

From: [Correspondence Group, City Clerk's Office](#)
To: Steve.Fame@colliers.com
Subject: FW: Letter of Support - 633 Main Street
Date: Friday, February 22, 2013 11:39:49 AM
Attachments: [image001.png](#)
[633 Main Street-Support Letter.pdf](#)

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). 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.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

From: Fame, Steve [mailto:Steve.Fame@colliers.com]
Sent: Friday, February 22, 2013 11:17 AM
To: Correspondence Group, City Clerk's Office
Cc: Drobot, Dwayne
Subject: Letter of Support - 633 Main Street

Mayor and Council:

Please find the attached letter of support for the 633 Main Street rezoning application.

All the best,

Steve Fame*

Vice President

Dir +1 604 661 0894 | Mob +1 604 761 3263

Main +1 604 681 4111 | Fax +1 604 661 0849

steve.fame@colliers.com

Colliers International

200 Granville Street, 19th Floor | Vancouver, BC V6C 2R6 | Canada

www.colliers.com



*Personal Real Estate Corporation

View the current issue of [Knowledge Leader](#).

February 22, 2013

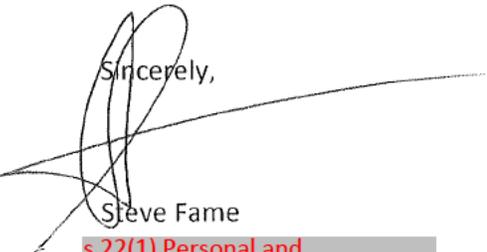
Dear Mayor Robertson and Vancouver City Councilors:

As a property owner in Chinatown at **s.22(1) Personal and Confidential** I am writing to express my support for the development proposed at 633 Main Street.

The development would fit well with the neighbourhood offering a modern mixed-use building with unique design and architectural features that pay respect to the historic nature of the area. As someone who has worked in this neighbourhood for many years, this project will greatly assist with the rejuvenation of Chinatown.

I hope that this letter conveys to you my support of this project and my wishes to see it completed. I believe in the neighbourhood and know that it is capable of being one of Vancouver's best. I urge you, Mayor Robertson and Councilors to vote in favour of approving this development proposed at 633 Main Street.

Sincerely,



Steve Fame

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



MINNEAPOLIS 24 HOURS

All hail Hendrix

MAIN STREET SHRINE
ERECTED IN HONOUR
OF ICONIC MUSICIAN P4

VINCENT FODERA IN PHOTO

 VINCENT FODERA
s.22(1) Personal
and Confidential

VANCOUVER 10-2-13
796 MAIN ST

I VINCENT FODERA (14 JIMI HENDRIX SHRINE)
SUPPORT THE DEV. APPLICATION FOR
633 MAIN ST. AND 611 MAIN ST
FOR ABOVE DEVELOPEMENT I
ASK CITY PLANNERS TO ASK DEVELOPERS
TO SPENT A 20% ON ART OR ARCHITECTURE
FINISHING ON THOSE NEW BUILDING
TO RESPECT CHINATOWN HERITAGE
ARCHITECTURE I ALSO ADVISE PLANERS
TO DE-DENSIFY THE CITY AS IS GETTING
TO CROWDED, AND DANGEROUSE, HARD TO
SERVE IN CASE OF DISASTERS, WHILE I AM UNDER
PRESSURE TO SELL MY SHRINE TO DEVELOPERS I ASK
THEM TO PRESERVE IT AND SPEND 30% OF TOTAL COST IN
ART I HOPE YOU HAVE THE GUTS TO ASK THIS TO ALL DEVELOPERS
Vincent Fodera

NOTICE OF PUBLIC HEARING -

633 Main Street

February 6, 2013

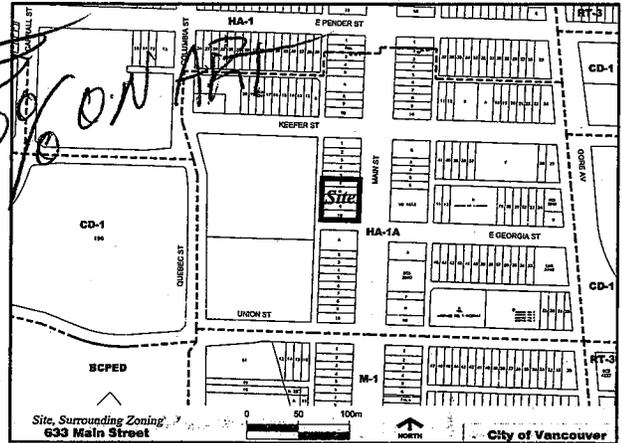
Vancouver City Council will hold a Public Hearing:

Wednesday, February 27, 2013, at 6 pm
COUNCIL CHAMBER, THIRD FLOOR
CITY HALL, 453 WEST 12TH AVENUE

OK I APPROVE 20% ON ART

To consider amendments to the Zoning and Development By-law.

If approved, the zoning would change from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 16-storey mixed-use residential-commercial development including 192 dwelling units and retail floor space. The proposed zoning would increase the maximum permitted height from 27.4 m (90 ft.) to 45.7 m (150 ft.). A floor space ratio (FSR) of 8.82 and total floor area of 12 974 m² (139,652 sq. ft.) are proposed.



Copies of the draft by-laws may be seen on and after February 15, 2013 at the City Clerk's Department in City Hall, 453 West 12th Avenue, Third Floor, or in the Planning Department, East Wing of City Hall, Third Floor, Monday to Friday, from 8:30 am to 4:30 pm.

All meetings of Council are webcast live at vancouver.ca/councilvideo, and minutes of Public Hearings are available at vancouver.ca/councilmeetings (minutes are posted approximately two business days after a meeting).

Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm on February 27, 2013, by:

e-mail: publichearing@vancouver.ca
phone: 604.829.4238
in-person: 5:30 to 6 pm on day of Public Hearing

For more information on Public Hearings and registering to speak, please visit: vancouver.ca/publichearings.

You may submit your comments by:

e-mail: mayorandcouncil@vancouver.ca
mail: City Clerk's Office
City of Vancouver
453 West 12th Avenue, 3rd Floor
Vancouver, BC V5Y 1V4

All submitted comments will be distributed to Council and posted on the City's website. For more information regarding this proposal, visit: vancouver.ca/rezapps; or contact Dwayne Drobot at 604.871.6738.

NOTICE OF PUBLIC HEARING -

611 Main Street

20% ON ART January 31, 2013

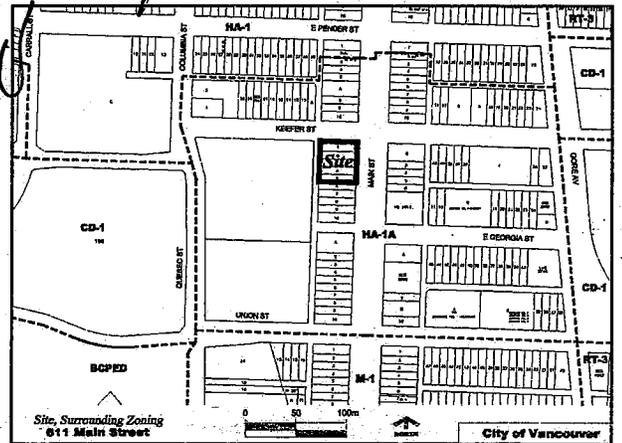
Vancouver City Council will hold a Public Hearing:

Thursday, February 21, 2013, at 6 pm
COUNCIL CHAMBER, THIRD FLOOR
CITY HALL, 453 WEST 12TH AVENUE

OK I APPROVE

To consider amendments to the Zoning and Development By-law.

If approved, the zoning would change from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 17-storey mixed-use residential-commercial development including 134 privately owned dwelling units, 22 units of social housing (targeted to seniors rental), and office and retail floor space. The proposed zoning would increase the maximum permitted height from 27.4 m (90 ft.) to 45.7 m (150 ft.). A floor space ratio (FSR) of 8.26 and total floor area of 12 162 m² (130,910 sq. ft.) are proposed.



Copies of the draft by-laws may be seen on and after February 8, 2013 at the City Clerk's Department in City Hall, 453 West 12th Avenue, Third Floor, or in the Planning Department, East Wing of City Hall, Third Floor, Monday to Friday, from 8:30 am to 4:30 pm.

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Anyone who considers themselves affected by the proposed by-law amendments may speak at the Public Hearing. Please register individually before 5 pm on February 21, 2013, by:

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phone: 604.829.4238
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453 West 12th Avenue, 3rd Floor
Vancouver, BC V5Y 1V4

All submitted comments will be distributed to Council and posted on the City's website. For more information regarding this proposal, visit: vancouver.ca/rezapps; or contact Dwayne Drobot at 604.871.6738.

From: [Correspondence Group, City Clerk's Office](#)
To: [peter_hudson](#)
Subject: RE: Rezoning of 633 Main Street.
Date: Tuesday, February 12, 2013 9:33:56 AM

Thank you for your comments.

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Thank you.

From: peter hudson **s.22(1) Personal and Confidential**
Sent: Saturday, February 09, 2013 11:47 AM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning of 633 Main Street.

Dear Mayor and Council,

I recently received notice of the rezoning application for 633 Main Street. I seem to recall that 611 Main Street is also up for re-zoning for a similar type of mixed use development. I wrote in support of the rezoning and development of 611 Main Street, and today I writing in support of the rezoning and development of 633 Main Street.

I reviewed the documentation provided by Chris Dikeakos Architects, and am in favour of their proposal. I was pleased to see how the development will not have an effect on the G.1.1 view corridor from the Olympic village.

Best regards
Peter Hudson

s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: vcma@vancouver-chinatown.com
Subject: FW: Support letters for 611 & 633 Main Street Development
Date: Thursday, February 14, 2013 11:14:40 AM
Attachments: [611 Main Support Letter.pdf](#)
[633 Main Support Letter.pdf](#)

Thank you for your comments.

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Thank you.

From: Director VCMA [<mailto:vcma@vancouver-chinatown.com>]
Sent: Thursday, February 14, 2013 9:44 AM
To: Correspondence Group, City Clerk's Office
Cc: Albert Tsang; Grace Wong; Henry Tom; Tony Lam; Vincent Ho; Willie Chan
Subject: Re: Support letters for 611 & 633 Main Street Development

Dear Mayor & Council:

Attached please find the support letters regarding the Zoning and Development of 611 Main & 622 Main for your kind consideration. Thank you.

Best regards,

Tony Lam
Chairman, Vancouver Chinatown Merchants Association



溫哥華華埠商會

Vancouver Chinatown Merchants Association

508 Taylor Street, Vancouver, B.C. Canada V6B 6M4

Phone: (604) 682-8998 Fax: (604) 682-8939

Email: vcma@vancouver-chinatown.com

Mayor and Council
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

February 13, 2013

Dear Mayor and Councillors:

I am writing to express the support of the Vancouver Chinatown Merchants Association for the re-zoning proposal at 633 Main Street.

The VCMA is very pleased that the development proposal will be bringing new residents to the area and new customers for our members. We are also looking forward to welcoming new businesses and new investment to the site which has been underutilized for more than ten years.

The VCMA is very appreciative of the time and effort that the applicants put into engaging the Community. The VCMA is also very grateful for the applicants' support of the Chinatown Night Market.

Yours truly,

Tony Lam,
Chair, Vancouver Chinatown Merchants Association

From: [Correspondence Group City Clerk's Office](#)
To: s.22(1) Personal and Confidential
Subject: FW: Chinatown 633 Main Street Rezone Remove HA Feb. 27, 2013 Presentation to Mr. Mayor & Councillors
Date: Tuesday, February 26, 2013 10:38:13 AM
Importance: High

Thank you for your comments.

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Thank you.

From: Faye Leung s.22(1) Personal and Confidential
Sent: Monday, February 25, 2013 8:49 PM
To: Correspondence Group, City Clerk's Office; Robertson, Gregor; Jang, Kerry; Carr, Adriane; Tang, Tony; Deal, Heather; Meggs, Geoff; Ball, Elizabeth; Reimer, Andrea; Affleck, George; Louie, Raymond; Public Hearing
Cc: Drobot, Dwayne; s.22(1) Personal and Confidential Quinlan, Kevin; dbosa@blueskyproperties.ca; dsimpson@bosaproperties.com; mkopinya@blueskyproperties.ca; 'Dirk C.A. De Vuyst'; 'Richard Bernstein'
Subject: Chinatown 633 Main Street Rezone Remove HA Feb. 27, 2013 Presentation to Mr. Mayor & Councillors
Importance: High

FAYE & DEAN LEUNG is "MA & PA" business, builder/developer enhanced and enriched economically for the Chinese, Chinatown, City, Community patriotically with passion..with every 1-cent are our own hard earned..with sacrifices.

We have NO FINANCIAL BACKINGS, NO BIG CORPORATE BACKINGS, NO GOVERNMENTS &/or others helps are ALL DONE ON OUR OWN HEARTFELT GOODWILLS ..We always promoted worldwide of every area for Vancouver, B.C. Canada as a whole!

With understanding & aware of the cultural context..IT MAKES A DIFFERENCE!

Quote Dr. Bernhard, associate professor, & executive director of the International Gaming Institute at the University of Nevada said:

“cultural ignorance can cost millions. In 1993 the MGM Grand opened its doors on the Las Vegas strip, complete with a Mt. Rushmore-sized entrance in the shape of a massive lion head. The result: a marked absence of Asian customers, later blamed on a cultural superstition that crossing the threshold through the mouth of a lion would bring bad luck. “That cost them millions”...said Dr. Bernhard.....February 6, 2013....

From: Faye Leung s.22(1) Personal and Confidential
Sent: Monday, February 25, 2013 6:45 AM
To: 'Public Hearing'; 'MayorandCouncil@vancouver.ca'
Cc: 'Robertson, Gregor'; 'Jang, Kerry'; 'clrtang@vancouver.ca'; 'clrcarr@vancouver.ca'; 'clrmeggs@vancouver.ca'; 'clrdeal@vancouver.ca'; 'clrstevenson@vancouver.ca'; 'clrlouie@vancouver.ca'; 'clraffleck@vancouver.ca'; 'clrreimer@vancouver.ca'; 'clrball@vancouver.ca'; 'dwayne.drobot@vancouver.ca'; 'dbosa@blueskyproperties.ca'; 'dsimpson@bosaproperties.com'
Subject: 633 MAIN STREET 2 27, 2013 Remove HA mixed uses 16 Storey Tower
Importance: High

TO: MR. MAYOR & COUNCILLORS;

MY CHINATOWN...my original Chinatown...where I grew up, 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,

BOSA BROTHERS Mr. Dale Bosa, President BlueSky Properties apply City Removed HA and Rezone 16 storey tower DEVELOPMENT at 633 Main Street CHINATOWN CHANGES FOREVER from my original CHINATOWN as below:

where my husband Dean Chun Kwong Leung & I, Faye Leung, original developed this 600 Block Main Street and have built the “replica Imperial Palace Mandarin Trade Centre” at 601-633 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 with amenities as 2 elevators, underground parking commercial property development in Vancouver Chinatown, **..(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:



**Mandarin Trade Centre built & owned by Faye & Dean Leung
Redeveloped Chinatown May 27, 1972-Opening cocktail buffet reception with 2,500
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
Background Tommy Ho , Mrs. Tsow, Minister of Tourism. Bank of BC's Henry Fetigan.

HISTORICAL (HA) ORIGINAL CHINATOWN WITH CHARACTER:

The City of Vancouver zoned decades ago Chinatown as Historical/HA area were ensured that Chinatown retain and maintain the Chinese Traditional Cultural Heritage as an important part of the City. Chinatown in the earlier days also was adjacent to the then City of Vancouver City Hall at the Holden Building at 17 West Hastings..Chinatown...with character at Pender Street was “back to back” between the back alley to City Hall on Hastings then at the start of the City:

To changed the present zoning, removed HA, its not necessary anymore to continued embedded the Chinese Oriental Traditional Cultural Heritage developments in Chinatown...Where all the locals and tourists seeks to enjoy the atmosphere and character of the REAL ORIGINAL CHINATOWN: All will be gone forever...eh.

I ask Mr. Mayor & Councillors to have the developers to retain Chinatown Historical Oriental Décor in all the new Chinatown developments includes the present BlueSky Properties 16 storey tower...That both the exterior and interior of the main foyer public areas are with some Oriental Décor, to preserved perpetuity for posterity our and our forefathers have had gone out of our ways specially built and developed the original Chinatown that have featured the Chinese Cultural Historical Heritage. With characters, for each future generations remembers and appreciate the arts/artifacts of traditional Chinese Customary Omen... are important Good Fortune and Good Luck in and surrounds the buildings and in the City...An understanding of the Culture is unique historically important part of the City and Chinatown.

In China, Beijing, Shanghai, Guangzhou many new towers incorporated the traditional Chinese Forbidden City Tile Roofs and exterior and interior décor mixed the old and new beautifully gives warmth of the roots of life!

REZONE FOR A 16 STOREY TOWER: mixed uses are NOT NEW, as approved by the City of Vancouver in late 1970s-1980-83 for Dean & Faye Leung already own the land to build 2 TOWERS of mixed uses: Quote & unquote: Chinatown News Magazine Front Cover announced as follows:...



Cover Photo: CHINATOWN NEWS November 18, 1971

Chinatown News Editor: "Victoria-born Faye Leung owns the distinction of being the only big time lady developer in Vancouver. She and husband realtor & businessman Dean Leung (Dean & Faye) constructing the 6 storey Mandarin Shopping Trade Centre at southwest corner of Main and Keefer Street.

Faye & Dean next target is a 29-story hotel opposite on Keefer Street Properties Dean & Faye consolidated and own the land and also own the triangle corner at Keefer Street & Columbia Street to be built seniors & affordable homes. President of the couple's own business firm, Pender Realty & Insurance Agencies, Mrs. Faye Leung of a varied and extensive business background. She has been associated with numerous financial and development corps. Pender Realty is the B.C. exclusive agents for Palm Desert Green Country Club Estate and Avco Community Developer Inc. of California. Active in civic affairs, she was the winner of several awards including the B.C. Government's "Kia-How-Yah", Vancouver Visitors & Convention Bureau's "Man of the Month" and Canada Trust's "Appreciation Presentation", Several Vancouver organizations list her as 1st Chinese & 1st Woman on their membership rolls & Director - Board of Trade, Vancouver Symphony, Opera Guild, Vancouver Opera Association, Arthritis, Canadian Christian & Jews Brotherhood, Real Estate Board of both this city and Canada and the Insurance Agents Association of Canada and several Chinese Benevolent Associations. At the pace she's advancing, fame and fortune may overtake her.....**editor Roy Mah..Chinatown News..November 18, 1971**



Dean & Faye Leung proposed 1st Chinatown approved Mandarin International Hotel Tower, Commercial, levels of Parking at Keefer St. and 1st Chinatown Pub approved by the City of Vancouver. Management by: Canadian Pacific Hotels. 1980s sudden economic recession soared interest rates to @29% made it an uneconomical development then. This site at Keefer Street was the original Vancouver 1st horse stable with Farriers fitting horseshoes.

AND: APPROVED the following Development for Development Permit.. Chinatown 1st Senior Citizens & Families Affordable Homes at the triangle corner of Keefer Street & Columbia Street

414 Columbia Street joint 117-125 Keefer Street (presently still vacant parking lot)

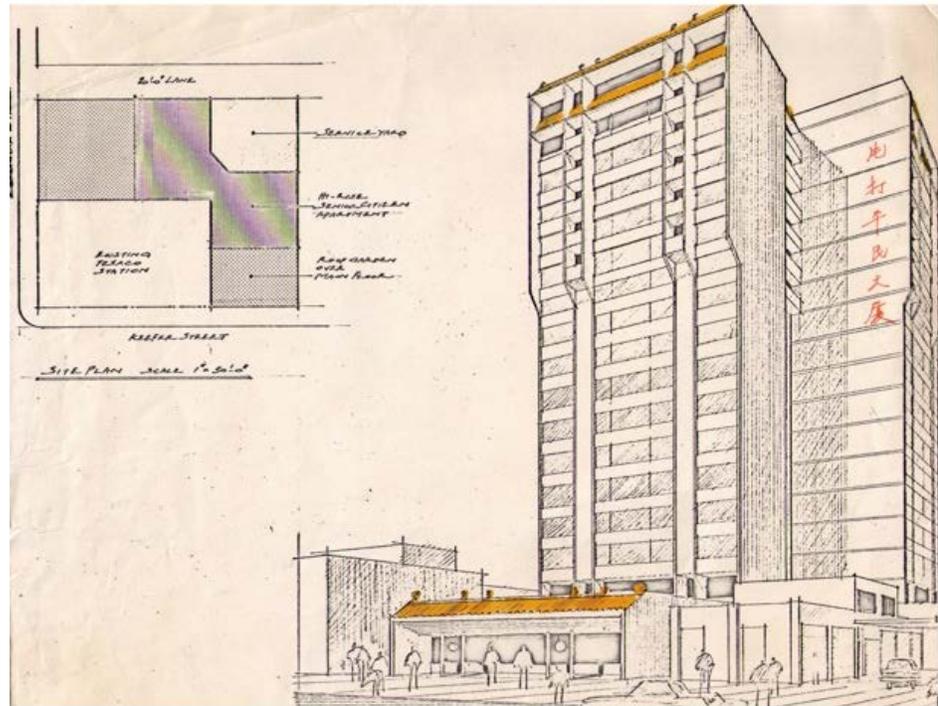
City By-laws then impractical and uneconomical feasible to be developed

And upon City approved, interest rates soared @29% for commercial 1st mortgage added

to the dilemma

Faye & Dean paid-out vast sum of funds, very costly, expenses, architects fees were spent patriotically to enhance Chinatown needs with enrichment proudly for the City! Both Towers enriched with Oriental Imperial Palace Décor uniquely with character!

Sold to Rickshaw Fast Food 'Yip' who willed his heirs property not to be sold!



Since then City of Vancouver changed Chinatown to HA with limitations...Now to removed HA approved for Bosa BlueSky Properties Mr. Dale Bosa to build 16 Storey mixed uses it's 'back in time' were already allowed high rises towers as I and my husband Dean had done in the late 1970s-1980s of the aforementioned developments plans etc. We patriotically supply facilities in Chinatown that then and even now are not available Hotel Tower with commercial and parking for the worldwide and across Canada visitors to Vancouver needs to stay close to Chinatown enjoyments.

I ask and hope Mr. Bosa and City agrees to incorporate some Oriental Décor as we have done and are still available, as the B.C. Jade we especially created "In Commemorate Canada and British Columbia Centennial and Honor the Chinese Pioneers"

Dean Leung created exclusively 'special Chinese motifs 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 Matched Dean's gold 'long life' calligraphic fronts double doors pulls.. as part of Canada, British Columbia, City Cultural Heritage preserved for posterity of the Chinese Grassroots historically has contributed to Canada, B.C. and Cities as a whole to to-day's proper status.

I will gladly help in whatever ways I'm able to achieved characters in the new towers be unique Chinatown features that do enticed visitors at home and from aboard laud Vancouver is an incredible City with heart of Chinatown adjacent to City Downtown heart living...

Brings back the original glory of Pender and Hastings Street will be victorious. Part of the present Hastings Street as now are Downtown Eastside had being taken over by bad elements are overthrown into Chinatown centre, south, east to sadly at the present state its of 'no-returns'.

When I grew up in Chinatown we 'hop skip along happily shopping, dine, and visits all the great shops along Hastings Street from Gore Ave to Granville with fondest memories. I'm able identify each of the shops and the owners that all of us contributed kept Vancouver beautiful...How in the world had happened ..then only the 'drunks were the bad element' in Chinatown turned into such a 'drug-trades' etc? Broadway Hotel at the corner of Columbia and Hastings, Roosevelt Hotel at 138 East Hastings all were clean good hotels that the visitors from the interior and from up north stays & shopped when in town...

I in my free services I had translated/interpreted for the City's Health, Building and Fire inspectors & Marshalls & City Licenses & Permits among others, in these hotels and the SRO in Downtown Eastside into Powell, Alexander, Cordova and Water Streets etc..no problems!!

What happened...drove out all the goodness to now the world's most 'sleazy slums' doing 24/7 great business on and along the unit block of East Hastings...I've then helped Mah Benevolent Assn happily acquired their then building headquarters at Carrall & Hastings Street, are now all forced out due to the present element...

To help beautified Vancouver Faye & Dean 1971 paid and paved the City sidewalks at aforesaid Main & Keefer Streets, 1974 we planted 1st Chinatown trees of Cherry Blossoms & Maple Trees along Main & Keefer Streets & Pender Street with then Deputy Premier Hon. Grace McCarthy, Hon. Evan Wolfe, Hon. Herb Capapozzi, MLAs, Park Board Chairman Andy Livingston, (behind Chinatown Park named after Andy Livingston Park) (see photos)

1966 Faye & Dean also planted Cherry Trees along Fremlin Street & Oakridge residential area, initiated City of Vancouver continued planted more trees throughout the City.

And City Mounted "Commemorate In Honor Faye & Dean Leung copper plaque cemented" & Dean, Faye & sons footprints' cemented on corner Keefer & Main Streets..The City of Vancouver Engineer Dept told us they removed temporary while they were fixing/doing some work at the corner of Keefer and Main Street, and neglected replaced our "Commemorate Dean & Faye Leung Plaque and footprints in the cement" ...City Engineers made many promises will do...still awaiting, as called City several times reminded the departments..whose always says are in the works...Hope soon the City will at least replace our commemorate plaque is appreciated.



**Dean & Faye Leung - Beautification Vancouver Award by Park & Tilford
 August 1974 Faye & Dean Leung Planting Chinatown Trees Ceremony
 at Mandarin Trade Centre 601-627-633 Main & 188-198 Keefer Streets
 with the Honourable Grace McCarthy Deputy Premier of B.C.,
 The Hon. Herb Capozzi of Capozzi Wines, Capri Hotels, Entrepreneur;
 Hon. Evan Wolfe Minister of Finance & Chevrolet GM Motors
 Andy Livingstone Park Board Chairman**



**Dean & Faye Leung "Park & Tilford" Award
 "Beautification Vancouver & the Mandarin Trade/Shopping Centre"**

photo by Vancouver Sun Bill Cunningham 870 Elveden Row ,West Vancouver BC

The enormous stories of and within Mandarin Trade Centre on 600 Block Main Street bound by Keefer and Georgia Street as recorded the famous and historical activities of VIPs, dignitaries, public at-large, professionals to the streets folks' exceptional interesting events, functions, all of as Faye & Dean created and pioneers the "Canada's firsts" blended the Western Canadian Caucasians Society with the Chinese Society ..the "best of both worlds" enjoyed in Chinatown, **That upon approved the 16 storey tower of mixed uses all as aforesaid hopefully will returns 'free of the despairs elements we've gone through that then Sgt Whistling Bernie Smith & police constables were often'** in the Mandarin Trade Centre facilities and everywhere thereafter..as needed protections of the horrific thieves & bad elements etc.

I approve the Bosa BlueSky Properties Tower wishfully brings back as we're: **Quote & unquote: its only possible as "has had happened" exclusively by Faye & Dean Leung's decades leaderships legendary prominent positions 'made a difference' enriched and enhanced Chinatown, the City, Community, Province, Society, and Canada, as a whole benefits the Chinese & all Canadians, economic, employments and tourisms...Unquote...Chinese community & public 1950 - 2012....(see files & photos)**

All these stories is presently part & parcel of Canada, Province, Vancouver, Chinatown cultural heritage be preserved perpetuity for posterity...I wish the City with Bosa BlueSky Properties and others will work together for continued happy Chinatown South, East, Center as an unique part of the City of Vancouver...

I'm also doing my part by getting the 2nd generations interests of Chinatown of this Bosa BlueSky Properties development changing Chinatown to Mr. Andrew Fong businessman, his uncle-in-law & aunt was the 1st generation tenant in our Mandarin Trade Centre on Main Street operated as Mandarin Drugs..(Derrick Chang also started in our Mandarin Centre 40 years ago he told Mayor & Council on February 21, 2013, 611 Main St. Rezone Hearing) I'm having Mr. Andrew Fong with me to the Hearing to introduce him to the Bosa BlueSky Properties, for him & associates to consider to be back into Chinatown whether in the commercial and/or residential... its a 'seed' I've planned into these wonderful young gentlemen to have thoughts to consider for the near future.

Especially important, as I was astounded by Darryl Bosa of Bosa Properties and others asked me questions of what's was and of Chinatown? The younger generation and the influx of the new immigrants are unknown of are interested to have the knowledge of the 'life, times, hearts and souls' of the Chinese and Caucasians grassroots that have woven the gold fabric in society made Vancouver and Canada's to-day prosper status that generations forever enjoys... as then life was not as it is to-day...Be told as I am in Faye Leung Hat Lady Sings: "3 upcoming storybooks & coffee table pictures storybook"

We APPROVED OF BOSA BLUESKY PROPERTIES 633 MAIN STREET 16 STOREY TOWER rezoned HA...

Thanks zillions again

God Bless Richly Success

With Good Fortune

Faye Leung梁慧超敬上

Faye Leung Investment, Consulting & Marketing Group

梁慧超顾问投资销售集团公司 *Prelude Faye Leung upcoming 3 storybooks: WEBSITE: www.fayeleung.com*

[fayeleung.com](http://www.fayeleung.com)

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

s.22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Dave Marrow](#)
Subject: RE: Letter in Support of 633 Main Street Rezoning Application
Date: Tuesday, February 26, 2013 12:11:53 PM

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).

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.

Thank you.

From: Dave Marrow s.22(1) Personal and Confidential
Sent: Tuesday, February 26, 2013 11:30 AM
To: Correspondence Group, City Clerk's Office
Subject: Letter in Support of 633 Main Street Rezoning Application

To whom it may concern,

I previously sent an email supporting the 611 Main Street Rezoning Application and am very happy to see the application was approved. I would now like to express my strong support for the 633 Main Street site Rezoning Application. My wife and I are young professionals who recently purchased a condo in the City Gate development to raise our young child. We were drawn to the area for its (relative) affordability and central location in close proximity to downtown, Southeast False Creek, Gastown, and the south Main Street area, in particular. We are very excited with recent and future potential changes to the Chinatown neighbourhood, including new restaurants, bars/live music venues, and residential developments, and find ourselves spending more and more time in Chinatown proper. We, and all of our friends and acquaintances that live in the area, feel that the 633 Main Street proposal and other similar approved and proposed developments will help solidify Chinatown's growing reputation as a youth-driven social and cultural hotspot.

More importantly, this development (and again, other similar developments) will significantly improve the sense of safety and security in the area. Currently, our local post office is located on Main Street, just south of Hastings Street. I am hesitant to walk from City Gate along Main Street to the post office with my family due to the general accumulation of filth and seedy attributes associated with the empty storefronts and dilapidated buildings along the way. The elimination of these vacant storefronts and the addition of a large number of residents will improve both perceived and actual safety for my family, new individuals and families, and existing residents.

Thank you for your consideration,
David Marrow, P.Eng.

From: [Public Hearing](#)
To: henry@cedardevcorp.ca
Subject: RE: In Support, Vancouver Chinatown Revitalization Committee (633 Main Street)
Date: Tuesday, February 26, 2013 2:05:55 PM

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). 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.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

City Clerk's Office

City of Vancouver

Phone: 604-829-4238

Email: publichearing@vancouver.ca

Website: vancouver.ca/publichearings

February 25, 2013

CITY OF VANCOUVER
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4



Attn: Mayor Gregor Robertson and Vancouver City Councillors

Dear Mayor and Council:

Re: Support for the Re-Zoning Application at 633 Main Street

The Board of the Vancouver Chinatown Revitalization Committee directed me to send a letter to Mayor and Council to support the re-zoning application for 633 Main Street at public hearing.

Like the re-zoning application at 611 Main Street that Council approved last week, this proposal is a symbol of the large body of work that the VCRC and its many community partners have devoted to developing a Chinatown Vision. It symbolizes the more than 13 years of broad community consultation by City staff and grassroots advocacy by neighbourhood groups that culminated in the Chinatown Plan that Council adopted last year.

The Vancouver Chinatown Revitalization Committee would like to commend BlueSky Properties for their respectful approach to developing in this historic district. The development team reached out early and it reached out often to many Chinatown organizations to develop and to refine the proposal for 633 Main St.

Before they even put pencil to paper, BlueSky approached VCRC and others to identify potential community partners to provide Community Amenities either on site or off site. We concluded that the community was not quite ready for a Community Amenity joint venture so soon after the Historic Area Zoning policies were adopted.

Like the rest of us, the developer and their design team grappled with trying to reconcile the sometimes conflicting objectives of residential intensification and preservation of the historic character in Chinatown. The VCRC responded with a sub-committee to craft a "Chinatown Character" document that was meant to augment the Historic Area Design Guidelines to try to articulate the elusive Chinatown Spirit.

To their credit, the developer and their design team whole-heartedly embraced the idea of the "Chinatown Character". After meeting with the Chinatown Character Sub-committee, the design team made many significant improvements to the proposal.

- The Main Street façade is further articulated to achieve the saw-tooth form that is characteristic of Chinatown,

Vancouver Chinatown Revitalization Committee, 118 Keefer Street, V6A 1X4

- The vertical piers are made beefier and extend from the cornice to the ground to emphasize the verticality of the podium,
- The ceiling height of the Retail Units is increased significantly which further accentuates the verticality of the podium elements,
- The continuous, wrap-around glass canopy is replaced by smaller awnings that fit between the vertical piers and that allows for possible customizing by leaseholders,
- The individual awnings and significant vertical piers also allow for neon signs,
- Cornices are much more prominent,
- The tower form is much more subdued at the sidewalk level,
- The reclaimed Georgia Street frontage is activated with some commercial storefronts, a residential lobby/courtyard and some space reserved for public art,
- The Georgia Street frontage wraps around to the south half of the lane which is also activated with commercial storefront.

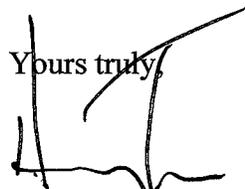
The VCRC feels that with these design improvements, the pedestrian experience on Main Street, the newly reclaimed Georgia Street and the lane has been vastly enriched. We feel that the project has captured much of the “Chinatown Character”.

The VCRC supports this re-zoning application as well as staff recommendations. In particular, the VCRC would like to thank staff for suggesting that the future allocation of the cash CAC offered by the applicant will *“recognize the goals of the Rezoning Policy for Chinatown South, which encouraged public benefits for innovative heritage, cultural, and affordable and social housing projects in the Chinatown area.”*

While it is true that there is no strategy in place for the allocation of cash CAC and that there are no “shovel ready” projects waiting for funding, the VCRC is not certain of the significance of tying the allocation of CACs to the completion of the Local Area Plan. We are a little concerned that if a proposal for a worthy CAC project comes forward next month, that opportunity could be lost if the Local Area Plan is not yet complete.

In December 2010, the VCRC, in collaboration with many of its Chinatown partners, sent a document to Council entitled Development Charges Allocation in Chinatown where we articulated the community’s priorities for CAC allocations. The VCRC would like to continue to participate in developing CAC allocation strategies for Chinatown and to be part of the selection process for CAC projects in Chinatown.

Yours truly,



Henry Tom,
Chair, Vancouver Chinatown Revitalization Committee