

From: [Correspondence Group, City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: 633 Main Street in the Context of Chinatown as a National Historic Site
Date: Tuesday, March 05, 2013 10:17:19 AM
Attachments: [Presentation to Council on 633 Main Street - February 27, 2013.doc](#)

Thank you for your comments.

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Thank you.

From: Nathan Edelson s.22(1) Personal and Confidential
Sent: Tuesday, March 05, 2013 9:13 AM
To: Correspondence Group, City Clerk's Office
Cc: Ballem, Penny; Au, Wendy; Jackson, Brian (CSG); Prosken, Brenda; De Hoop, Jim; Wanklin, Tom; Joe Wai; Fred Mah; William Ma; Jessica Chen s.22(1) Personal and Confidential
Subject: Fwd: 633 Main Street in the Context of Chinatown as a National Historic Site

633 Main Street in the Context of Chinatown as a National Historic Site

Thank you for the opportunity to speak with you about the proposed rezoning of 633 Main Street.

I very much appreciated Councillor Reimer's question that helped provide more clarity to what I was recommending. I trust it was clear that I am looking for solutions that serve the medium and long term interests of Chinatown and the Downtown Eastside, and that also provide local residents, business people and community organizations opportunities to work together.

Although I have considerable concerns, this rezoning is supportable, subject to the following conditions:

1. THAT staff, in consultation with the community and several of its outstanding architects, ensure that the design is consistent with and enhances the character of historic Chinatown
2. THAT the Community Amenity Contribution be allocated help conserve one of the Chinatown family association buildings that contains low income housing
3. AND THAT the association, with support from the City, secure funds from the

public, private and community sectors to renovate the existing housing and operate it as social housing for the life of the building.

In addition, I would suggest:

1. THAT Chinatown leadership join with the low income community and the City in requesting that the senior governments provide the funding and other incentives that are needed for low income and affordable rental housing throughout the Downtown Eastside, including Chinatown, as well as other parts of the city and region
2. THAT staff, in consultation with the Architectural Institute, CHAPC, the Chinatown Revitalization Committee and other interested groups create a design approval process that is as sensitive as possible to the Chinatown character
3. THAT a consistent interdepartmental staff team be assigned to work with the community on a clear strategy to implement the Chinatown Plan

In this way we can continue on the path that Council set when it approved the Chinatown Plan in the context of the Local Area Plan for the entire Downtown Eastside. It will also help ensure that Chinatown can fulfill its mandate as a National Historic Site and seriously strive for international recognition as a UNESCO World Heritage Site in time for Canada's 150th Anniversary in 2017.

Best of luck on your deliberations and thank you in advance for the hard work each of you does in guiding Vancouver toward a sustainable and more inclusive future.

Nathan Edelson
42nd Street Consulting

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Presentation to Council about 633 Main Street

Nathan Edelson
February 27, 2013

Thank you Deputy Mayor Stevenson.

I am speaking on behalf of 42nd Street Consulting, a partnership with Normajean McLaren that focuses on **Inclusive Community Building and Cross Cultural Planning**.

Over the last few years we have worked on a wide range of projects including

- a community-based community amenities strategy for Collingwood-Renfrew, one of the most culturally diverse neighbourhoods in Vancouver
- the re*planning of False Creek South, the City's first neighbourhood that was explicitly planned to reflect the income mix of the region – which it still does, but which is facing cutbacks in senior government funding that is undermining this social mix
- a community plan for the Burns Lake First Nation– which is located in a region making serious efforts to recover not only from the explosion of the saw mill which was its primary employer, but from decades of what can only be described as racism – an issue on which a number of groups are working
- Dialogue circles of more than 100 Afghan seniors who are struggling to learn more about the challenges faced by Afghan youth as well as about the experience of the First Nations people in the land in which they have sought refuge.

I also continue to assist with what I believe are strategic initiatives concerning affordable housing, jobs for inner city residents facing challenges to employment and the revitalization of Chinatown.

Over the last week or so, Normajean and I had the pleasure of taking our grandchildren to the Chinatown New Year's celebration and we were able to join with many of you and hundreds of others at the annual Mah Family banquet.

And yesterday, we all had the honour of celebrating **the amazing contributions of Fred Mah** as he became the 75th recipient of Vancouver's Civic Award. Fred has been an important mentor to me – not only on Chinatown, but on the environment, and perhaps more importantly – about how to get things done.

He also taught be everything I know about what "retirement".

Almost two years ago, I spoke in support of the Chinatown Height Review. At that time, I called the policy an **“Honourable Compromise”** which I still believe it was.

However, for it to result in an **Honourable Plan** the policy needs to support development that truly meets the needs of Chinatown and its residents, including its large low income population.

To me the key to revitalizing Chinatown is in protecting its heritage buildings and the unique Chinese Canadian historic character of the area. This is of special importance if we are to truly respect Fred Mah’s incredible vision to invite Canada, and indeed the world, to visit a National Historic Site.

As I have learned from Fred, Wendy Au, and many other leaders who have spent countless hours in service to their community, and to our city, the key to Chinatown’s future is its past.

And the key to that past are the family association buildings.

These are the places that offered shelter and companionship to people who came to Canada in virtual slavery – to work in on our railways and in our mines; who were charged a racist head tax that separated many men from their wives and children; and who fought in two world wars without the right to vote.

As we also have learned, in order to withstand the harsh and often unwelcoming conditions they faced, many family association members formed strong alliances with other low income people – especially the First Nations.

This is the context I have come to understand when reviewing proposed policies and proposals for this complex and resilient community.

The Height Review allowed for a limited number of taller buildings. **Each one of these will inherently challenge the area’s historic character, because each will be considerably taller than the buildings that surround it.**

To make sure these building contribute to – rather than destroy the area’s character, it is especially important that we create a new urban design approval process for Chinatown. This process should give voice - and I believe – should add authority– to architects like Joe Wai and others – who have contributed so much the area’s authenticity.

At the current time we have guidelines for Chinatown as we do for other neighbourhoods. But for Chinatown to really become all that it can be, **we need not just Guidelines, but respected Guides and Mentors who are empowered to make decisions** – in consultation with the community and staff - and to teach all of us – about how new buildings – whether they are tall or compact - can be fully integrated so they add to, rather than detract from, the area’s character.

I won't speak in detail, but if the rezonings are approved, the designs of the two taller buildings that are requesting more height need thorough review in the development permit process.

If they are properly designed, taller buildings can assist with the area's revitalization by increasing customers for local shops and by helping to fund its community amenities and low income housing. However, **taller buildings in and of themselves do not necessarily support much more than the retail space they contain. And, as you have heard from others, taller buildings can contribute to increasing property values and putting pressure on low income housing.**

Chinatown has always been, and remains, an important home to hundreds of low income residents. As revitalization ramps up, stronger efforts must be made to ensure these residents are not displaced.

This urgent need for low income housing contributes to unfortunate divisions within the neighbourhood. It also fuels **a perception that rather than helping realize an "Honourable Compromise", there is an "Unholy Alliance between Green – and its need for density; and Greed – density affordable only to the highest bidders.**

With respect to this rezoning proposal – I believe it needs to be evaluated in the context of whether you as a Council and all of us as a community are serious about helping to realize the vision of Fred Mah and many others - **to make Chinatown a Historic Site of truly national and international significance.**

If we are serious, we should recognize that the proposal as currently crafted could actually set back these efforts. This is one of a small number of sites in which additional height and density can be achieved; it has to be held to a higher standard of urban design – not just at the street grade, but also its overall visibility as an important taller element in the visual a gateway to Chinatown. **The final design for such a visible and strategic site should not just be accepted by the community, but embraced by it.**

We also have to recognize that an important part of Chinatown's historic character is the fact that it always has been a low income community.

To conclude, though I have several considerable concerns, I support this rezoning, subject to the following conditions:

1. THAT staff, in consultation with the community and several of its outstanding architects, ensure that the design is consistent with and enhances the character of historic Chinatown;
2. THAT the Community Amenity Contribution be allocated help conserve one of the Chinatown family association buildings that contains low income housing;

3. AND THAT the association, with support from the City, secure funds from the public, private and community sectors to renovate the existing housing and operate it as social housing for the life of the building.

In addition, I would suggest:

4. THAT Chinatown leadership to join with the low income community and the City in requesting that the senior governments provide the funding and other incentives that are needed for low income and affordable rental housing throughout the Downtown Eastside, including Chinatown, as well as other parts of the city and region.
5. THAT staff, in consultation with the Architectural Institute, CHAPC, the Chinatown Revitalization Committee and other interested groups create a design approval process that is as sensitive as possible to the Chinatown character.
6. THAT a consistent interdepartmental staff team be assigned to work with the community on a clear strategy to implement the Chinatown Plan

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From: [Correspondence Group City Clerk's Office](#)
To: [s.22\(1\) Personal and Confidential](#)
Subject: FW: 611 and 633 Main Street rezone from HA - insights of designs Faye & Dean Leung built in Chinatown retained character
Date: Thursday, March 07, 2013 5:38:32 PM

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Thank you.

From: Faye Leung [s.22\(1\) Personal and Confidential](#)
Sent: Thursday, March 07, 2013 1:59 AM
To: Correspondence Group, City Clerk's Office; Public Hearing
Cc: Robertson, Gregor; Jang, Kerry; Tang, Tony; Louie, Raymond; Carr, Adriane; Meggs, Geoff; Deal, Heather; Stevenson, Tim; Affleck, George; Reimer, Andrea; Ball, Elizabeth; Drobot, Dwayne
Subject: 611 and 633 Main Street rezone from HA - insights of designs Faye & Dean Leung built in Chinatown retained character

Dear Mr. Mayor & Councillors; February 28, 2013

Please see herein below the 1st full written paragraph describes and listed in multi-colors includes in green color below of our Chinese Heritage Culture designs Dean & I extreme passionately hard work, deep classical Chinese academia of the traditional customs, we honored with 'symbolic good omens' designs we had incorporated in built our original "Mandarin Trade Centre at 611 Main Street" enhanced & enriched Chinatown & Vancouver.

Dean had blended the Western and the Orient, the best of both worlds, by his specialty creations he had made to represents and honor the both cultures, is listed in the below full paragraph as aforesaid, and also listed in "orange color" below of the exterior & the signage as follows:

*****"replica Imperial Palace" oriental décor exterior and interior floors of the building.**

*****Bright individual lights bulbs aglow surround atop the whole the Mandarin Trade Centre.**

*****And ablaze Oriental gold frame 4-sides lantern style rotating Chinese &**

English of therein business and the Mandarin Trade Centre huge plastic sign (then neon signs gone out of style) at 611 Main Street double doors large front entrance. (below photo of opening by Hon. Leslie Peterson & us/Dean & Faye opening 611 Main St front entrance)

***And at the corner of Main & Keefer Streets the Bank of B.C. & Top of Mandarin Restaurants 2 huge oriental 4-side lantern style signs trimmed with gold,

***and at Keefer Street entrance huge oriental lantern white & gold 4-side plastic sign adjoin the building we built in 1968, opened May 24, 1972 in Chinatown 611 & 633 Main Street, retained the Chinatown characters.

***Also the building exterior attached the businesses plastic white & red signs along the 3rd, 2nd, and main floors of the building brightly lighted identified the businesses therein.

***Includes 2 of Bank of British Columbia written in red neon exterior wall sign attached Bank of B. C. on both side of Main and Keefer Streets

***...And lighted amber glass Oriental Pagoda long lanterns surrounds between the 2nd & 3rd floors exterior of the building, Dean had made here uniquely blended the Western style resemble the Imperial China lanterns. (see Mandarin Trade Centre original photo below)

I hereby submit the above & herein below 1 page of the 'full paragraph' insights of the designs of the Chinese Heritage Culture designs my husband Dean & I had incorporated in built our original "Mandarin Trade Centre at 611 Main Street in 1968"As its public interests had requested you, Mr. Mayor and Councillors, and Staff, on February 21 and February 27, 2013 Public Hearings to consider designs, in your March 12, 2013 Council Meeting of unfinished business on 633 Main Street rezone application. Herein info for you and staff with the developers of 611 and 633 Main Street consideration in their ongoing designs. Please review below 1st full paragraph listed of the designs & items Dean & I have had specially made here and imported from China and Taiwan FYI.

Thanks zillions, Best Wishes,

*God Bless Richly Healthy Success
With Good Fortune
Faye Leung*

TO: MR. MAYOR & COUNCILLORS;

MY CHINATOWN...my original Chinatown...where I grew up-3rd generations born & raised, lived, in business, services the Chinese and Chinatown and Community and with the City of Vancouver we blended & bridged

Re: Mr. Dale Bosa, Darryl Simpson, Darryl Bosa, Mark Kopinya, Richard Berstein, Dirk C.A. DeVuyt and CITY PLANNERS Dwayne Deobot & Allison Dunnet, at [June 14, 2012 Open House](#)

BOSA BROTHERS Dale Bosa, President, BlueSky Properties application February 27, 2013 City Removed HA Rezone 16 storey tower DEVELOPMENT at 633 Main Street.. CHINATOWN CHANGES FOREVER my original CHINATOWN below:

where my husband Dean Chun Kwong Leung & I, Faye Leung, original developed this 600 Block Main Street in 1968 redeveloped & expanded Chinatown, and have built the "replica Imperial Palace Mandarin Trade Centre" at 601-611-613-619-627-633 Main Street and 188-198 Keefer Street corner. Canada and Vancouver 1st historically Faye & Dean hosted 2400 guests cocktail buffet reception opened May 24, 1972 the City closed all 3 streets celebrated this first historical event of largest 6 floors Commercial Complex with amenities, Chinatown 1st 2 elevators, undergrounds parking commercial property development in Vancouver Chinatown with "Top of Mandarin" Restaurant seating 1600 for 12courses Chinese Banquets the largest in North America, & 1st Hong Kong Style push-carts Dim Sum, & specialties menu, & Chinese & Western pastries, BBQ specialties and special Won Ton & noodles, among others....The other features as follows:

******imported unique décor, non-crack nor chips snow-load Sichuan roof tiles,***

******hand craved Chinese motifs ceilings and walls panels as "replica Imperial Palace"***

******hand-carved "God of Longevity, Peacocks, Dragon & Phoenix" 3 of both sides gold-leafs double Moongates VIPs entrances,***

******Imperial Palace replica ornaments, antiques,***

****** 'one & only Oriental Board Room in Canada.***

******Double doors entrance foyer to the "oriental styles embedded with hand-painted dragon panels red 'open staircases' as led to the***

Palace/2nd floor"

****... Alights around rooftop with 6 ceramics Dragons Heads guarded 4 corners of the building & 2 Dragons Heads atop the front entrance*

"In commemorate Canada Centennial 1967" and "Honor the Chinese Pioneers:" Dean Leung created exclusively 'special 24 inches' round gold cement Canadian twenty-five cents coins & Chinese ancient Yuan/coins mounted around the exterior Mandarin Trade Centre Chinese motifs & décor,...

Dean also designed "one-of-kind" in the world British Columbia Green Jade 2' X 2' Squares inlaid Dean's Master Chinese Calligrapher, handwritten gold aluminum 'longevity', a "special feature" in the building appreciated! Matched Dean's gold 'long life' calligraphic fronts and all exterior double doors push entrances. Some of these Dean exclusively specially made unique B.C. Green Jade as aforesaid, is available with me in trust..If the developers wishes to incorporate into their designs, call me. (since the buildings is screw-up ruined by 2 purchasers)

ERA 2013: CHANGING DIFFERENT CHINATOWN by City of Vancouver rezone BOSA BlueSky Properties President Dale Bosa 16 floors Condo Tower redevelop the site at:



601-611-613-619-627-633 Main Street & 188-198 Keefer Street corner
Vancouver, B.C. Mandarin Trade Centre built & owned by Faye & Dean Leung 1968
Redeveloped & Expanded Chinatown May 24, 1972 - Opening cocktail buffet
reception with 2,400 people



Mandarin Trade Centre Chinatown May 24, 1972
601-627-633 Main & 188-198 Keefer Streets corner
OPENS 6 doors by 6 VIPS ..& owner & developers Dean & Faye Leung,
Hon. Leslie Peterson, & cocktail buffet 2400 guests, 1st Men & Ladies Furs &
Fashions Show, etc.
(Back) Tommy Ho, Minister of Tourism, Bank B.C. Mrs. Tsow, Henry Fetigan

Thanks zillions

God Bless Healthy Richly Success

With Good Fortune

Faye Leung梁慧超敬上 **Prelude to Faye Leung 3 Storybooks: WEBSITE: www.fayeleung.com**

Faye Leung Investment, Consulting & Marketing Group

梁慧超顾问投资销售集团公司

And: Dean & Faye Leung Health & Education Foundation...est: 1988 non profit

梁春广梁慧超保健及教育基金会

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