

Report Date: December 2, 2015
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TO: Standing Committee on Planning, Transportation and Environment
FROM: Acting General Manager of Planning and Development Services
SUBJECT: Chinese Society Buildings Matching Grant Program - Progress Update

RECOMMENDATION

THAT Council APPROVE the reallocation of \$400,000 of funds (as detailed in Appendix A) to implement the 2016 round of Chinese Society Buildings Matching Grants; source of funds is the Chinese Society Buildings Matching Grant Program.

REPORT SUMMARY

This report provides an update on the progress of the *Chinese Society Buildings Matching Grant Program* and the matching grant allocations to Chinese family clan and benevolent societies (the “Societies”) approved in December 2014 and May 2015.

Thirty (30) grants were approved through this program in Round 1 (December 2014) and Round 2 (May 2015), at a total of \$2,087,500. Of these thirty allocated matching grants, twenty-five (25) have been completed or are proceeding with building rehabilitation projects for a total of \$1,687,500 in allocated matching grants (as detailed in Appendix B & C). These grants have leveraged approximately \$3,672,000 of matching funds from the Societies themselves.

Of the remaining five (5) applications, three have been withdrawn by the applicants, and two are incomplete (as detailed in Appendix A). The total approved for these five grants, which will not be proceeding, is \$400,000. The types of challenges faced by the Societies who have withdrawn their application, or who have incomplete applications, includes insufficient matching funds, lack of consensus, or ineligible project scopes that are better suited to other City grant programs, such as the Heritage Building Façade Grant.

This report recommends that Council approve re-allocating the \$400,000 of previously approved funds (as detailed in Appendix A) towards a third round of Chinese Society Buildings Matching Grants to eligible non-profit Societies. Societies will be invited to submit applications in early 2016, and a report of matching grant recommendations will be taken to Council for consideration in spring 2016. These funds are the result of previously-approved applicants either withdrawing their applications or unable to fulfil the requirements to proceed.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- In 2002 City Council approved the *Chinatown Vision* that identified protecting the area's heritage and culture while focussing on bringing in new energy and investment to the neighbourhood.
- In February 2008, City Council approved the *Society Heritage Buildings Rehabilitation Strategy*, which recognised that the heritage buildings in Chinatown owned by the Societies were of critical importance to the long-term revitalisation of Chinatown.
- On July 25, 2012 Council approved the *Chinatown Neighbourhood Plan and Economic Revitalisation Strategy*, which identified the Societies as significant community cultural assets, and identified as a priority the restoration of the Chinatown Society heritage buildings.
- On March 12, 2013 Council directed staff to develop a new fund to assist the Chinatown Society Heritage Building Association with the critical rehabilitation of their buildings using the Community Amenity Contribution (CAC) amounting to \$1,237,725 from the rezoning of 633 Main Street as the funding source.
- On March 15, 2014 Council adopted the DTES Plan, which includes a policy to pursue the rehabilitation of the heritage buildings owned by Chinatown Societies.
- On July 9, 2014 Council approved the *Chinese Society Buildings Matching Grant Program* to provide critical capital upgrades to buildings owned by Chinese family clan and benevolent societies in the DTES.
- On December 17, 2014 (RTS #10746) Council approved the allocation of \$1.16 million through the *Chinese Society Buildings Matching Grant Program* to seventeen Chinese family clan and benevolent societies.
- On May 13, 2015 (RTS #10941) Council approved the allocation of \$927,500 through the *Chinese Society Buildings Matching Grant Program* to thirteen Chinese family clan and benevolent societies.
- Approval of grant recommendations requires EIGHT affirmative votes.

ACTING GENERAL MANAGER'S COMMENTS

The Acting General Manager of Planning and Development Services recommends APPROVAL of the foregoing.

Background/Context

The primary objective of the *Chinese Society Buildings Matching Grant Program* is to support critical capital upgrades to buildings owned by Chinese family clan and benevolent societies in Chinatown and the wider DTES. The program focuses on work that enhances and extends the life of the building, improves conditions and/or security of tenure of any affordable housing in the building, and preserves heritage assets.

All work completed must meet City standards, with proper permits if required. The City's contribution to a project will not exceed fifty percent of the total cost of eligible expenses. Payment of capital grants will be contingent on Societies securing half of the remaining funding from other non-City funding sources, which could include their own reserves or in-kind contributions.

In December 2014 City Council allocated \$1.16 million to seventeen Societies in the first round of capital grants and another \$927,500 to thirteen Societies through the second round of capital grants in May 2015. Meetings in English and Cantonese were held with the Chinese family clan and benevolent societies to provide an overview of the grant program and application process. Societies were provided over two months to submit supporting documentation to complete their applications. In addition, further time extensions were provided, and a bilingual project facilitator was hired to assist Societies through the application process. Capacity-building workshops were held in English and Cantonese, and a bilingual information brochure on building rehabilitation was produced and distributed as an additional resource.

Of the allocated matching grants, over eighty percent of applicants have completed their rehabilitation work or have projects currently underway: four matching grants have been completed (as detailed in Appendix B) and twenty-one are underway (as detailed in Appendix C).

This report recommends unused funds from withdrawn and incomplete applications be reallocated to a third round of matching grants. Applications will be accepted early in 2016 and a report of matching grant recommendations will be taken to Council for consideration in spring 2016. Priority consideration will be given to eligible first-time applicants followed by Societies that have received only one matching grant previously.

Strategic Analysis

Reallocation of the \$400,000 of previously approved but unused funds enables a third round of matching grants that strategically supports critical capital upgrades to Society-owned buildings, with an emphasis on heritage buildings and those with affordable housing units. The *Chinese Society Buildings Matching Grant Program* objectives align with Council priorities and strategies and will leverage external funding and resources.

Financial

In December 2014 Council approved the allocation of \$1,160,000 million through the *Chinese Society Buildings Matching Grant Program* to seventeen Societies. In May 2015, Council approved the allocation of a further \$927,500 to thirteen Societies through the second round of capital grants.

Of the previously allocated funds, a total of \$400,000 remains unused. These funds are unused as applications were withdrawn by the applicant or are incomplete.

Recommendation A seeks approval to reallocate the \$400,000 in unused funds (as detailed in Appendix A) to a third round of matching grants. The source of funds is the Chinese Society Buildings matching grant program.

Table 1: Chinese Society Buildings Matching Grant Program Funds

| ITEM | BUDGETTED | EXPENDED FUNDS | REMAINING FUNDS | REALLOCATED FUNDS |
|---|--------------------|--------------------|------------------|-------------------|
| Legacy Program strategic consultant, project facilitator, and capacity building support | \$400,000 | \$145,000 | \$255,000 | — |
| Round 1—2014 Matching grants (approved Dec 2014) - RTS #10764 | \$1,160,000 | \$860,000 | — | \$300,000 |
| Round 2—2015 Matching grants (approved May 2015) - RTS #10941 | \$927,500 | \$827,500 | — | \$100,000 |
| Unallocated grant funds | \$12,500 | — | \$12,500 | — |
| TOTAL | \$2,500,000 | \$1,832,000 | \$267,500 | \$400,000 |

CONCLUSION

Chinese Societies are significant cultural anchors in the community and critical partners in the revitalisation of an authentic historic Chinatown. This report recommends the approval of unused funds to a third round of matching grants that will provide assistance to eligible Chinese Societies for buildings requiring critical repairs or upgrades as an interim measure until further funding assistance can be secured from senior government and other potential funding partners, as outlined in the *Chinese Society Legacy Program* report (RTS 11185). The policy objectives of the approved *Chinese Societies Buildings Matching Grant Program* align with Council objectives, and will help the City address its priorities of revitalising Chinatown, protecting the unique heritage of the neighbourhood, and supporting the sustainability and ongoing legacy of these important community assets.

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TABLE 2 - SUMMARY OF UNUSED CHINESE SOCIETY BUILDINGS MATCHING GRANT FUNDS

| # | Society Name | Address | Grant Year | Proposed Project Description | Grant Allocated | Comments |
|---|---|---------------------|------------|--|-----------------|---|
| 1 | Shon Yee Benevolent Association (May Wah Hotel) ‡ | 254-262 E Pender St | 2014 | Structural and conditional repairs to the heritage façade, including replacement of insulation, windows, and weather proofing. Renovation of common kitchens, including the replacement of leaking plumbing. | \$100,000 | Application withdrawn (lack of consensus) |
| 2 | Yee Fung Toy Society of Canada | 226 E Georgia St | 2014 | Mechanical and electrical upgrades, including conversion of heating and oven ranges to electric, and replacement of leaking plumbing. | \$100,000 | Application withdrawn (no reason provided) |
| 3 | Wongs' Benevolent Association (Han Shen Building) | 27 E Pender St | 2015 | Replace roof, repairs to the building envelope including windows, structural repairs to interior stairwell, and electrical upgrades. | \$100,000 | Application withdrawn (ineligible project scope, pursuing HBFG) |
| 4 | Ming Sun Benevolent Society (Ming Sun Reading Rooms) ‡ | 439 Powell St | 2014 | Preservation of heritage components as part of building deconstruction. | \$50,000 | Incomplete (insufficient matching funds) |
| 5 | Yin Ping Benevolent Society of Canada (Yip Ping Benevolent Society) ‡ | 414 Columbia St | 2014 | Replace plumbing, upgrades to residential rooms, and electrical system. | \$50,000 | Incomplete (ineligible project scope) |

TOTAL TO BE REALLOCATED: \$400,000

‡ Chinese family clan and benevolent society building listed in the Single Room Accommodation By-law.

HBFG: Heritage Building Façade Grant

SRAG: Single Room Accommodation Grant

TABLE 3 - SUMMARY OF COMPLETED CHINESE SOCIETY BUILDINGS MATCHING GRANTS

| # | Society Name | Address | Grant Year | Proposed Project Description | Grant Allocated | Comments |
|---|--|-----------------|------------|---|-----------------|---------------------------------------|
| 1 | Chau Luen Kon Sol Society of Vancouver | 325 Keefer St | 2014 | Repair building enclosure and replace all windows. | \$ 50,000 | Final report submitted May 2015 |
| 2 | Chinese Social Development Society | 499 E Pender St | 2014 | Replace gas-fired boiler. | \$ 25,000 | Final report submitted September 2015 |
| 3 | Hoy Ping Benevolent Association | 440 Main St | 2014 | Repair leaking roof. | \$ 25,000 | Final report submitted February 2015 |
| 4 | Chau Luen Kon Sol Society of Vancouver | 325 Keefer St | 2015 | Replace roof deck, repairs to shop front including windows and doors. | \$50,000 | Final report submitted July 2015 |

TOTAL COMPLETED: \$150,000

TABLE 4 - SUMMARY OF IN PROGRESS CHINESE SOCIETY BUILDINGS MATCHING GRANTS

| # | Society Name | Address | Grant Year | Proposed Project Description | Grant Allocated |
|----|---|---------------------|------------|--|-----------------|
| 1 | Lim Sai Hor Kow Mock Benevolent Association | 531 Carrall St | 2014 | As identified in the Lim Association building rehabilitation study, conditional and structural repairs to the Carrall Street and Shanghai Alley façades to address water damage and deterioration. | \$ 100,000 |
| 2 | Lung Kong Tien Yee Association (Sun Ah Hotel) ‡ | 100 E Pender St | 2014 | Replace leaking roof, including rooftop tiles, wooden frames, and flushing. Replace windows, including water damaged mortar. | \$ 100,000 |
| 3 | Lung Kong Tien Yee Association | 135 E Pender St | 2014 | Replace leaking roof, including rooftop tiles, wooden frames, and flushing. Replace windows, refurbish heritage façade, and apply water-proof sealant. | \$ 100,000 |
| 4 | Mah Society of Canada (Asia Hotel) ‡ | 137-139 E Pender St | 2014 | As identified in the Mah Society building rehabilitation study, repairs to the building exterior envelope, including deficient roofing, masonry, windows, and siding, as well as refurbishment of deteriorating heritage façade. | \$ 100,000 |
| 5 | Yue Shan Society | 37 E Pender St | 2014 | Structural repairs to the eastern portion of the basement and foundation. | \$ 85,000 |
| 6 | Natives of Toi Shan Benevolent Society of Vancouver (Phoenix Hotel) ‡ | 237 E Hastings St | 2014 | Replace leaking roof, structural reinforcement of chimneys, repair interior stairs and landing, install railing, and replace drain. | \$ 75,000 |
| 7 | Shon Yee Benevolent Association | 408 Jackson Ave | 2014 | Replace leaking plumbing, and upgrade kitchens including flooring, sinks, cabinets, and countertops. | \$ 75,000 |
| 8 | Canada Quan Lung Sai Tong Association | 164 E Hastings St | 2014 | Replace leaking roof. | \$ 75,000 |
| 9 | Kong Chow Benevolent Association of Canada | 251 E Pender St | 2014 | Remove roof-top industrial air condition units, and repair leaking roof. | \$ 25,000 |
| 10 | Soo Yuen Society | 152 E Pender St | 2014 | Repair leaking roof, structural reinforcement of chimneys to prevent collapse, repair interior stairs and landing, install railing, and replace drain. | \$ 25,000 |
| 11 | Cheng Wing Yeong Tong Benevolent Society | 79 E Pender St | 2015 | Foundation and structural repairs to basement and main floor to address water damage and deterioration. | \$100,000 |

| # | Society Name | Address | Grant Year | Proposed Project Description | Grant Allocated |
|----|---|---------------------|------------|---|-----------------|
| 12 | Chin Wing Chun Tong Society of Canada | 160 E Pender St | 2015 | Structural repairs to the east wall to address outwards leaning and potential collapse. | \$100,000 |
| 13 | Chinese Benevolent Association of Vancouver | 104-108 E Pender St | 2015 | Replace roof, repairs to building envelope including windows, siding, east wall, exterior emergency stairs, fire door, and electrical upgrades. | \$100,000 |
| 14 | Wongs' Benevolent Association (Mon Keang School) | 121 E Pender St | 2015 | Replace roof, repairs to the building envelope including windows, structural repairs to interior stairwell, and electrical upgrades. | \$100,000 |
| 15 | Ing Suey Sun Tong Association ‡ | 389 E Hastings St | 2015 | Replace roof, repairs to wall, ceiling, and floor to address water damage and deterioration. | \$25,000 |
| 16 | Tse Clansman Association of Vancouver | 740 E Hastings St | 2015 | Replace roof, repairs to building envelope including windows, doors, front entrance concrete floor and membrane. | \$40,000 |
| 17 | Vancouver Tsung Tsin (Hakka) Association ‡ | 542 Keefer St | 2015 | Replace roof, repairs to building envelope including windows. | \$30,000 |
| 18 | Lim Sai Hor Kow Mock Benevolent Association | 531 Carrall St | 2015 | Replace roof, structural repairs to building envelope, including north and south walls, and electrical and plumbing upgrades. | \$100,000 |
| 19 | Mah Society of Canada (Asia Hotel) ‡ | 137-139 E Pender St | 2015 | Structural repairs and fire/ life safety upgrades, including exterior fire escape, exit doors, east wall, chimney stacks. | \$100,000 |
| 20 | Yue Shan Society | 37 E Pender St | 2015 | Replace heating/ventilation, including furnace. | \$7,500 |
| 21 | Natives of Toi Shan Benevolent Society of Vancouver (Phoenix Hotel) ‡ | 237 Hastings St | 2015 | Repairs to building envelope including front wall, structural repairs to basement including removal of oil tank. | \$75,000 |

TOTAL IN PROGRESS: \$1,537,500

‡ Chinese family clan and benevolent society building listed in the Single Room Accommodation By-law.