

**4. CD-1 Rezoning: 728-796 Main Street - OPPOSE**

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/09/2021	13:08	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	It appears that a significant gap in lack of recognized primary consultation of Hogan's Alley and the black community has occurred to date, based on what appears on the City website. With the subject property being zoned HA-1A, it appears to have followed an application process primarily geared towards the Chinatown Historic Area Advisory Committee, without an identified equal degree of consultation of Hogan's Alley, is disappointing and discriminatory to see given the history of this site. The Vancouver Heritage Foundation also acknowledges this subject site for its importance to the history of the black community of Vancouver, making for disappointment in the lack of reported approach and missing process, absent from the City website and extended communications. Furthermore, this gap highlights an opportunity for the planning department to consider this application, and other applications that may mutually occur within the shared historical Hogan's Alley and Historic Chinatown neighborhoods so that an unclear engagement process is prevented in the future. It is recommended that part of the process of consultation include some overlap with having the Black community, Chinese community and the Indigenous community at the same table. Recognizing that the site is located on unceded and ancestral territories, the project culturally also ties to the gateway periphery of the historic Chinatown could allow for some collaboration on ideas between all cultural groups on how the project interconnects communities who have shared neighborhoods and history together. Hopefully design recognition of the history of the site can be explored in an iconic and unique way, symbolic of the rich and unique history of the site. This landmark building site is one of the few standing buildings that were not destroyed by the construction of the viaduct over the historical Hogan's Alley. Coupled with the legacy of Vie's Chicken and Steakhouse being the nucleus of the surrounding community, the heritage 'T' connection to the historical Hogan's Alley alleyway and legacy walk alignment, and the legacy of Nora Hendrix's involvement with the property (and by extension the relationship of this project site and Hogan's Alley to Jimmy Hendrix and many world-renowned musical artists who travelled to eat and socialize with the community at this location); this building site is immensely deep in history connected to the black community of this city and history of Vancouver as a whole. For these reasons, it's of utmost importance to be in a meaningful consultation with Hogan's Alley Society and the Black community in Vancouver to have cultural recognition on the site. Given the lack of inclusive and documented consultation of this project, it is currently recommended that this application is not approved at this time.	Lys Divine Ndemeye		s. 22(1) Personal and Confidential	Fairview	Appendix A
02/09/2021	13:15	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	Please see the attachment (bullet points included).	Jacqueline Lowe	None		Grandview-Woodland	Appendix B
02/09/2021	15:06	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	It appears that a significant gap in lack of recognized primary consultation of Hogan's Alley and the black community has occurred to date, based on what appears on the City website. With the subject property being zoned HA-1A, it appears to have followed an application process primarily geared towards the Chinatown Historic Area Advisory Committee, without an identified equal degree of consultation of Hogan's Alley, is disappointing and discriminatory to see given the history of this site. Furthermore, this oversight highlights an opportunity for the planning department to consider this application, and other applications that may mutually occur within the shared historical Hogan's Alley and Historic Chinatown neighbourhoods so that an unclear engagement process is prevented in the future. It is recommended that part of the process of consultation include overlap with having the Black community, Chinese community and the Indigenous community at the same table. Recognizing that the site is located on ancestral territories, the project culturally also ties to the gateway periphery of the historic Chinatown could allow for some collaboration on ideas between all cultural groups on how the project interconnects communities who have shared neighbourhoods and history together. Hopefully design recognition of the history and future of the site can be explored in an iconic and unique way, symbolic of the rich and unique history of the site. This landmark building site is one of the few standing buildings that were not destroyed by the construction of the viaduct over the historical Hogan's Alley. Coupled with the legacy of Vie's Chicken and Steakhouse being the nucleus of the surrounding community, the heritage 'T' connection to the historical Hogan's Alley alleyway and legacy walk alignment, and the legacy of Nora Hendrix's involvement with the property (and by extension the relationship of this project site and Hogan's Alley to Jimmy Hendrix and many world-renowned musical artists who travelled to eat and socialize with the community at this location); this building site is immensely deep in history connected to the black community of this city and history of Vancouver as a whole. For these reasons, it's of utmost importance to be in a meaningful consultation with Hogan's Alley Society and the Black community in Vancouver to have cultural recognition on the site. Given the lack of inclusive and documented consultation of this project, it is currently recommended that this application is not approved at this time. I stand with fellow professionals in the urban design and landscape architecture field. An offer of a storefront is not enough. It is tokenism, a bone thrown. I also live in the neighbourhood and am excited for a future at that site that encourages a mixed community that feels local and rooted in its multiple origins.	Teena Aujla			Strathcona	No web attachments.
02/09/2021	15:30	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	It appears that to date there is a significant missing gap that fails to recognize the critical need to involve the Black community in primary and meaningful consultation on plans for Hogan's Alley and the Black community, particularly in terms of what is presented to the public on the City website.  With the subject property being zoned HA-1A, proponents appear to have followed an application process primarily geared towards meeting concerns of the Chinatown Historic Area Advisory Committee, without an identified equal degree of consultation of Hogan's Alley with the Black Community. This is both disappointing and discriminatory to see, given the history of this site, and the City's supposed anti-racist position. The Vancouver Heritage Foundation also acknowledges this subject site for its importance to the history of the Black Community of Vancouver which the City has done its best to erase from public memory.  Overall, I am disappointed in the lack of transparency regarding approaches taken and gaps in the process. Absence of information from the City website, including meeting minutes and extended communications about the proposed project smell of backroom deals and coverups. Furthermore, the gaps highlight an opportunity for the planning department to consider this application in its full context along with other applications that may mutually occur within the shared historical Hogan's Alley and Historic Chinatown neighborhoods so that an unclear engagement process is prevented in the future. The planning concept of Overlap Zoning has been used successfully in historic cities like Boston. So why not Vancouver, in its oldest neighbourhood with multiple layers of history?  I recommend that part of the process of consultation must include some overlap and encourage the City to include the Black Community, Chinese community, and the Indigenous Community together at the same table. Recognizing the truth that the site is located on unceded overlapping territories is critical for Reconciliation, this project culturally also ties to the gateway and periphery of historic Chinatown and could stimulate collaboration on ideas between all cultural groups on how this project interconnects communities who have shared neighborhoods and history together. Hopefully design recognition of the history of the site can be explored in an iconic and unique way, symbolic of the rich and unique history of the site.  This landmark building site is one of the few standing buildings that were not destroyed by the construction of the viaduct over Hogan's Alley that essentially amounted to cultural genocide and erasure. The legacy of Vie's Chicken and Steakhouse as the nucleus of the surrounding community, the heritage 'T' connection to the historical Hogan's Alley alleyway and legacy walk alignment, and the legacy of Nora Hendrix's involvement with the property this building site is immensely deep in history connected to the Black Community of this city and the history of V	Dr. Katherine Dunster			Hastings-Sunrise	No web attachments.

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02/09/2021	16:28	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	"I live in Strathcona and not on Union. I oppose the area in Chinatown and Downtown Eastside having expensive rent and becoming gentrified. I have a friend Lai popo who said that if new buildings have more market housing units than social housing units coming into Chinatown, her rent will go up. My phone number is [REDACTED] -- I only speak Cantonese."	LI Rui Zhen and Heidi		[REDACTED]	Strathcona	No web attachments.
02/09/2021	16:49	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	As a volunteer for organizations in Chinatown and a Vancouver resident for over 30 years, I am strongly in opposition to the rezoning of 728-796 Main Street. The proposed development only incorporates 20% social housing and does not further define social housing. Given that the proposed development is in the Chinatown / DTES neighbourhood, an area home to many low-income residents already in danger of being pushed and displaced by gentrifying developments, 19 undefined social housing units is insufficient. These 19 units are not additional resources to low-income Vancouverites seeking housing but only replace existing units that are slated to be demolished. Volunteering in Chinatown I see the impact of the growing affordability crisis on long-time residents, particularly senior residents. There needs to be specification of welfare rate housing and there needs to be a greater proportion of the development designated for this housing. As it stands this development will do nothing to alleviate the housing-related and financial pressures already put upon marginalized residents of the neighbourhood. This proposed development does no more for the multi-generation community in Chinatown and the DTES than previously proposed 105 Keefer, instead threatening to actively harm residents through further displacement.	Katie Chan		[REDACTED]	Riley Park	No web attachments.
02/09/2021	16:51	PH1 - 4. CD-1 Rezoning: 728-796 Main Street	Oppose	primary consultation of Hogan's Alley and the black community has occurred to date, based on what appears on the City website. With the subject property being zoned HA-1A, it appears to have followed an application process primarily geared towards the Chinatown Historic Area Advisory Committee, without an identified equal degree of consultation of Hogan's Alley, is disappointing and discriminatory to see given the history of this site. The Vancouver Heritage Foundation also acknowledges this subject site for its importance to the history of the black community of Vancouver, making for disappointment in the lack of reported approach and missing process, absent from the City website and extended communications. Furthermore, this gap highlights an opportunity for the planning department to consider this application, and other applications that may mutually occur within the shared historical Hogan's Alley and Historic Chinatown neighborhoods so that an unclear engagement process is prevented in the future. It is recommended that part of the process of consultation include some overlap with having the Black community, Chinese community and the Indigenous community at the same table. Recognizing that the site is located on unceded and ancestral territories, the project culturally also ties to the gateway periphery of the historic Chinatown could allow for some collaboration on ideas between all cultural groups on how the project interconnects communities who have shared neighborhoods and history together. Hopefully design recognition of the history of the site can be explored in an iconic and unique way, symbolic of the rich and unique history of the site. This landmark building site is one of the few standing buildings that were not destroyed by the construction of the viaduct over the historical Hogan's Alley. Coupled with the legacy of Vie's Chicken and	Graham Briggs		[REDACTED]	West End	No web attachments.

## **CULTURAL RECOGNITION OF THE BLACK COMMUNITY : COMMENTS IN RELATION TO THE 728-796 MAIN STREET REZONING APPLICATION**

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*Below (next page) are identified concerns and recommendations that point to some of these issues and opportunities to consult with Hogan's Alley and the Black community. These issues are not conclusive and a meaningful engagement with the community is necessary to capture the community needs and aspirations. It is also recommended that a site sign is provided on this parcel to allow the community to be aware of this application and provide feedback.*

## CULTURAL RECOGNITION THROUGH DESIGN

- a. **Frontage of Vie's Chicken and Steak House and 207 Union Street (Main Taxi):** The application drawings speak to maintaining elements of architecture in relation to the red brick of the 'Brickhouse' and 'Main Taxi' remaining frontages of the site. It is encouraged to discuss this façade with Hogan's Alley regarding the Vie's Chicken and Steakhouse legacy of the commercial frontage, and opportunities for historical recognition. Signage is not enough. The City may find that there could be other ways of bringing programmatic and integrated strategies into the application through consultation with the black community.
- b. **Reuse of materials of heritage value:** The application does not currently speak to the ways in which materials may be salvaged and reused. There may be value in reclaiming these materials for heritage projects such as a park gateway feature or memorial bench project, reuse in the laneway, or something else that allows memory of the history of the area.
- c. **Material use and laneway connection design:** The application speaks of having connection to the laneway, although hardscape detailing and design language appears to speak solely to Historic Chinatown and Chinatown Design Guidelines. How is the heritage of the 'T' intersection of the historic Hogan's Alley going to be conveyed? It appears that there are opportunities to integrate more history here through consultation of Hogan's Alley, exploring connectivity of the site and crossing, pavement markings and other street-oriented opportunities within the offsite scope of this application.
- d. **Signage and History:** Has Hogan's Alley Society been consulted on the concept of the heritage signage and the locations? There is no indication on the City Website or the documents prepared for this application that indicate what level of conversation has occurred with Hogan's Alley Society. It is suspected that if detailed conversations and a process was committed to, that this application would speak more appropriately to how the history being conveyed by signage relates to other parts of the design across the site. The subject site is also located within the DTES Area Plan, and also has an environmental history and connection to the original shoreline flats. Reference to the history pre-colonization is not evident in the applications context studies and documents. Reference to consultation with the Urban Indigenous Community and x<sup>w</sup>məθkwəyəm (Musqueam), Skwxwú7mesh (Squamish), Səlílwətaʔ/Selilwitulh (Tsleil-Waututh) Nations is also not observed within the application documents, and is encouraged.
- e. **Commercial retail unit use and streetscape frontage:** Honoring that the space historically was a community hub and center for gathering is something that appears missing in the application. The multi-decade spanning shrine that was located in Jimmy Hendrix's honor at the 207 Union site highlights that the black community, historical enthusiasts, musical community, and Vancouverites as whole have continued to want to meet and gather at this location and engage in local history. With the project site being located along a busy biking and commercial corridor, there is a lot of potential to work with the Hogan's Alley team and the Black community on this and look at subsequent potential opportunities for the site to be revitalized as a gathering spot, whether internal to the building architecture and interiors, or externally in the landscape architecture of the on-site/off-site streetscape.

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