

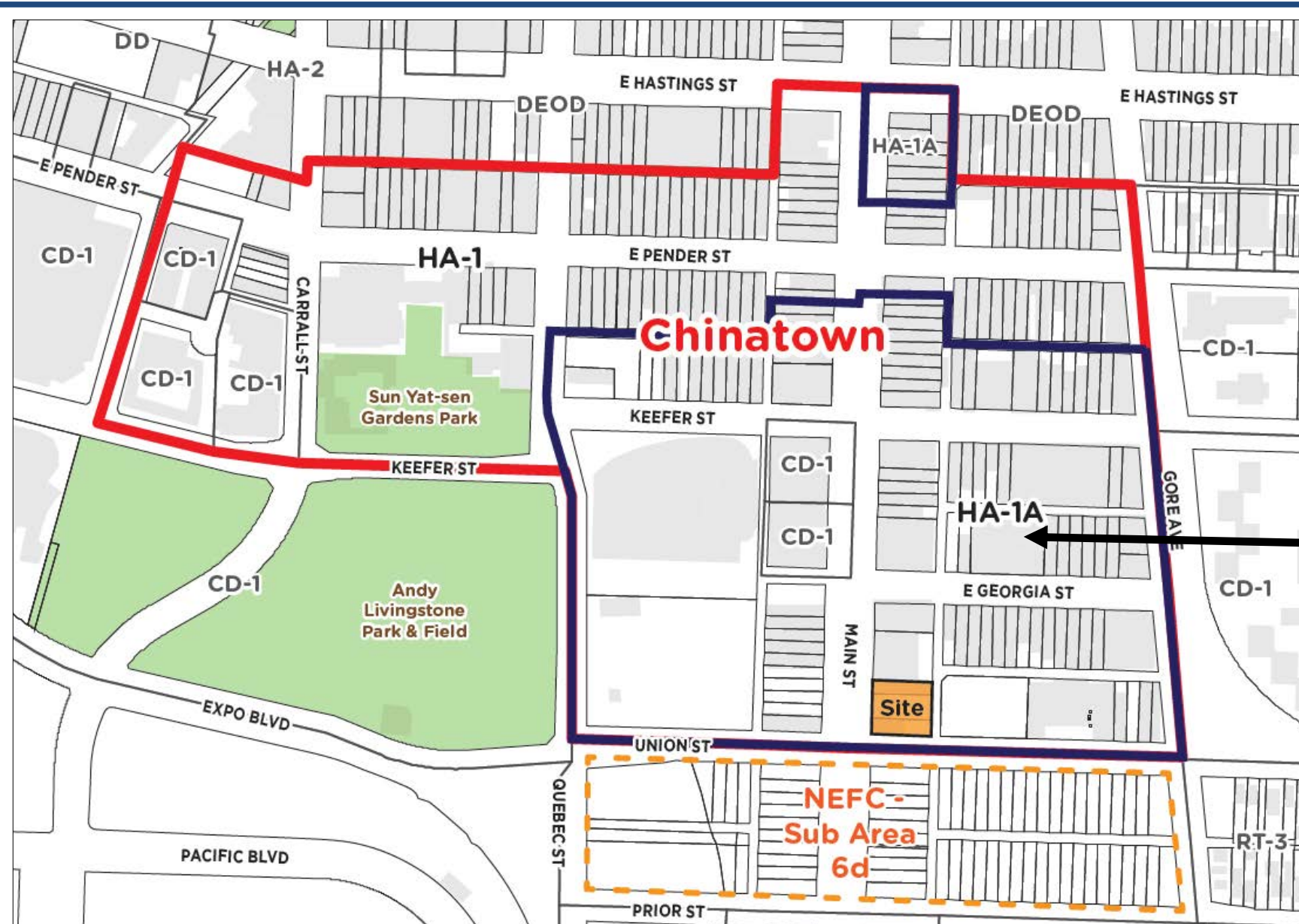


**CD-1 Rezoning: 728-796 Main Street**  
Public Hearing – February 9, 2020

# Site and Surrounding Context



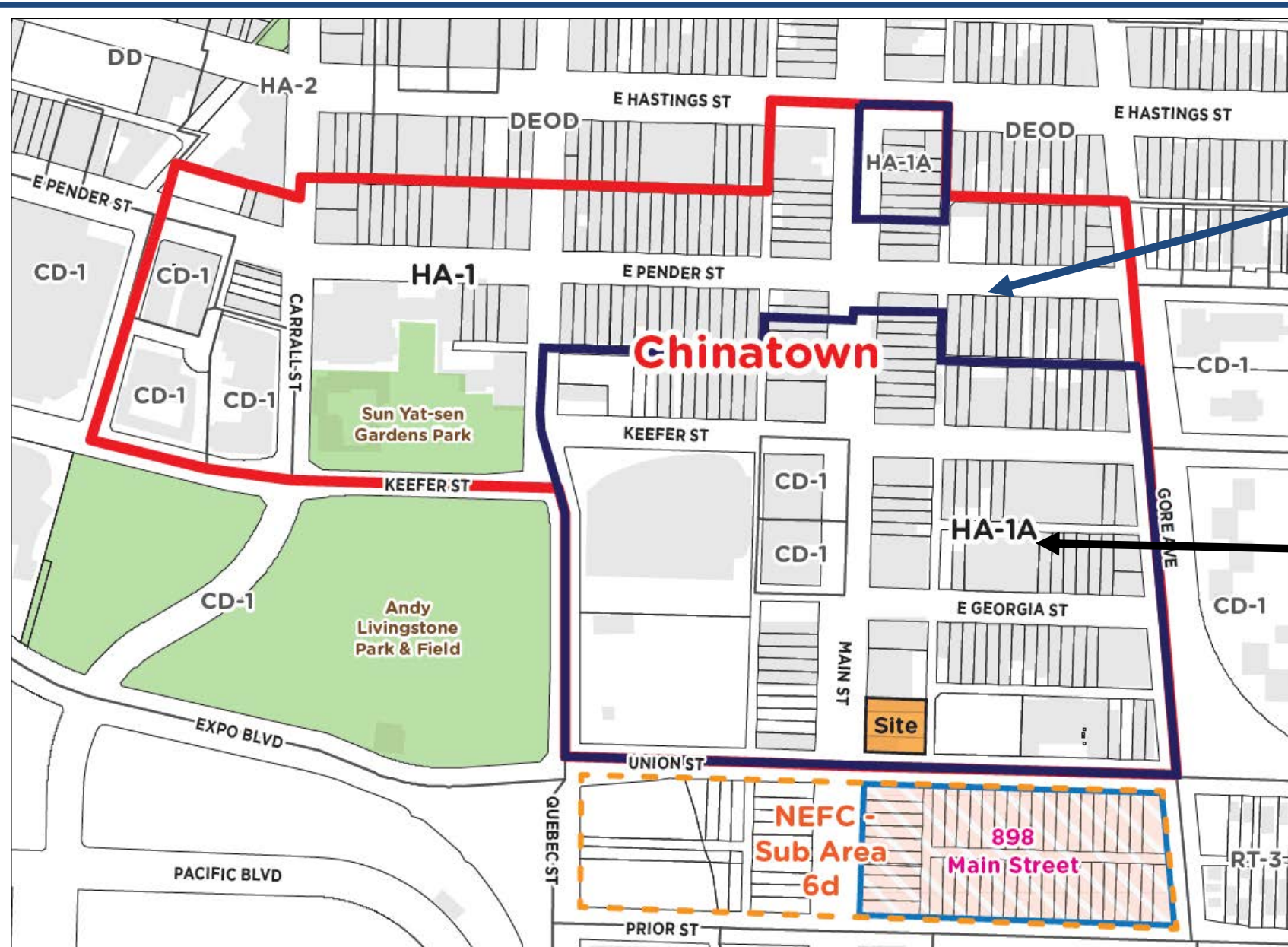
# Policy Context



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

- Encourage new contemporary development that responds to cultural and historic identity

# Policy Context



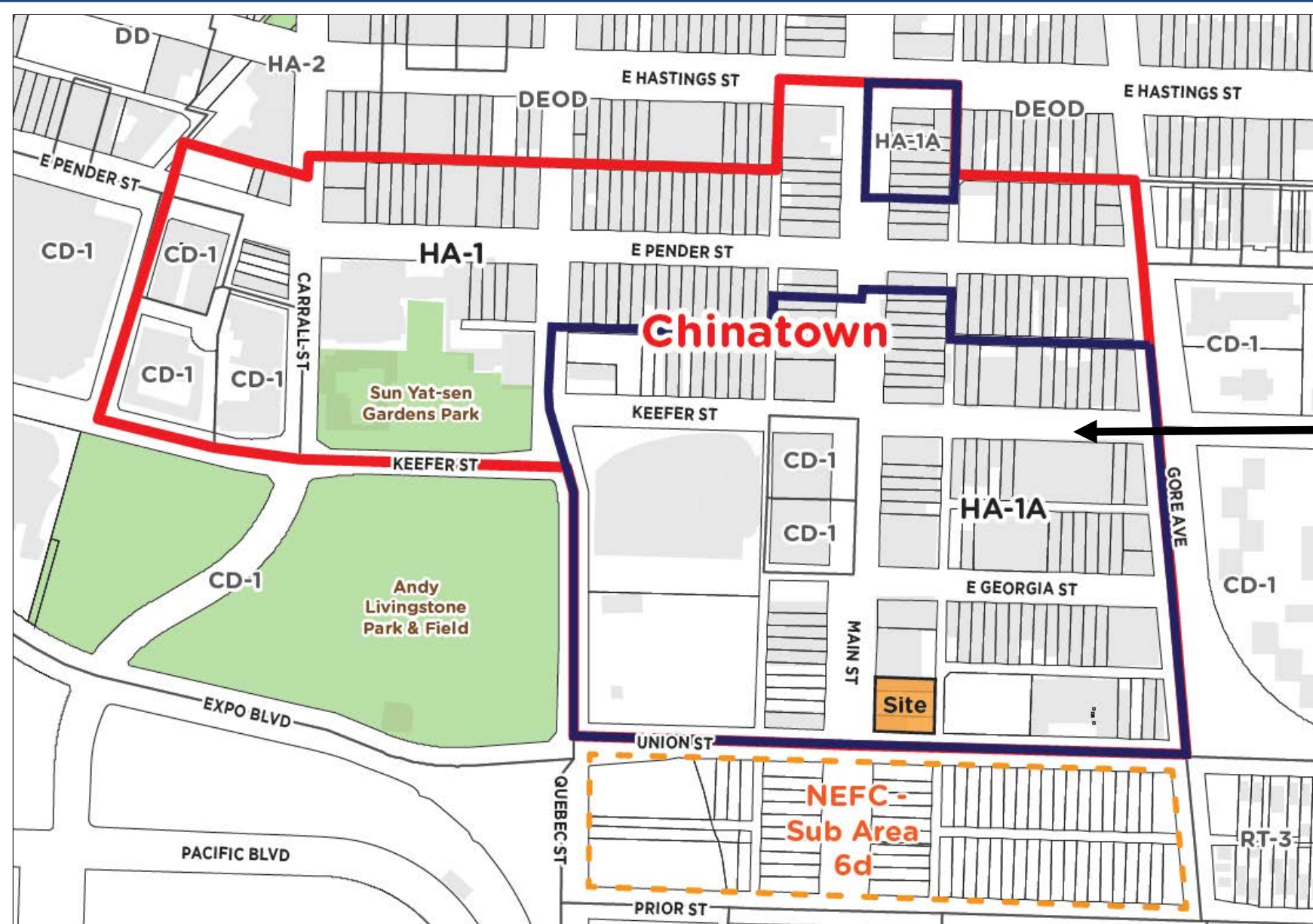
**HA-1 (Chinatown Historic Area)**

- Heritage conservation and newer, smaller developments
- National Historic Site

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

- Encourage new contemporary development that responds to cultural and historic identity

# Rezoning Policy for Chinatown South (HA-1A) (2011)



- 150 ft. building heights along Main Street between Keefer and Union streets.
- 120 ft. for rest of HA-1A.
- No FSR limit.
- Maximum site width suggested but not required.
- No maximum storefront width.
- Choice-of-use on ground floor.

# Rezoning Policy for Chinatown South (HA-1A) (2011)



**City of Vancouver** *Land Use and Development Policies and Guidelines*  
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 | 604.873.7000 | fax 604.873.7060  
planning@vancouver.ca

\$1

## REZONING POLICY FOR CHINATOWN SOUTH (HA-1A)

Adopted by City Council on April 19, 2011

HA-1 and HA-1A

### HA-1 and HA-1A Districts Schedule (Chinatown Historic Area)

#### 1 Intent

Chinatown is one of the city's original communities. It is a distinct community, which was established in response to the cultural and social needs of its Chinese population, primarily from Guangdong Province. The resulting "Chinatown Architecture" combined 19th century building patterns from Guangdong Province - which themselves were influenced by early contact with European, primarily Portuguese and Italian, cultures - with the local adaptations of Victorian forms. The significant buildings of this period were built between the Great Fire of 1886 and the beginning of the Great Depression in 1929 and many are protected heritage properties. Chinatown has traditionally accommodated a variety of uses from retail to residential to light industrial with a degree of tolerance not found in all parts of the city.

The intent of this Schedule is to encourage the preservation and rehabilitation of the significant early buildings of Chinatown, while recognizing that the evolving activities that make this district an asset to the city need to be accommodated contextually. The Schedule may permit a range of uses provided that reasonable, but not rigorous, concerns for compatibility are met.

To achieve this intent, this Schedule provides the basic development controls that regulate land uses and building form. There are two Districts: HA-1 corresponds to the boundaries of the protected heritage properties and the National Historic Site on Pender Street; HA-1A is the remainder of Chinatown. There are also two sets of related design guidelines. The guidelines are important for achieving an appropriate level of design sensitivity.

#### 2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted as specified in sections 2.2.1 and 2.2.2 and shall be issued a permit.

#### 2.2 Uses

2.2.1 The uses listed in section 2.2.1 shall be permitted in the HA-1 and HA-1A Districts.

2.2.1.A • Accessory Uses customarily ancillary to any of the uses listed in this Schedule, but not including the sale of liquor accessory to a hotel, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 per cent of the gross floor area of the principal use,



**City of Vancouver** *Land Use and Development Policies and Guidelines*  
Planning, Urban Design and Sustainability Department  
453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100  
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

## CHINATOWN HA-1A DESIGN POLICIES

Adopted by City Council on April 19, 2011  
Amended November 15, 2017 and September 18, 2018



728-796 Main Street  
application allowed to  
proceed under 2011  
Rezoning Policy for  
Chinatown South

# Cultural Heritage and Intangible Cultural Assets



**GOAL 2**

### ENHANCE HERITAGE MANAGEMENT TOOLS

Provide leadership through clear and consistent heritage policies, effective heritage management tools, and meaningful heritage conservation incentives.

**STRATEGIC DIRECTIONS**

- Create supportive, inclusive, and integrated policies and regulations

A large graphic for the 'Vancouver Culture Plan 2020 - 2029'. It features a teal background with a vertical strip of colorful geometric patterns on the left. The word 'Culture' is written in large white letters, with 'Shift' in yellow. Above and below 'Culture' are the word 'Kultura' in various scripts: Sanskrit (संस्कृति), Persian (فرهنگ), Korean (문화), and Chinese (文化). Below 'Culture' is 'Wa Ihtimá' and 'حضارة' at the bottom. The text 'Blanketing the City in Arts &amp; Culture' and 'Vancouver Culture Plan 2020 - 2029' is at the bottom right. A small photo of a building is on the left side of the graphic.

**728 Main St.**

**796 Main St.**

**207 Union St.**

**209 Union St.**

Main Street

Union Street

**898 Main Street**

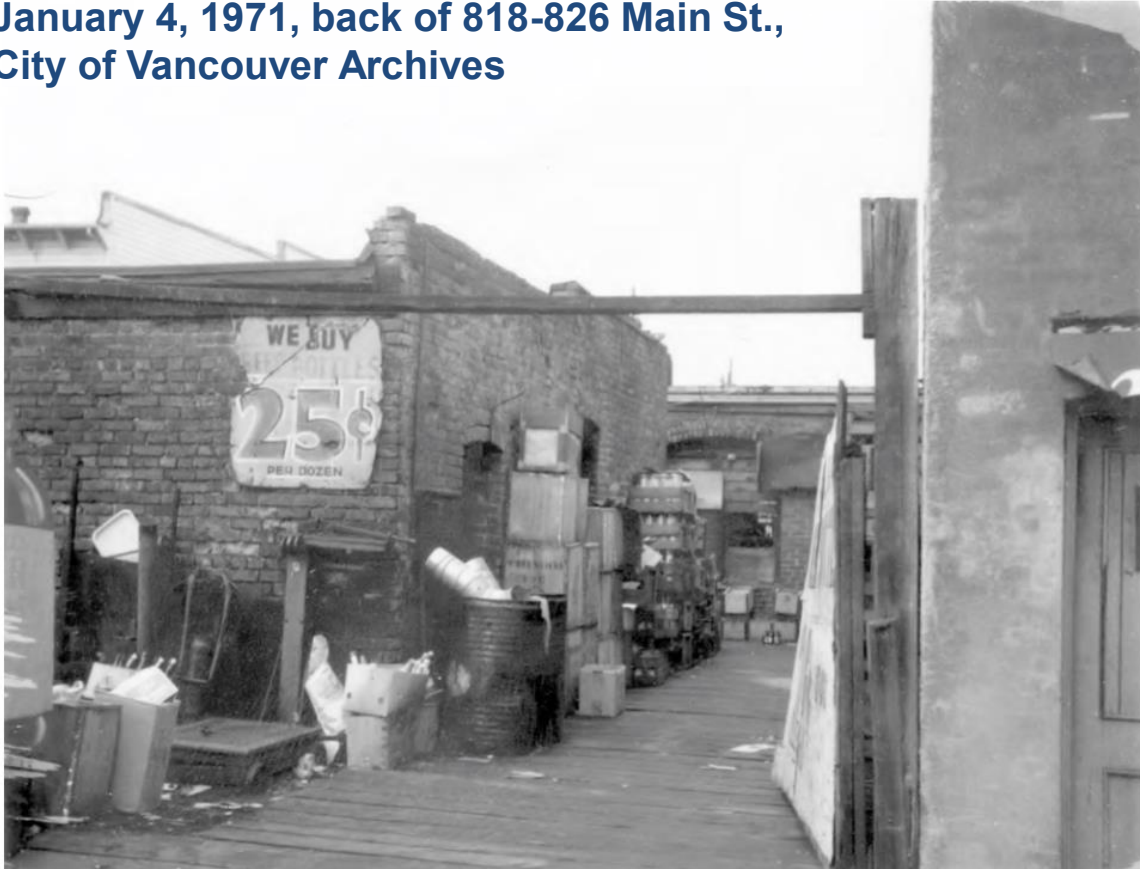
January 4, 1971, City of Vancouver Archives



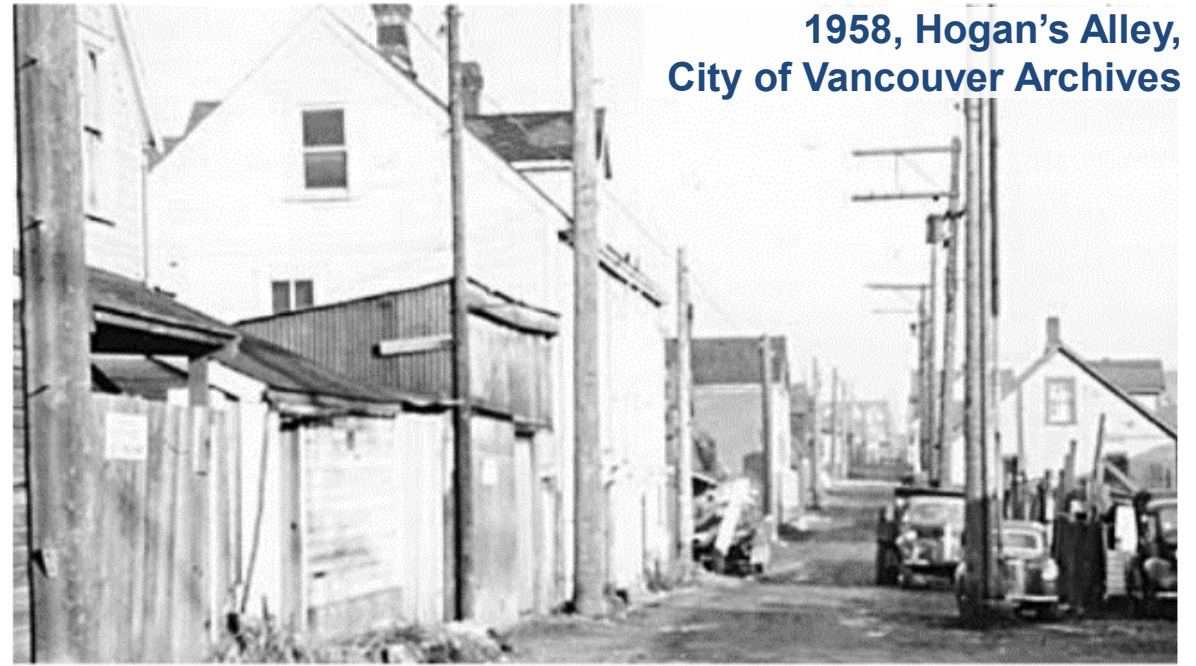


# Urban Renewal and Displacement

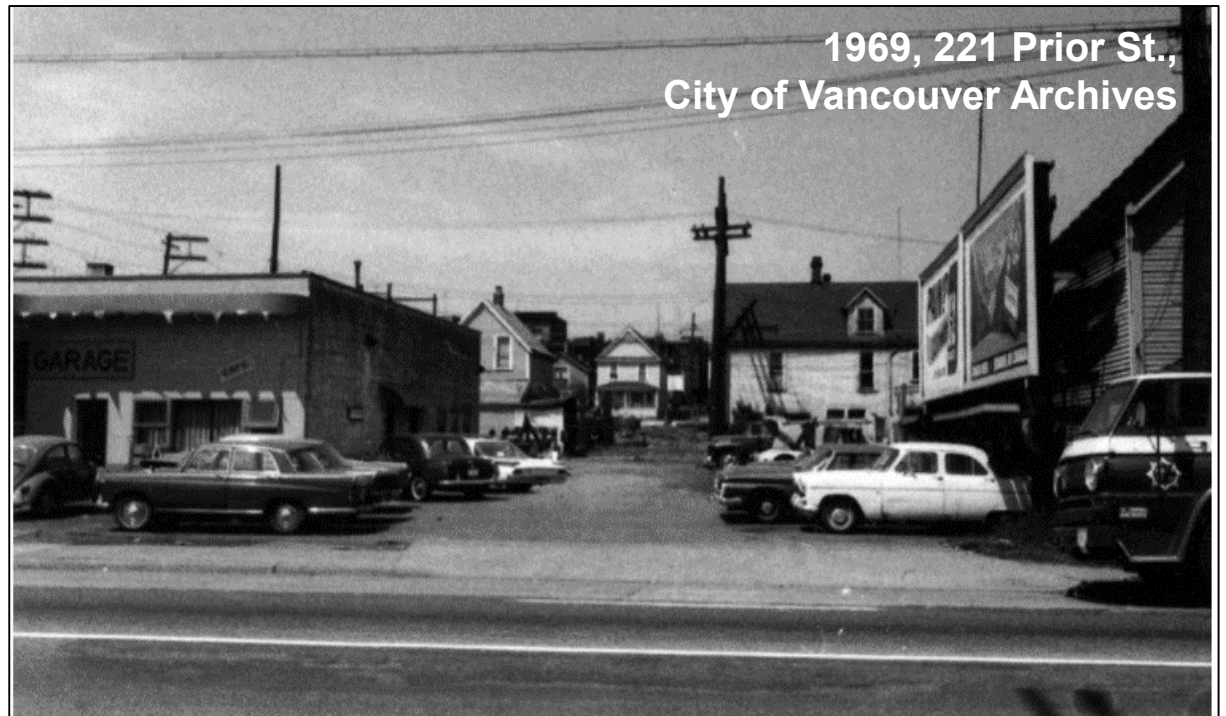
January 4, 1971, back of 818-826 Main St.,  
City of Vancouver Archives



1958, Hogan's Alley,  
City of Vancouver Archives



1969, 221 Prior St.,  
City of Vancouver Archives



# Building at 796 Main Street – Creekside Students Residences

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- 1899: boarding house, café, restaurant, grocery store
- 24 Single Room Accommodation (SRA)-designated units
- Statement of Significance (2014)
- Vancouver Heritage Commission
  - Significant renovations and structural deterioration
  - Not listed on the Heritage Register

# Building at 207 Union Street

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- 1925: operated with Vie's Chicken and Steak House, taxi stand and grocery store
- Statement of Significance (July 2014)
  - Masonry and red-brick walls
- Vancouver Heritage Commission
  - Significant alterations
  - Not listed on Heritage Register

# Application Revisions and Timeline

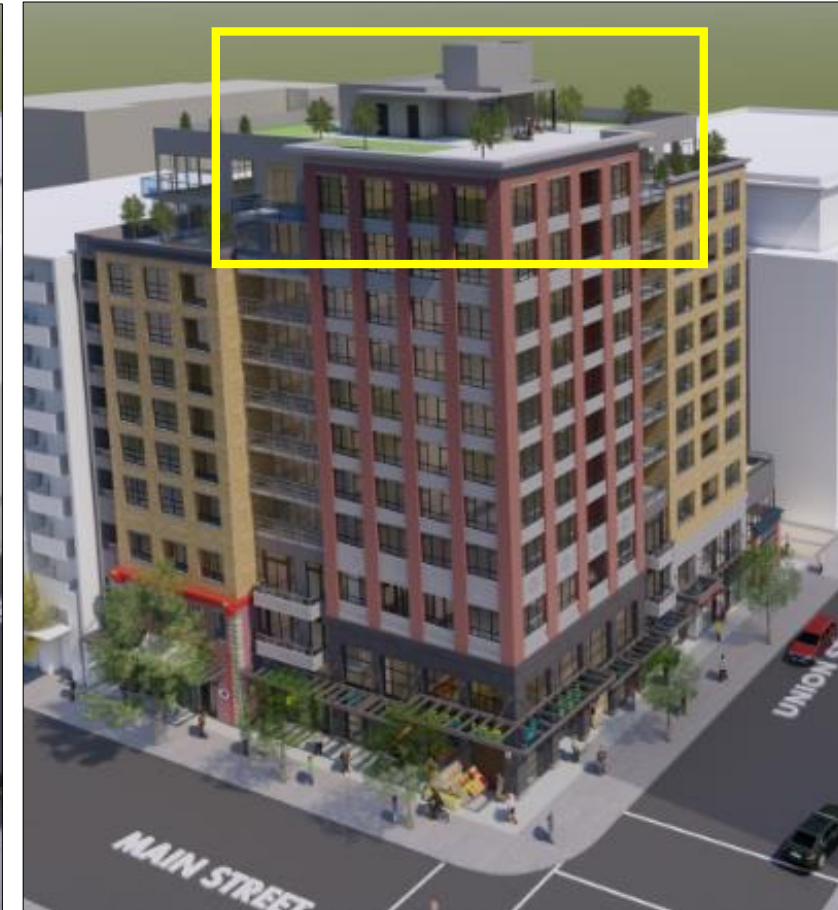
Current Application



**May 2017: Initial Submission**  
150 ft., 15 storeys, 8.12 FSR



**September 2019: Resubmission**  
116.5 ft., 11 storeys, 6.68 FSR



**January 2020: Addendum**  
116.5 ft., 11 storeys, 6.79 FSR

# Proposal: January 2, 2020

- 116.5 ft. building height (11 storeys)
- 75 units of strata residential (67,235 sq. ft.)
- 19 units of social housing (13,795 sq. ft.)
- Ground floor commercial (6,124 sq. ft.)
- 87,155 sq. ft. floor area
- 6.79 floor space ratio (FSR)

**Levels  
3-11: strata**

**Levels 2-3:  
social  
housing**

**Commercial  
retail units**



# Restart Smart Vancouver

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RECOVERY



RESTART



REBUILD

**#RestartSmartVancouver**

**Construction jobs:**

- 329 on-site and off-site construction jobs



# Aerial View of Current Context

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**Subject Site**

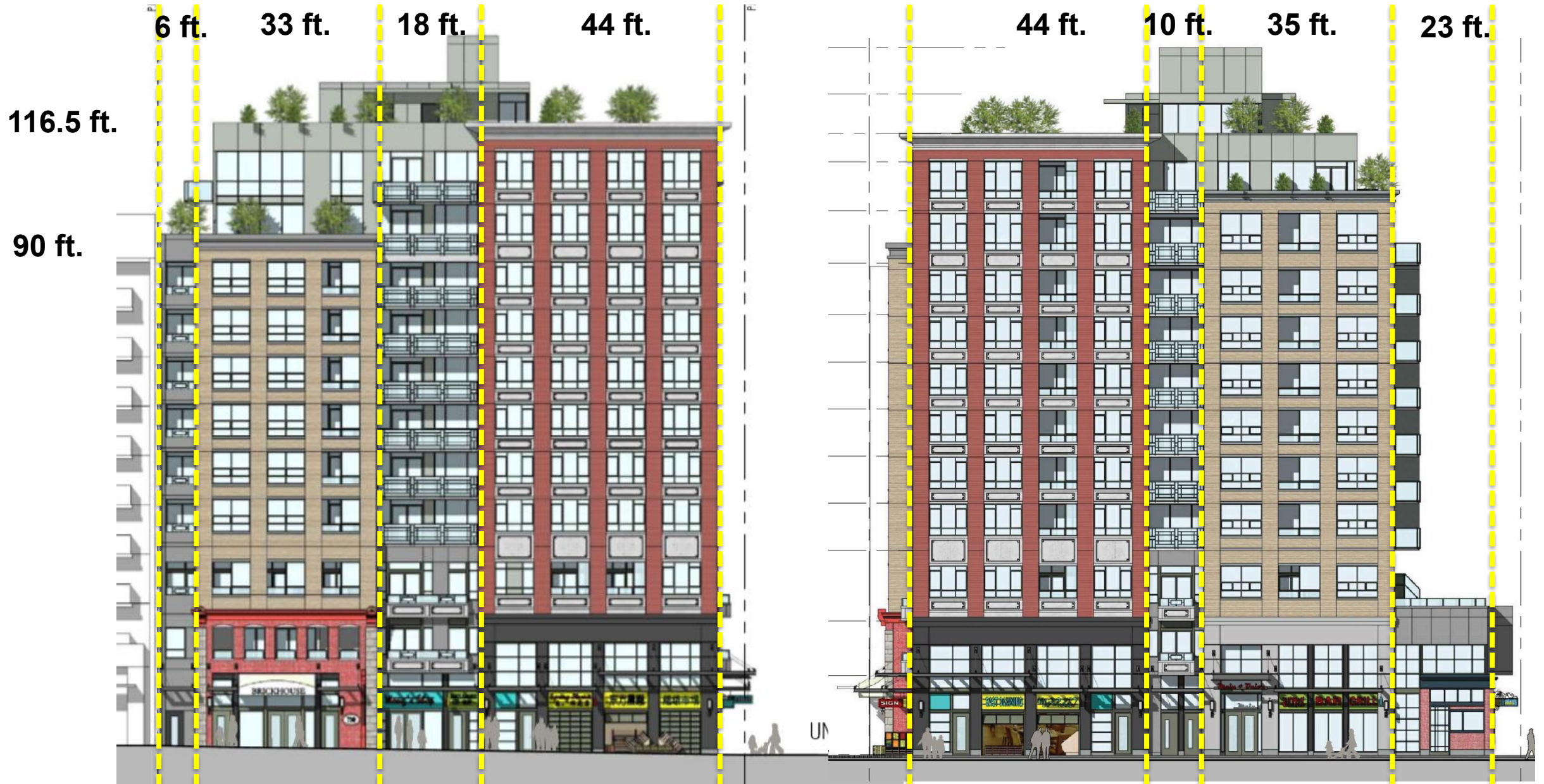
# Aerial View of Proposal within Context

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# Form of Development – Height and Narrow Frontages



# Form of Development – Corner Expression



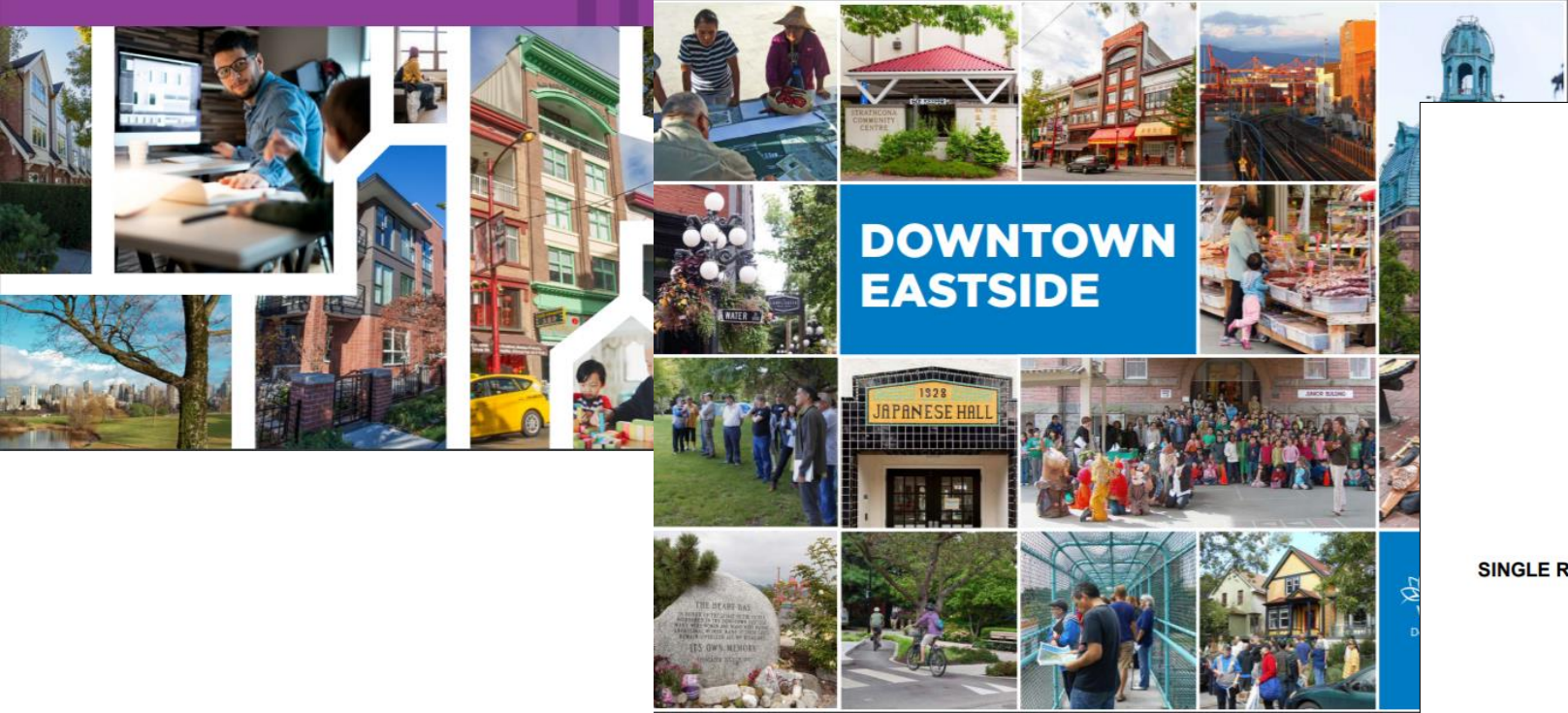
# Form of Development – Sawtooth Pattern and Entrance




# Housing Policies

 CITY OF VANCOUVER | HOUSING VANCOUVER

## HOUSING VANCOUVER STRATEGY



CITY OF VANCOUVER  
BRITISH COLUMBIA



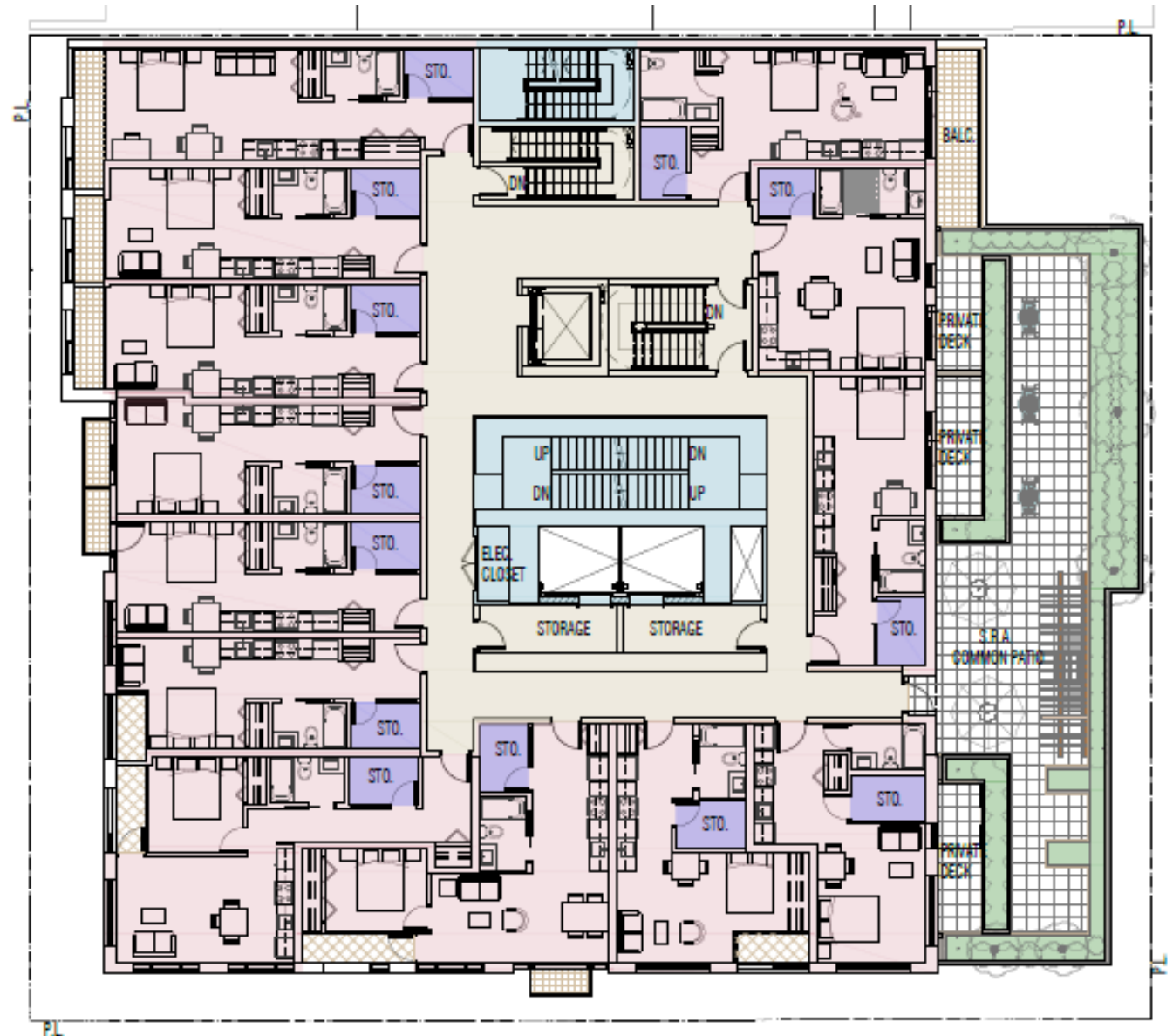
SINGLE ROOM ACCOMMODATION BY-LAW NO.  
8733

This By-law is printed under and  
by authority of the Council of  
the City of Vancouver

(Consolidated for convenience only  
to December 10, 2020)

# SRA Replacement with Proposed Social Housing

- Existing SRO building containing 24 SRA-designated rooms to be placed with 19 self-contained secured social housing units.
- Self-contained social housing units improve liveability and secures affordability.
- Staff recommend issuance of an SRA Conversion/Demolition Permit.



# Social Housing – Affordability and Mix

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## Unit Mix

- Singles housing: 17 studio and two 1-bedroom units.
- SRO replacement policy goals and DTES Plan identified need for singles units.

## Affordability

- Required to meet the City's minimum definition of social housing.
  - Minimum 33% (6 units) as rent-geared-to-income (Housing Income Limits, 2021)
- Deeper affordability (shelter rate units) will be pursued by the City in alignment with policy.
- Council reviews final proposed affordability at lease to a non-profit housing operator.

# Social Housing – Affordability and Unit Sizes

	Shelter Component of Income Assistance		Rent-geared-to-income (HILS)	
	Project Average Starting Rents	Average Household Income Served	Project Average Starting Rents	Average Household Income Served
<b>Studio</b>	\$375	\$15,000	\$1,387	\$55,480
<b>1-bed</b>	\$375	\$15,000	\$1,387	\$55,480

# SRA By-law and Tenant Relocation Plan

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## Eligible Tenants:

- September 2019: All rooms/units occupied and eligible.
- Average rents across all units: \$488 per month.

## Compensation and Supports:

- Notice to end tenancies
- Moving expenses
- Relocation assistance
- Additional support for special circumstances
- First Right of Refusal, subject to eligibility

## Next Steps:

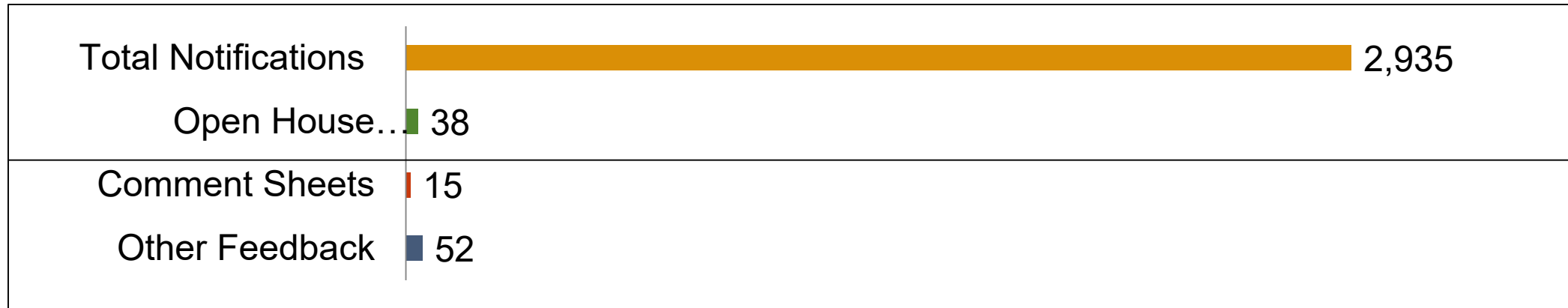
- Staff will monitor and review implementation
- Final tenant relocation plan report reviewed prior to occupancy permit issuance





# Second Open House

**Second Open House – October 30, 2019**  
2,935 notifications in Chinese and English  
38 attendees



## Comments of support:

- Reduction in height.
- Neighbourhood fit.
- Enhance or preserve the Jimi Hendrix Shrine.
- New housing supply.

## Comments of concern:

- Rezoning should not be permitted in Chinatown.
- High number of vehicle spaces.
- Insufficient consultation with the Black Community.
- Removal of the last existing buildings in Hogan's Alley signals a loss of cultural assets.

# Right of First Refusal



# Commemoration Piece



Union Street

# Public Benefits

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<b>Public Benefits</b>	<b>Amount</b>
<b>Community Amenity Contribution (CAC) – Value of In-Kind Social Housing Units</b>	<b>\$7,500,000</b>
<b>Development Cost Levies (DCLs)</b>	<b>\$2,009,976</b>
<b>Total Value</b>	<b>\$9,509,976</b>

# Recommendation

- Meets the Rezoning Policy for Chinatown South (HA-1A)
- 19 units of social housing
- Staff support application subject to conditions in Appendix B

