

## Dragnea, Irina

---

**From:** Dan Udey s.22(1) Personal and Confidential  
**Sent:** Friday, June 01, 2018 10:46 AM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoikka, Hayley; Robertson, Chris; McGuire, Michelle  
**Subject:** No to temporary sales offices in Chinatown

To Mayor and Council:

I have concerns about the Temporary Sales Offices as a use in Chinatown. My family lives close to Chinatown and I honestly believe we should be protecting it as a cultural and historic hub. I feel strongly about the preservation of Chinatown because it gives me an opportunity to expose my young son to other cultures, art, and languages. I want him to grow up in a city where we protect our diversity, rather than selling it off to developers or watering it down to nothing.

Condo sales offices are dead areas; I don't know that I've ever seen such a location with more than one or two people in it; is that what Chinatown needs? To provide minimal retail space to empty areas, giving people even less of a reason to visit or stay there?

They're pointless as a destination, and they cater only to people with the wealth to buy condos in this city (which is an exceedingly small percentage), rather than contributing to or improving the area they're in. You can barely go a block in our neighbourhood (Olympic Village, Mount Pleasant, and Main St) without seeing giant billboards, sales offices, or condo construction, and if the city is serious about protecting Chinatown, then we should be ensuring that this doesn't happen to Chinatown as well.

The question I think council needs to ask itself is what these locations contribute to Chinatown, and the answer, I believe, is nothing. This will only hurt Chinatown by giving condo developers the go-ahead to bid the higher, short-term rents that they can afford and most can't, and every temporary condo office stands a serious chance of driving out a local, neighbourhood-supporting business forever.

Please don't do this.

Regards,  
Daniel Fox

s.22(1) Personal and Confidential



## Dragnea, Irina

---

**From:** Sharon Mah s.22(1) Personal and Confidential  
**Sent:** Friday, June 01, 2018 7:50 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** Comments for Item 1 Public Hearing June 5 - Amendment for condo sales offices

To Mayor and Council:

I'm writing because I don't support the Temporary Sales Offices as a use in Chinatown. Living in Vancouver with a Chinatown is a great part of my experience. I'm 2nd generation Chinese-Canadian. Chinatown represents and reflects my heritage, language, and traditions. It also means a lot to other generations of Chinese

You should not approve the amendment for the following reasons:

- Condo sales offices are deadspace
- They are not inclusive spaces for locals or tourists.
- Temporary Sales Offices is not intangible heritage of Chinatown.
- Condo sales offices do not support Chinatown as a national historic site.
- Temporary sales offices have no place in a historic area that is working towards a UNESCO world heritage site designation.
- Temporary sales offices do not serve the neighbourhood. It contravenes council-adopted policies for vibrant local-serving businesses.
- It gives legitimacy to developers that are not interested in maintaining the heritage or history of the Chinese in Vancouver, other than in a tokenizing and/or superficial manner. These businesses do not contribute to the broader community, and in fact destroy and displace long established residents. This is not a policy that the City should legitimize or enable.

Your sincerely,  
Sharon Mah

s.22(1) Personal and Confidential

Get [Outlook for Android](#)

## Dragnea, Irina

---

**From:** Wendy Au Yeung s.22(1) Personal and Confidential  
**Sent:** Saturday, June 02, 2018 2:45 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoikka, Hayley; Robertson, Chris; McGuire, Michelle  
**Subject:** No to temporary sales offices in Chinatown

Dear city council,

This email is for the the amendment to include condo sales offices in Chinatown zoning. I currently live nearby and work in Chinatown. This historic area is very important to me. I live close to and depend on Chinatown for my daily needs of grocery shopping, socializing and sense of home and culture.

I am concerned about the amendment for the reasons below.

- The presence of these condo sales offices further promote a sense of hopelessness for the Chinese community that Chinatown does not serve Chinese people anymore.
- They do not offer anything useful or accessible to the local Chinese and low-income community.
- Their messages of luxury living only appeal to an elite group of people and further creates dissonance in this mixed-class area.
- Temporary Sales Offices do not activate the streetfront.
- They are not inclusive spaces for locals or tourists.
- They do not contribute to the intangible heritage of the historic cultural area.
- They do not respect Chinatown's National Historic Site designation.
- They do not help Chinatown work towards becoming a UNESCO heritage site as directed by Council.
- Do not align with council-adopted Chinatown policies for a vibrant Chinatown with local-serving retail.

Sincerely,  
Wendy Au Yeung

s.22(1) Personal and  
Confidential

## Dragnea, Irina

---

**From:** JC s.22(1) Personal and Confidential  
**Sent:** Saturday, June 02, 2018 6:55 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** RE: Temporary Sales Offices in Chinatown

To city council:

I have concerns about the the amendment to include condo sales offices in Chinatown zoning. Chinatown is a special part of my Vancouver. I live a few blocks from Chinatown and eat and shop there often.

I am concerned about the addition for reasons as stated below:

- Condo sales offices are deadspace
- Condo sales offices exclude locals and tourists.
- Temporary sales offices do not serve the neighbourhood. It contravenes council-adopted policies for vibrant local-serving businesses.
- Chinatown is quickly becoming a generic part of Vancouver lined with chain cafe's and pizza places that can be found anywhere.

Jordan Schneider

s.22(1) Personal and Confidential

## Dragnea, Irina

---

**From:** FHP s.22(1) Personal and Confidential  
**Sent:** Sunday, June 03, 2018 3:52 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** RE: Public hearing Item 1 Temporary Sales Offices in Chinatown

To Mayor and Council:

I am writing to you as a concerned citizen about the Temporary Sales Offices as a use in Chinatown. I care a lot about the neighbourhood. In 2013, I made a love letter to Chinatown in the form of an NFB feature documentary called Everything Will Be ([https://www.nfb.ca/film/everything\\_will\\_be/](https://www.nfb.ca/film/everything_will_be/)). The film explored the changes in the community mostly through the eyes of local merchants and denizens. Unfortunately, many shops have not survived the five years and the preservation of the historical cultural community is even more at risk today. My documentary has, sadly, become a time capsule of the Chinatown from only several years ago, a visual document showing what is slowly being lost. If you value the community and want to preserve its distinct cultural character and the unique human scale of the buildings, I ask that you please do not add condo sales offices.

Staff should not recommend the amendment to include Temporary Sales Offices for these reasons:

- Condo sales offices are deadspace
- Only caters to condo owners. Does not help with tourism economy of Chinatown.
- They do not contribute to the intangible heritage of the historic cultural area.
- Condo sales offices do not support Chinatown as a national historic site.
- Permitting condo sales offices will be a step backwards for the work to make Chinatown a UNESCO heritage site.
- Temporary sales offices do not serve the neighbourhood. It contravenes council-adopted policies for vibrant local-serving businesses.

Julia Kwan

s.22(1) Personal and  
Confidential

**Dragnea, Irina**

---

**From:** Kelly Mo s.22(1) Personal and Confidential  
**Sent:** Monday, June 04, 2018 9:49 AM  
**To:** Public Hearing  
**Subject:** re June 5 hearing: One more time - Is this a city or a developers' paradise?

To Mayor and Council:

I write you once again, and urgently, because I have become aware of the Urban Development Institute's appeal to Council to delay public hearings on the Chinatown Rezoning Plan.

The new plan MUST go immediately to public hearings.

**Contrary to the arguments of the real estate industry:--**

- The proposed new plan is the result of extensive community consultation over a period of years. There has been plenty of time for real estate and development companies to have input.
- The new proposed zoning for Chinatown does NOT threaten other Area Plans -- in fact, it provides zoning protections to Chinatown (density caps, lot widths) that are already afforded to other Area Plans.
- Fluctuation in land values is a cost of doing business for people whose business is trading in land and treating communities like commodities.

The new plan MUST go immediately to public hearings.

Kelly Talayco  
s.22(1) Personal and Confidential

## Kennett, Bonnie

---

**From:** Louis Lapprend s.22(1) Personal and Confidential  
**Sent:** Monday, June 04, 2018 10:19 AM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** Spam: Comments for Item 1 Public Hearing June 5 - Amendment for condo sales offices

Dear Mayor and Council,

This is my non-support letter for the addition of Temporary Sales Offices as a permitted use in the Chinatown HA-1 and HA-1A District Schedule. I live in Strathcona and work in Chinatown. I am part of a growing community of Vancouver residents who believe that Chinatown's survival is threatened due to local-serving businesses being priced out of their neighbourhood.

I urge you to not approve the amendment for many reasons including the following:

- Condo sales offices exclude to locals and tourists.
- Small-business owners cannot compete with development companies for retail space in an already overpriced neighbourhood.
- Local-serving Chinatown businesses are struggling and many of them have had to close in recent years. The neighbourhood desperately needs an influx of local businesses that serve the community, not condo-sales-offices, which occupy retail space and contribute to increasing rents.

With regards,

--

**Louis Lapprend**  
s.22(1) Personal and Confidential

Chinatown Today



## Dragnea, Irina

---

**From:** Amelia Huang s.22(1) Personal and Confidential  
**Sent:** Monday, June 04, 2018 2:02 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoikka, Hayley; Robertson, Chris; McGuire, Michelle  
**Subject:** RE: Temporary sales offices in Chinatown - Not In Support

Dear City Council,

I am writing this email because I do not support the condo sales offices use addition to Chinatown. I am currently living and studying nearby Chinatown, as well as work in Chinatown. Equally as important, Chinatown was where I grew up, making this historic area very important to me and likely for many others - especially those who still live in the neighborhood. I'm very concerned about the pace and types of changes happening in the neighbourhood, and I believe strongly that the City needs to consider the influence of culturally inappropriate uses of influential spaces - such as ground level storefronts.

I am strongly opposed to the addition of Temporary Sales Offices for the reasons below:

- These spaces only cater to an exclusive clientele such as potential buyers, excluding almost all other users (such as low-income renters, tourists) in Chinatown.
  - They do not add any intangible cultural value to the cultural area. If anything, the temporary sales offices represent a commodification of the urban heritage space and offer little in the ways of street activation.
  - Condo sales offices do not support Chinatown as a national historic site and have no place in a historic area working towards a UNESCO world heritage site designation.
  - Do not align with council-adopted Chinatown policies for a vibrant Chinatown with local-serving retail.
- Given how market properties have such demand, locating temporary sales offices in a cultural heart of the city is unnecessary, if not an outright poor use of culturally sensitive space.

Thank you for your time and service,

With regards,  
Amelia Huang

s.22(1) Personal and Confidential



## Dragnea, Irina

---

**From:** Scoular, Emily s.22(1) Personal and Confidential  
**Sent:** Monday, June 04, 2018 8:50 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** RE: Temporary Sales Offices in Chinatown

To Mayor and Council:

I am writing to you regarding my non-support for the Temporary Sales Offices as a use in Chinatown. I am currently living nearby Chinatown. My workplace is in Chinatown. I grew up visiting Chinatown. Chinatown is a special part of my Vancouver.

I do not support the addition for the following reasons:

- Temporary Sales Offices do not activate the streetfront.
- Condo sales offices exclude to locals and tourists.
- They do not add any intangible cultural value to the cultural area.
- Temporary sales offices does not contribute anything to Chinatown's status as a national historic site. It instead takes away from it.
- Temporary sales offices have no place in a historic area that is working towards a UNESCO world heritage site designation.
- Temporary sales offices do not serve the neighbourhood. It contravenes council-adopted policies for vibrant local-serving businesses.

Sincerely,  
Emily Scoular

s.22(1) Personal and Confidential

Emily Scoular

s.22(1) Personal and Confidential

B.F.A., University of Victoria  
M.Arch. Candidate, University of British Columbia.

## Dragnea, Irina

---

**From:** Deanna Ogle s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 05, 2018 3:35 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** RE: Temporary Sales Offices in Chinatown

Mayor and Council:

I have concerns about the Temporary Sales Offices as a use in Chinatown. I currently live in the neighbourhood. I live in Mau Dan Gardens, a co-op with a high percentage of Chinese seniors.

Council and staff should not approve the addition for reasons as stated below:

- Temporary Sales Offices do not activate the streetfront.
- Do not align with council-adopted Chinatown policies for a vibrant Chinatown with local-serving retail.
- Create more expensive commercial property rental rates pushing out businesses that provide low cost services.

Deanna Ogle

s.22(1) Personal and Confidential

## Dragnea, Irina

---

**From:** Laiwan s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 05, 2018 3:29 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** Reject condo sales offices in Chinatown HA-1A HA-1

Dear city council

I am writing this email to express my concerns about the Temporary Sales Offices as a use in Chinatown. I live in a neighbourhood close to Chinatown. Chinatown is an important part of my Vancouver. Enjoy the elders and communities here

Staff should not recommend the addition because of the reasons below.

- Condo sales offices are deadspace
- Condo sales offices exclude to locals and tourists.
- They do not contribute to the intangible heritage of the historic cultural area.
- Condo sales offices do not support Chinatown as a national historic site.
- Permitting condo sales offices will be a step backwards for the work to make Chinatown a UNESCO heritage site.
- Condo sales offices are not local-serving retail, which council wants to enhance in the DTES plan.
- It wrongly prioritizes realty sales as commodity.

Regards,  
L. Chung

s.22(1) Personal and Confidential

Sent from my iPhone

## Dragnea, Irina

---

**From:** Mostow, Joshua Scott s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 05, 2018 3:19 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Robertson, Chris; Hoikka, Hayley; McGuire, Michelle  
**Subject:** RE: Public hearing Item 1 Temporary Sales Offices in Chinatown

To Vancouver City Council:

This email is concerning the condo sales offices use addition to Chinatown.

I am concerned about the addition for many reasons including the following:

- Condo sales offices are deadspace
- They do not contribute to the intangible heritage of the historic cultural area.
- Temporary sales offices does not contribute anything to Chinatown's status as a national historic site. It instead takes away from it.
- Permitting condo sales offices will be a step backwards for the work to make Chinatown a UNESCO heritage site.
- Temporary sales offices do not serve the neighbourhood. It contravenes council-adopted policies for vibrant local-serving businesses.
- Why take up limited and valuable space in Chinatown with a sales office that can be located anywhere?

Sincerely,  
Joshua Mostow

s.22(1) Personal  
and Confidential