

**From:** [Dana Mah](#)  
**To:** [Public Hearing](#)  
**Subject:** Re: FW: Dana J Mah - addressing Council on the Community Amenity Contribution from 311 Main Street  
**Date:** Wednesday, February 27, 2013 4:36:05 PM

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Hi Tina,

My apologies...yes it is for 633 Main Street.

Thank you for your feedback.

Regards,

Dana Mah

On Wed, Feb 27, 2013 at 1:29 PM, Public Hearing <[PublicHearing@vancouver.ca](mailto:PublicHearing@vancouver.ca)> wrote:

Good afternoon Mr. Mah –

In regard to your comments, please clarify whether you are referring to 633 Main Street, a rezoning application being considered at a Public Hearing this evening at 6:00 pm in the Council Chamber.

Thank you

***Tina Hildebrandt***  
***Meeting Coordinator***  
***Legislative Operations***  
***City Clerk's Department***

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fax: [604.873.7419](tel:604.873.7419)

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**From:** Correspondence Group, City Clerk's Office  
**Sent:** Wednesday, February 27, 2013 10:28 AM  
**To:** Dana Mah  
**Subject:** RE: Dana J Mah - addressing Council on the Community Amenity Contribution from 311 Main Street

Thank you for your comments.

All public comments submitted for the public hearing that are received not more than 15 minutes after the close of the speakers list for that public hearing will be distributed to members of Council for their consideration. The public comments must include the name of the writer.

In addition, these public comments will also be posted on the City's website ([http://vancouver.ca/ctyclerk/councilmeetings/meeting\\_schedule.cfm](http://vancouver.ca/ctyclerk/councilmeetings/meeting_schedule.cfm)).

Please note that your contact information will be removed from the comments, with the exception of the writer's name. Comments received after the start of the public hearing should not exceed 1500 words.

Public comments submitted for the public hearing that are received more than 15 minutes after the close of the speakers list, will not be distributed until after Council has made a decision regarding the public hearing application and the related bylaw is enacted, if applicable.

For more information regarding Public Hearings, please visit [vancouver.ca/publichearings](http://vancouver.ca/publichearings).

Thank you.

**From:** Dana Mah s.22(1) Personal and Confidential  
**Sent:** Wednesday, February 27, 2013 12:01 AM  
**To:** Correspondence Group, City Clerk's Office  
**Subject:** Dana J Mah - addressing Council on the Community Amenity Contribution from 311 Main Street

Mayor Robertson and City Councillors,

I would like to send you my thoughts on the matter of the CAC fund allocation from the 311 Main Street project.

I have been hearing many concerns and opinions from various members of the local community on this matter. The main concern is centred on the accessibility of the funds and how these funds are to be allocated in a fair manner.

The present emphasis is towards the demand for the funds to be allocated to alleviate the housing situation, particularly for those who are at the low income level.

Being a part of the proponent group towards the rehabilitation of the Chinatown Society owned Heritage Buildings, I support the position of my colleagues and brothers to request that the CAC voluntarily generated from a Chinatown located project be directed towards the Society owned Heritage Buildings.

I say this with the thought that there is an opportunity to simultaneously resolve a number of issues, specifically involving the physical building, affordable/accessible housing as well as historical, cultural and heritage elements.

1) Presently, the concern is to provide housing to those who need a safe place to live in. Some of these buildings still provide

the valuable service of providing an affordable place to live.

2) Without any improvements to these facilities, the quality of living and the overall health of the residents are affected,

3) The construction costs involved with even minor works are very costly and are a challenge for the Societies to undertake with

very limited resources and membership. If financing approaches are used, this could result in an unsustainable situation of

leaving a debt that future members will find difficult to resolve. This would put pressure on low income residents to pay higher

rents to recoup funds needed to pay off higher debt loads and ultimately force the low income residents to vacate the

premises, which in turn could result in the Society losing its most valued asset entrusted by their forefathers and reduce the

cultural sense of the community.

With these concerns in mind, I feel that the allocation of the CAC funds from a Chinatown area based project directed towards the Rehabilitation of the Society

owned Heritage Buildings can provide a bigger impact on the community as whole.

Why?

With the support provided through the CAC funds from Chinatown based projects directed towards Society owned Heritage Building Revitalization, the Societies can undertake long needed rehabilitation works that is geared towards addressing the concerns of affordable housing, preserving heritage and maintaining local culture with the presence of the Society within their own house.

Such works funded by the CAC would help extend the service life of these Buildings through the re-construction of critical systems, part of which must include the improvement of affordable housing living conditions for low income residents as a condition to receive the CAC funds as a means to protect the affordable housing stock.

The availability of the CAC funds when sufficient can be applied to offset the impact on the Societies having to deal with high construction costs to reduce the pressure by having to recoup these costs through higher rents to the SRO residents. This means that the rents do not need to be increased, a scenario that will not come to light if these CAC funds are unavailable to the Society owned Heritage Buildings.

I think this might provide a part of the solution that potentially addresses the most of the concerns of many individuals based close to or in Chinatown.

Please do heed our request in reserving the CAC funds from Chinatown based new construction for application to Chinatown based Rehabilitation Works to improve Vancouver Chinatown.

Thank you all for your attention and time to read my thoughts.

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Regards,

Dana Mah

" I agree with Government Cutbacks...cut back on the number of CPC MPs in Ottawa. "

- Dana

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Cheers,

Dana

"As you think, so shall you become."

— Bruce Lee

**From:** [Correspondence Group, City Clerk's Office](#)  
**To:** [s.22\(1\) Personal and Confidential](#)  
**Subject:** Comments, Wai, Joe Y. Architect, Inc., Refers to Item No. 1 - Rezoning, 633 Main St., Public Hearing, Wednesday, 2013 February 27th  
**Date:** Wednesday, February 27, 2013 4:21:30 PM  
**Attachments:** [Scan001.PDF](#)  
**Importance:** High

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Thank you.

-----Original Message-----

**From:** [s.22\(1\) Personal and Confidential](#)  
**Sent:** Wednesday, February 27, 2013 4:27 PM  
**To:** Ko, Rita  
**Subject:** Scan from Mayor's assistants Xerox WorkCentre

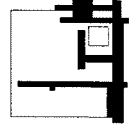
Please open the attached document. It was scanned and sent to you using a Xerox WorkCentre Pro.

Sent by: Guest  
Number of Images: 3  
Attachment File Type: PDF

WorkCentre Pro Location: Mayor's assistants' office, City Hall 3 flr, 453 W 12th AV, V5Y 1V4

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JOE Y. WAI architect, inc.



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s.22(1) Personal and Confidential

February 25, 2013

Mayor and Council  
City Hall  
453 West 12<sup>th</sup> Avenue,  
Vancouver, B.C.

Re: 633 Main Street, Rezoning Application, February 27 Public Hearing

Your worship and members of Council,

I spoke on February 21 regarding the 611 Main Street Rezoning Application, in which I emphasized the importance of

- a) Chinatown Character
- b) Allocation of the Community Amenities contribution from rezoning application

This also applies to the 633 Main Street application. Please see attached as my written comments. Thank you for your consideration

Yours sincerely,

Joe Y. Wai, Architect AIBC

PUBLIC HEARING ON  
611 Main Street                      21<sup>st</sup> February, 2013 6:00 p.m.

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Thank you, Your Worship and Members of City Council:

My name is Joe Wai. I am a design professional who has been involved with the Historic Area for four decades. The last time I appeared before you was in April 2011 on the Historic Area Heights Review Hearings. Tonight, I would like to address "Chinatown character" and the Community Amenity Contributions, or "CAC", in relation to this Application.

This application and that of 633 Main Street were reviewed by CHAPAC and the Chinatown Revitalization Committee and Open Houses on several occasions in 2012. From the dialogue with the Applicant, the application has made some improvements each time.

I.        "Character"

However, there was one overall reservation voiced by many...that is: "Is this a "Chinatown building"? Or, a "Yaletown building"? Or, a "West Broadway building?" Thus, after much discussion, a workshop culminated in July 2012 with a diverse "Chinatown" group of stakeholders, including Councillor Tony Tang and former Councillor George Chow.

II.       The focus was summarized as "Chinatown character". Without getting into too much detail, there is:

- a) Scale = four (4) to six (6) storeys. Any higher building needs to be set back (six metres) so that the streetscape is similar to the scale of the District. The typically decorative cornice needs to be pronounced and visible.
- b) Ground Level Articulation: of smaller lots of retail, also allowing "spilling" over displays onto the sidewalk. Provide such outlets on as many sides of the building as possible; e.g., enlivenment of the lanes.
- c) Refinement of the Details: of the columns, glazing patterns and recessed balconies. There appeared to be some "lip service" acknowledgement without addressing the essence of these components. Obviously, these areas were included in City Planning's guidelines. However, obviously these weren't sufficient in the eyes of many. We are happy to report that a four-page summary of the July 2012 "Chinatown Character" was adopted by City Planning in October 2012, as required reading for applicants in HA-1 and HA-1-A.



### III. Now, the "CAC"

Incremental height increase was included in the Heights Review for HA-1 and HA-1A. The "Special Sites" site on Main Street were allowed even higher heights and density. The City's rationale, as we understood in 2009 – 2011, was that this redevelopment would lend assistance to the revitalization of Chinatown...in housing, cultural and commercial activities. An important part of this allowance is the CAC, or Community Amenity Contributions for Chinatown revitalization.

Parallel to these activities has been the Chinatown Revitalization Programme, strongly supported by the City and the Chinatown Community since 2000. Aside from the Chinatown Plan and the Economic Revitalization Plan, it has also seen the organization of the Chinatown Society Heritage Buildings Association with, again, strong support from the City and the community since 2006.

With all such concerted effort and programmes over the past 12 years, it makes good sense that the CAC would be aimed at the revitalization of the Heritage Buildings Association, thus Chinatown.

In recent years, different people have been telling me that Chinatown has changed, or is destined to be changed. Of course, it has changed. Let's remind ourselves that prior to 1947 the Chinese were not allowed to live anywhere else in the City, legally, except in "Chinatown" and its immediate residential area, Strathcona. It was another decade before citizenship rights actualized. So, 50 - 60 years, and significant changes later, what do we have?

During this time, we have seen Vancouverites stop the Freeway through the Historic Area, and new authentic cultural facilities such as the Culture Centre, the Classical Gardens and the Millennium Gate. In 2011, Vancouver's Chinatown was declared as a National Historic Site. On the other hand, in the last two decades, it also has seen many commercial activities move and thriving elsewhere in the region and vacancies have been mounting. Now, with these new proposed developments, it has been said that gentrification is happening to a traditionally low-income community.

Therefore, it only makes sense that the CAC for increased density is directed to assist the revitalization of the Associations' buildings. This needs to be continued by assigning the CAC to the Heritage Buildings and their non-market housing. And, for those who are truly concerned with non-market housing, most of these Association Buildings include a significant number of such accommodations. The 22 units of assisted living units in this proposal are admirable, but not enough. What's more to the point is my question tonight to you, Mr. Mayor and Councillors: Since market housing can look after itself, can we re-focus on the intent of the HAHR; that is, to redevelop, to revitalize Chinatown, and to assist the Association Buildings and its non-market housing?

Thank you very much.

Joe Wai, Architect AIBC