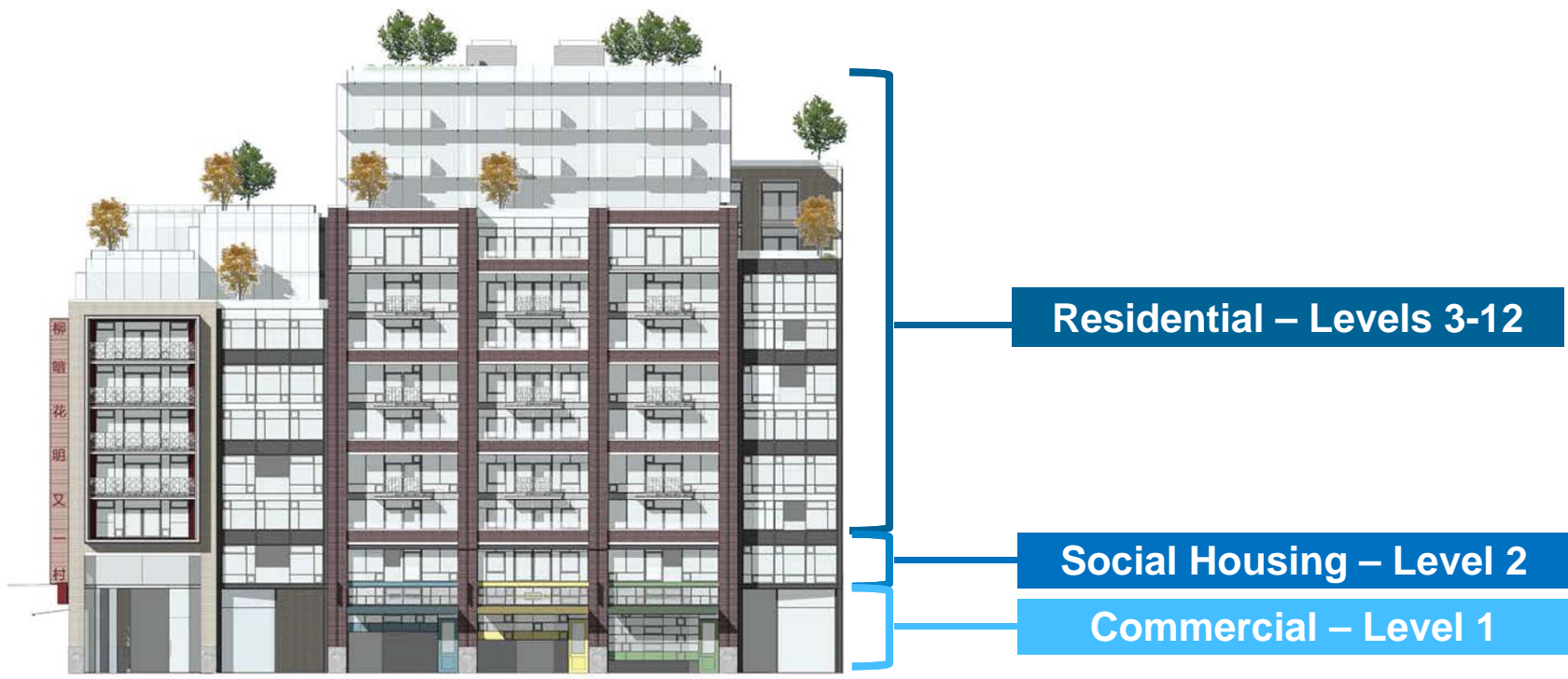
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Policy Context: Rezoning Policy for Chinatown South



- 120 feet maximum height
- No maximum density; based on contextual fit

Proposal: Elevation

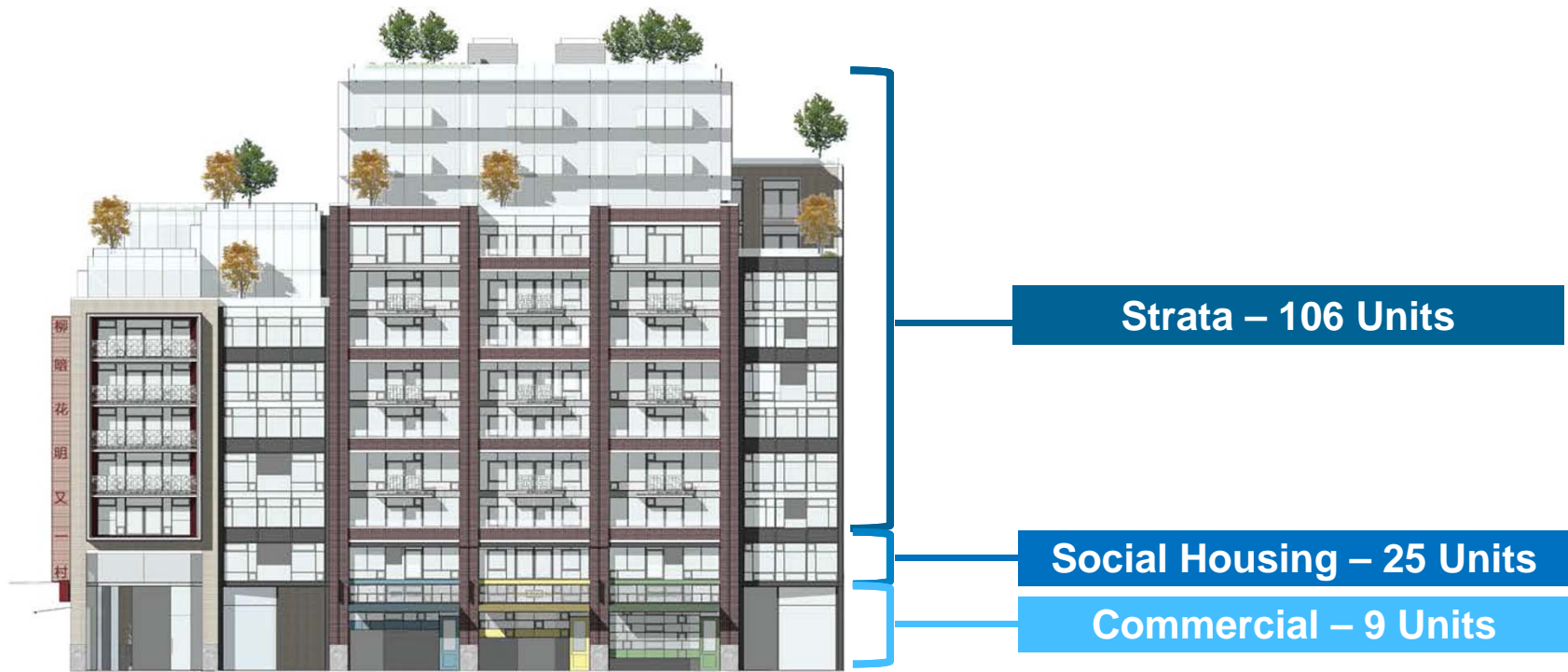


View from Keefer Street

Proposal: Elevation



Height: 115 feet
Density: 7.04 FSR

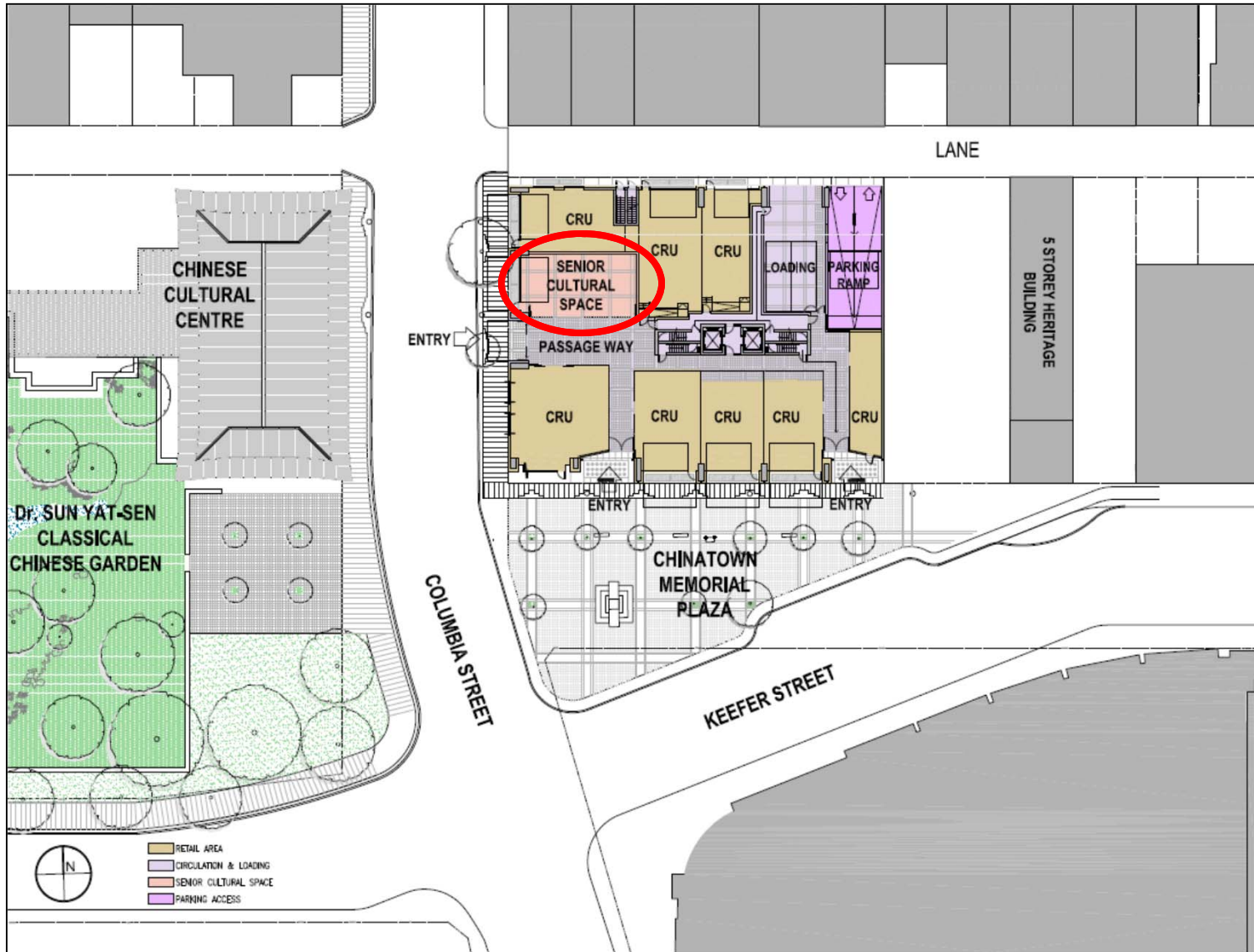


View from Keefer Street

Proposal: Site Plan



Proposal: Site Plan



Proposal: Site Plan



Public Consultation



- Four open houses with a total of 1,240 attendees
- 4,500+ pieces of feedback received

Summary of Revised Applications



Iteration	Date	Proposal / Key Changes
Original Application	September 2014	<ul style="list-style-type: none">• 13-storey market residential building with commercial uses on levels 1 and 2
First Revision	September 2015	<ul style="list-style-type: none">• Introduced one storey of seniors social housing• Design improvements
Second Revision	April 2016	<ul style="list-style-type: none">• Introduced seniors activity space in ground floor storefront• Design improvements
Current Revision	December 2016	<ul style="list-style-type: none">• Introduced pedestrian passageways on ground floor• Reduced height by one storey and design improvements

Public Comments

Comments of Support

- General merits of the application
- Positive effects on the community
- Inclusion of social housing and seniors' activity space
- Improved ground floor design



Concern: Neighbourhood Change



DTES Social Impact Assessment (2014)



Downtown Eastside

Social Impact Assessment

Report - Spring 2014



Concern: Significance of the Site



Concern: Building Massing

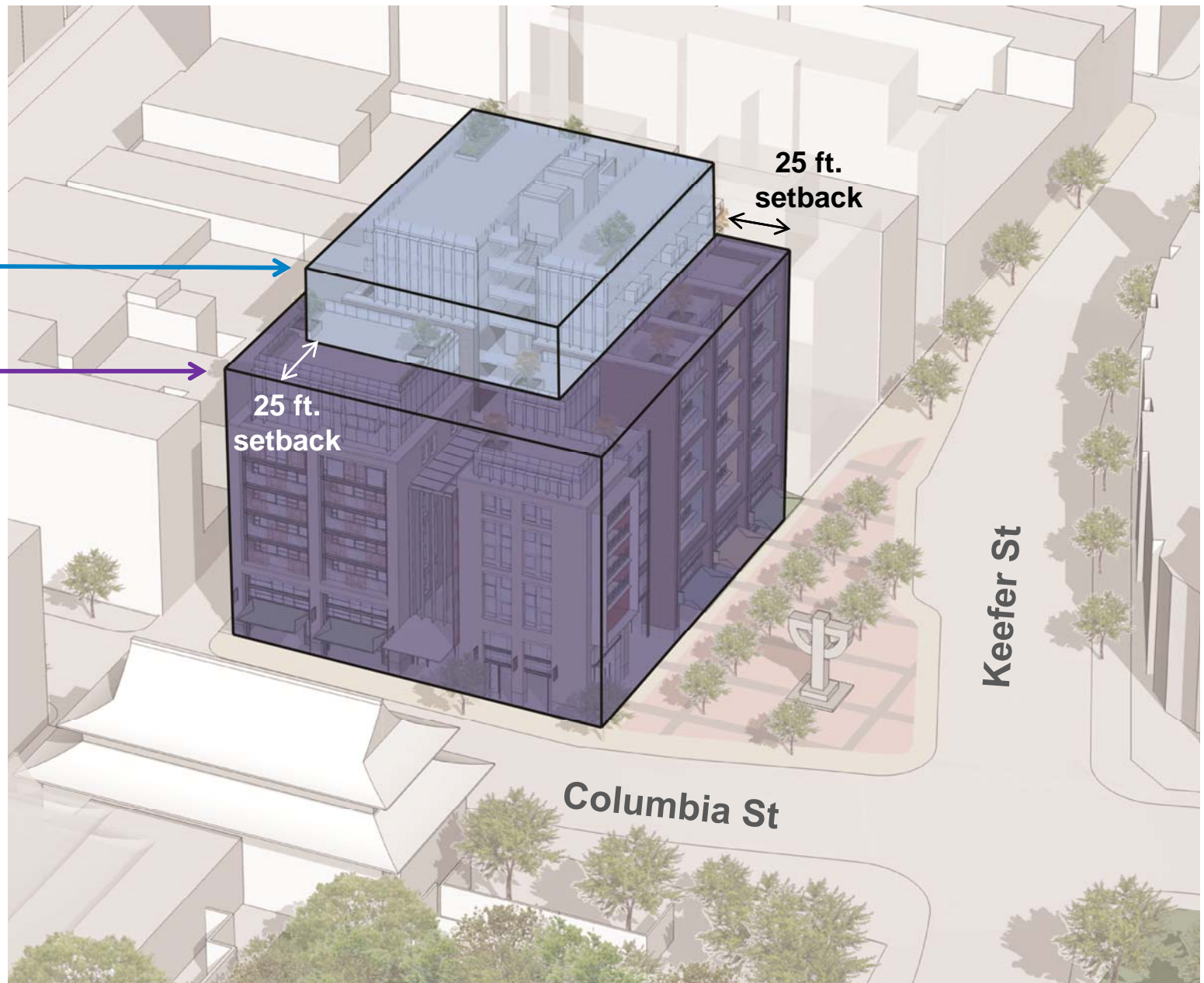


Required Setbacks Under Rezoning Policy



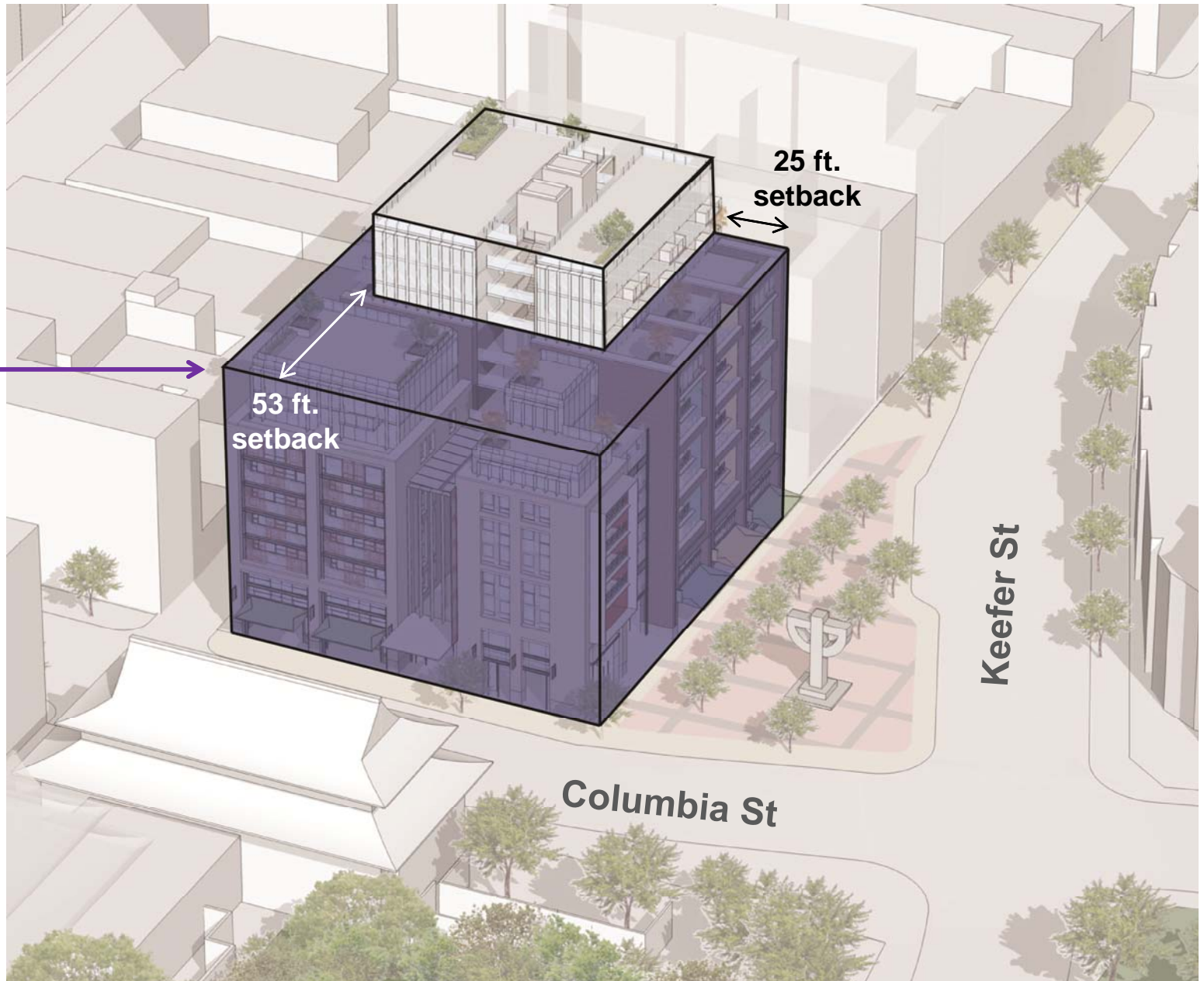
Massing
above 90 ft.
up to 120 ft.

Massing
below 90 ft.



Proposed Setbacks by Applicant

Massing
below 90 ft.



Additional Setbacks Recommended by Staff



Additional setbacks recommended by staff for building massing above 70 ft.



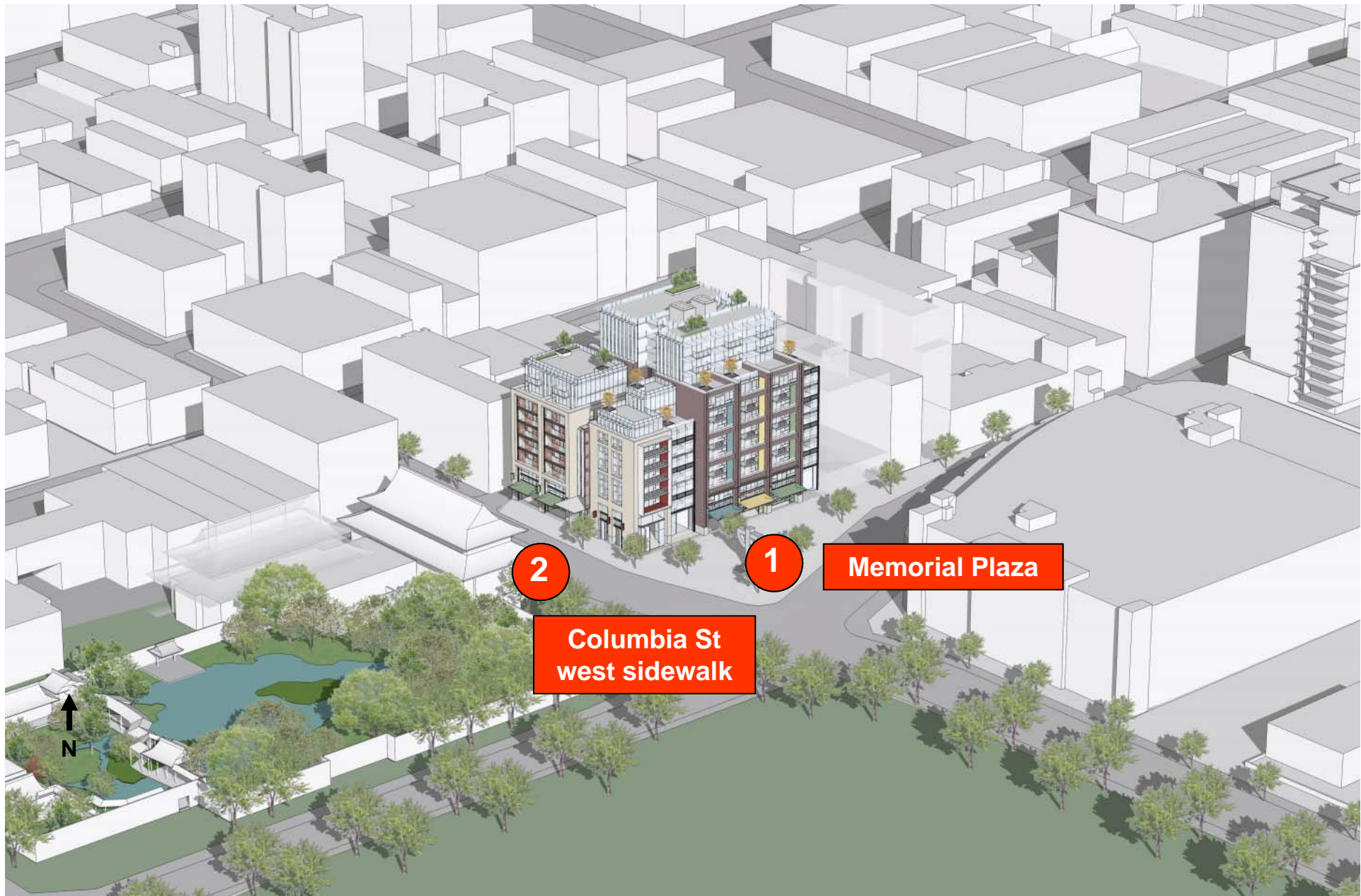
Cultural Context



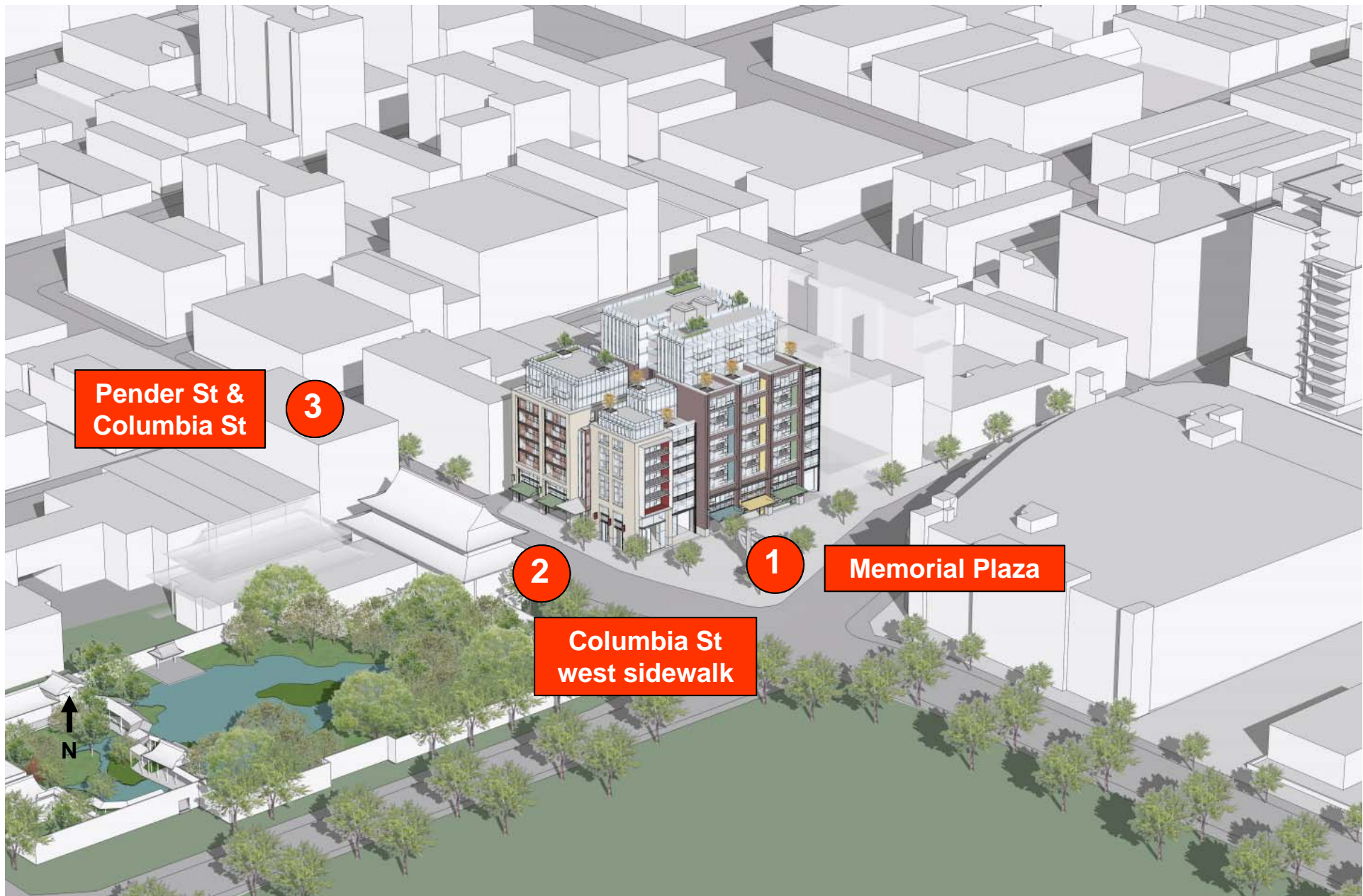
Cultural Context



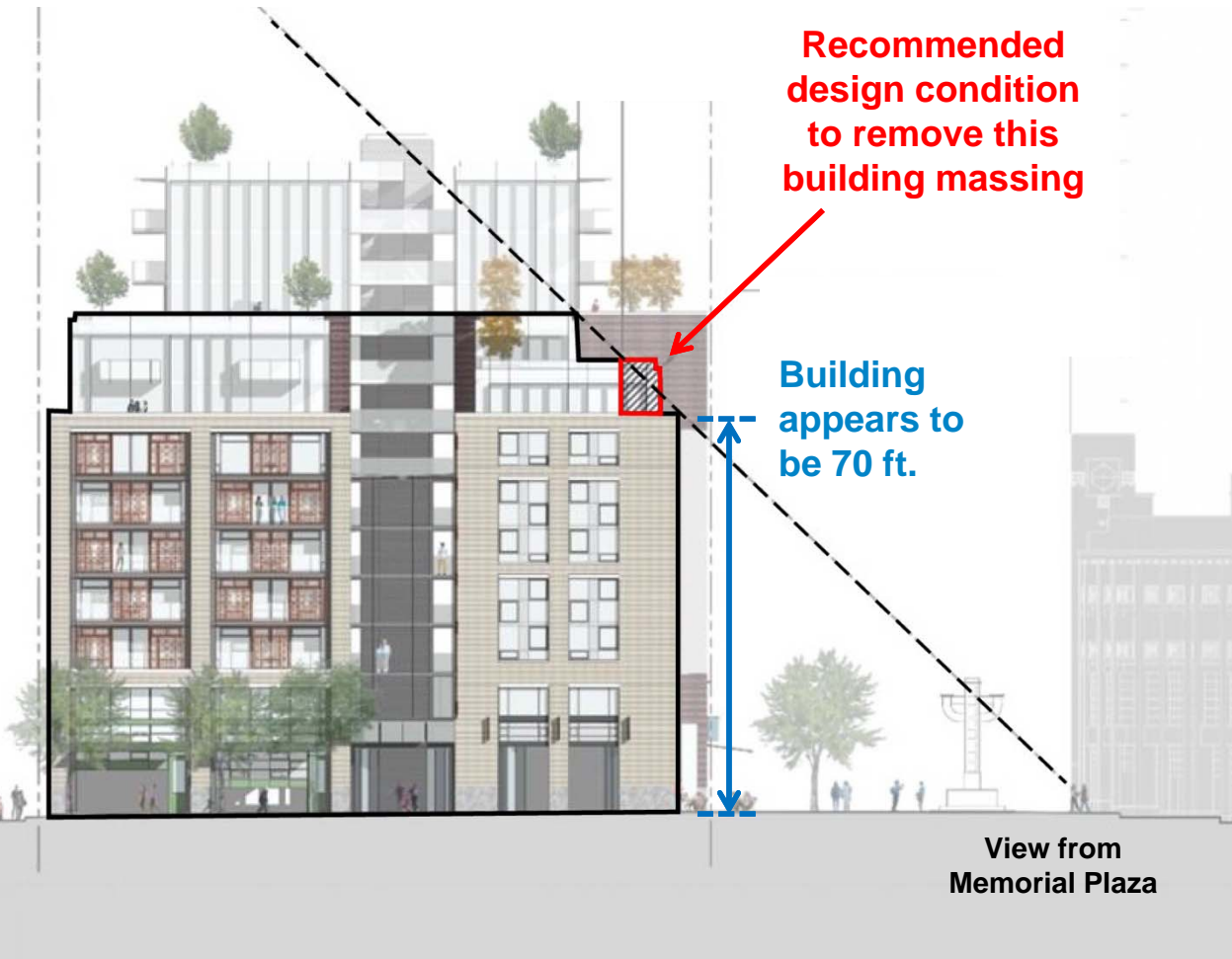
Cultural Context



Cultural Context



1: View from Memorial Plaza



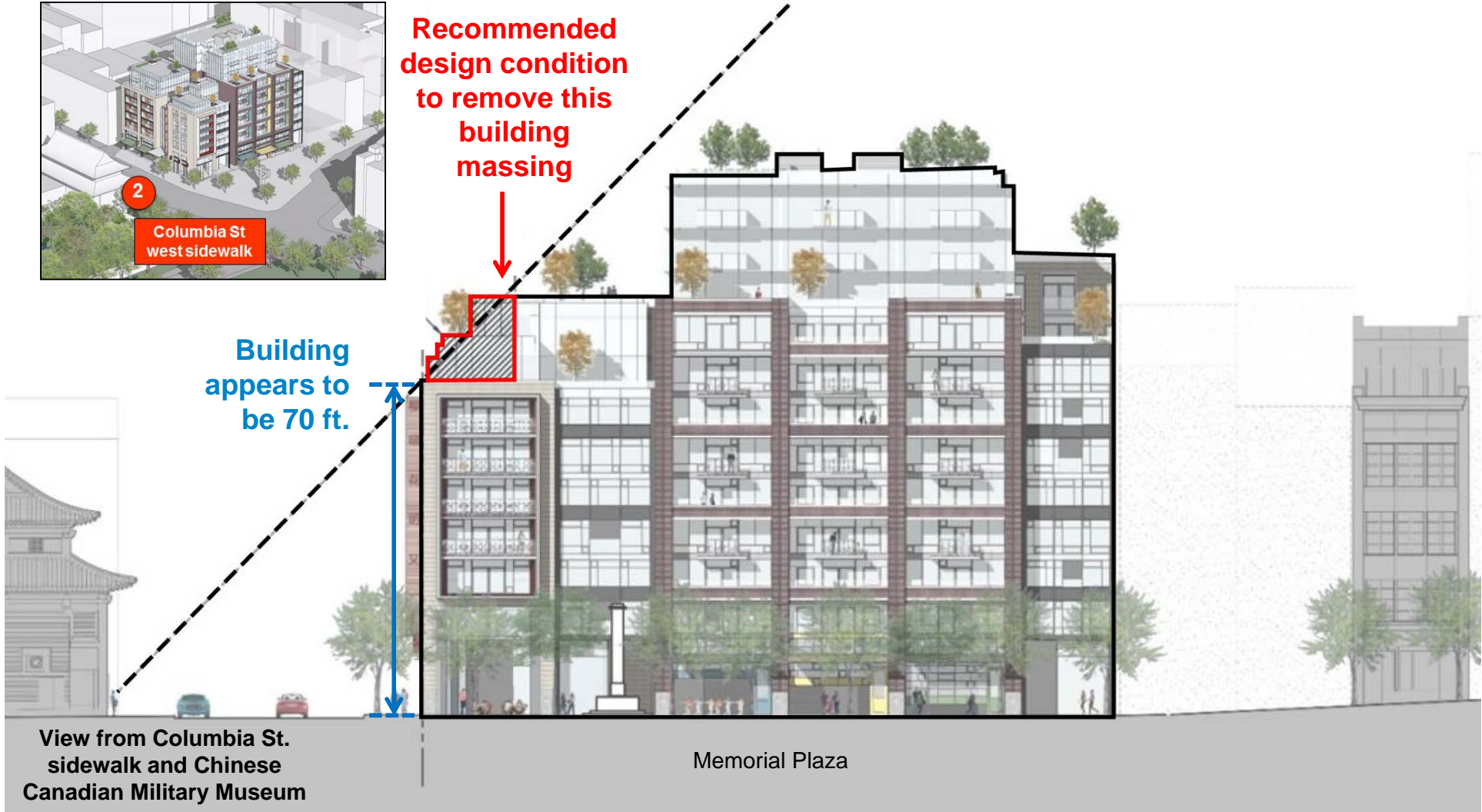
View from Columbia Street Looking East

2: View from West Sidewalk of Columbia St



Recommended design condition to remove this building massing

Building appears to be 70 ft.



View from Columbia St. sidewalk and Chinese Canadian Military Museum

Memorial Plaza

View from Keefer Street Looking North

3: View from Pender St and Columbia St



Recommended design condition to remove this building massing

View from Pender Street

Pedestrian Passageway and Lane Activation



Public Space Improvements



existing service lane

Public Benefits



90 ft. permitted
under HA-1A zoning

Public Benefits



Additional height up to 120 ft. permitted under rezoning

90 ft. permitted under HA-1A zoning

Public Benefits



Additional height up to 120 ft. permitted under rezoning

90 ft. permitted under HA-1A zoning

Social Housing

Seniors Space

Community Use Agreement



Social Housing

- 25 units of social housing, secured for 60 years or life of building
- BC Housing to purchase units at cost
- operated by a non-profit organization – units targeted to seniors



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- City-wide definition of social housing applies to Chinatown.
- 30% (or 8) of the units must be rented at rates affordable to households with incomes below Housing Income Limits (HILs).
- Staff will continue to work with our partners to identify opportunities to deepen the level of affordability.





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