

## SPECIAL COUNCIL MEETING MINUTES



MARCH 17, AND APRIL 5, 7, 12 AND 14, 2011

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 17, 2011, at 7:56 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to policy and zoning by-laws for the Historic Area Height Review - Chinatown. Subsequently, Council reconvened at 7:35 pm on April 5, 2011; 7:40 pm on April 7, 2011; 6:12 pm on April 12, 2010; and 6:10 pm on April 14, 2011. The Minutes are consolidated for ease of reference.

**PRESENT:**

- Mayor Gregor Robertson
- Councillor Suzanne Anton
- Councillor David Cadman
- Councillor George Chow
- Councillor Heather Deal
- Councillor Kerry Jang
- Councillor Raymond Louie, Acting Chair (briefly on April 14)
- Councillor Geoff Meggs
- Councillor Andrea Reimer
- Councillor Tim Stevenson
- Councillor Ellen Woodsworth

**CITY MANAGER'S OFFICE:**

- Penny Ballem, City Manager (March 17, and April 7, 2011)
- Brenda Proskan, Deputy General Manager, Community Services Group (March 17, 2011)

**CITY CLERK'S OFFICE:**

- Tina Hildebrandt, Meeting Coordinator (March 17, April 5, 7, and 12, 2011)
- Pat Boomhower, Meeting Coordinator (April 14, 2011)

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Jang  
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the policy and zoning by-laws for the Historic Area Height Review - Chinatown.

CARRIED UNANIMOUSLY

**1. TEXT AMENDMENT AND RELATED POLICIES: HA-1 and HA-1A Districts Schedule (Chinatown Historic Area)**

An application by the Director of Planning was considered as follows:

Summary: To amend the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law to:

- change "Wholesaling - Class B" from outright approval use to conditional approval use,
- change the discretionary height limit of 27.4 m in HA-1A to outright approval,
- increase the discretionary height limit in HA-1 from 20.0 to 22.8 m, and
- introduce a minimum rear yard setback of 1.0 m.

In addition to the by-law amendments, the staff recommendations also put forward the following items resulting from the Historic Area Height Review:

- a new Rezoning Policy for Chinatown South (HA-1A),
- amendments to the Chinatown HA-1 Design Guidelines,
- amendments to the Chinatown South HA-1A Design Guidelines,
- amendments to the Transfer of Density Policy and Procedure,
- correspondence from community groups, and
- a direction regarding hydronic heating systems in the Chinatown HA-1 and HA-1A Districts.

The Director of Planning recommended approval as set out in the Summary and Recommendation of the Public Hearing agenda.

Council also had before it the following:

- Memorandum dated February 14, 2011, from the Director of Planning, which provided clarification on the items for Council's consideration at the Public Hearing, in relation to implementation of the Historic Area Height Review conclusions for Chinatown;
- Memorandum dated April 4, 2011, from the Director of Planning, which brought forward suggested amendments to strengthen the urban design provisions in the proposed "Rezoning Policy for Chinatown South (HA-1A)" and a suggested amendment in the HA-1 and HA-1A Design Guidelines to further support the activation of lanes; and
- Memorandum dated April 8, 2011, from the Assistant Director of Housing Policy, which provided further information for Council related to housing objectives for the Downtown Eastside, including Chinatown (HA-1 and HA-1A), and provided a status update on the DTES Housing Plan as it relates to Chinatown.

## Staff Opening Comments

Brent Toderian, Director of Planning, provided a procedural overview of the Public Hearing.

Tanis Knowles-Yarnell, Planner, Downtown Eastside Group, provided an overview on the historic area height review process to date as it relates to the context of previous planning in Chinatown, and outlined the specific HAHR policy implementation approaches as put forward in staff's recommendations. Ms. Knowles-Yarnell, along with Mr. Toderian, Abi Bond, Assistant Director of Housing Policy, Social Development, and Andrea Gillman, Housing Planner, Social Development, responded to questions.

## Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 18 letters or emails in support;
- 14 letters or emails in opposition; and
- 8 letters or emails related to other aspects of the application.

## Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Shirley Chan, Past Chair, Chinatown Historic Area Planning Committee  
Dexter Lam, Vancouver Chinatown Revitalization Committee  
Cecilia Leung, Chinatown Youth Group  
Jordon Eng (on behalf of Albert Fok, Vancouver Chinatown Business Improvement Association)  
Michael Ng, Vancouver Chinatown Business Improvement Association  
Henry Tom, Vancouver Chinatown Merchants Association  
Jordan Eng, Vice-President, Vancouver Chinatown Business Improvement Association  
Dr. Peter Wong, Chinese Cultural Centre of Greater Vancouver & The Premier's Chinese Community Advisory  
Kim Maust, Vancouver Heritage Commission  
Tak Shing Chau, Vancouver Chinatown Business Improvement Association  
Eric Szeto  
William Ma, Mah Benevolent Society of Vancouver  
Dana Mah, Mah Society of Canada  
Rick Lam, Shon Yee Benevolent Association  
Doug Halverson, Dr. Sun Yat-Sen Garden Society  
Brian Roche  
Glen Wong  
Terence Pun, Chinese Cultural Centre of Greater Vancouver  
Fred Mah, Chinatown Society Heritage Buildings Association  
Richard Wong  
Jack  
Inge Roecker

The following spoke in opposition to the application, a majority of whom expressed concern regarding the local area plan:

Joan Morelli  
Homeless Dave  
Ivan Drury, Downtown Eastside Neighbourhood Council  
Jean Swanson, Carnegie Community Action Project  
Rider Cooley, Citywide Housing Coalition  
Sid Tan  
Sister Elizabeth Kelliher, Carnegie Community Action Project and Franciscan Sisters of  
the Atonement  
Joseph Jones  
Dan Fass  
Ian MacRae  
Ann Livingston  
Erin Innes, Spartacus Books  
Maxine Gadd  
Craig Hathaway  
Richard Cunningham, VANDU  
Irwin Oostindie, W2 Community Arts  
Dave Murray  
Dalannah Gail Bowen  
Gary Jarvis  
Harold Lavender, Downtown Eastside Neighbourhood Council  
Claudia Li  
Tami Starlight  
Dave Diewert  
David Beattie  
Fraser Stuart  
Donald Macdonald  
Paul Martin  
Luc Briere  
James McLean  
Stephen Blumstein  
Eugene McCann  
Caitlin Williams  
Ivan Yan Chiu  
Elise Chenier  
Lewis N. Villegas  
Susan Friday  
Stephen Gray, First United Church  
Grant Fraser  
Theresa Vandertuin  
Stacey Bonenfant  
Claudia Li (on behalf of Kim Tang)  
Claudia Li (on behalf of Lily Tang)  
Linda Wong  
Murray Bush  
Suzanne Baustad  
Richard Alberto Marquez

Kate Murray  
Caitlin Williams (on behalf of Sarah Stevenson)  
Nathan Crompton  
Beth Malena  
Marlene Basil, VANDU  
Hugh Lampkin, VANDU  
Stephen Bohus  
Maxim Winther  
Gladys Lee  
Peter Marcus  
Clint Burnham  
Darcie Bennett  
Tristan Markle  
Sam Snobelen  
Letizia Waddington  
Cam Watt  
John Douglas  
Priscillia May  
Wendy Pedersen, Carnegie Community Action Project  
James Witwicki  
Ned Jacobs  
Steven Nglvan  
Elizabeth Murphy  
Ray Spaxman  
Father Matthew Johnson, St. James Anglican Church  
Jeff Derksen  
John Shayler  
Elwin Xie  
Stan Kupferschmidt  
Lenore Clemens  
Megan Craig  
Robert Follett  
Jason Wood  
Lisa McLeod  
Patricia Haram  
Marianne Code

The following spoke neither in support of, nor in opposition to, the application but questioned the policy approach and expressed the need for a clear implementation strategy that includes both the Downtown Eastside and Chinatown communities as well as more low income housing:

Nathan Edelson  
Joe Wai, Joe Wai Architects  
Deborah Mannette  
Sandra Moore  
To Trinh Diep  
Mrs. Chan  
James Ho  
Robin Lawrence

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*On March 17, 2011, at 10:00 pm, during the hearing of speakers, it was*

*MOVED by Councillor Deal*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*At 11:00 pm, during the hearing of speakers, it was*

*MOVED by Councillor Louie*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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*On April 5, 2011, at 10:00 pm, during the hearing of speakers, it was*

*MOVED by Councillor Deal*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*At 11:00 pm, during the hearing of speakers, it was*

*MOVED by Councillor Reimer*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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*On April 7, 2011, at 10:00 pm, during the hearing of speakers, it was*

*MOVED by Councillor Reimer*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

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*On April 12, 2011, at 10:02 pm, during the hearing of speakers, it was*

*MOVED by Councillor Deal*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*At 11:00 pm, during the hearing speakers, it was*

*MOVED by Councillor Cadman*

*THAT, under Section 2.3 (e) of the Procedure By-law, Council extend the length of the meeting by one hour or less in order to conclude hearing from all registered speakers.*

*LOST HAVING NOT RECEIVED  
THE REQUIRED MAJORITY*

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*On April 14, 2011, at 8:50 pm, Mayor Robertson stepped down and Councillor Louie assumed the Chair.*

*Council recessed at 9:23 pm and reconvened at 9:30 pm, with Mayor Robertson in the Chair.*

*At 10:00 pm, during the hearing of speakers, it was*

*MOVED by Councillor Cadman*

*THAT, under Section 6.8 of the Procedure By-law Council suspend Section 2.3(e) of the Procedure By-law with regard to meeting end time, in order to hear from the remaining speakers.*

*CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY*

*Council recessed at approximately 11:45 pm and reconvened at 12:00 am on April 15, 2011.*

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### **Staff Closing Comments**

Rob Jenkins, Assistant Director of Planning, provided closing comments and, along with Tanis Knowles-Yarnell, Planner, Downtown Eastside Group, responded to questions.

### **Council Decision**

MOVED by Councillor Deal

THAT Council refer discussion and decision on the application regarding the "TEXT AMENDMENT AND RELATED POLICIES: HA-1 and HA-1A Districts Schedule (Chinatown Historic Area)" to the Regular Council meeting to be held Tuesday, April 19, 2011, at 2:00 pm, as Unfinished Business.

CARRIED UNANIMOUSLY



**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

The Special Council recessed at 11:14 pm on March 17, 2011; 11:15 pm on April 5, 2011; 11:04 pm on April 7, 2011; 11:03 pm on April 12, 2011; and adjourned at 1:03 am on April 15, 2011.

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