

## Burke, Teresita

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**From:** Shivonne S s.22(1) Personal and Confidential  
**Sent:** Monday, June 18, 2018 10:27 AM  
**To:** Public Hearing  
**Subject:** Chinatown Amendments Public Hearing June 28th 2018

Hello,

I am emailing with regards to the proposed amendments to the existing Chinatown Zoning (HA-1 and HA-1A) as I am unable to come and speak at the public hearing on June 28th 2018.

I am not supportive of the amendments to the existing Chinatown Zoning. These amendments will continue to push Chinatown, an already struggling community, towards becoming a ghetto and the removal of residential density across zones will halt any revitalization in this area.

I don't think anyone can object to the fact that Vancouver has a housing crisis. The lack of affordability in all areas around the City is pushing people out or forcing them to leave Metro Vancouver completely. This is not the time to be downzoning neighbourhoods and removing residential density.

I strongly urge you to not move forward with these amendments.

Best,

Shivonne Scott

**Dragnea, Irina**

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**From:** Matt Dixon s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 13, 2018 2:44 PM  
**To:** Public Hearing  
**Subject:** OPPOSED - Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

As an individual who frequently interacts with the business owners in Chinatown, I strongly oppose the amendments proposed.

Aging infrastructure, dying businesses and transient residents risked the area to almost certain obsolescence, and while I support the sensitive nature of carefully selecting development in the area, I strongly feel that restrictive zoning will inhibit any growth in the area.

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

**Dragnea, Irina**

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**From:** tan echoyao §.22(1) Personal and Confidential  
**Sent:** Tuesday, June 12, 2018 6:24 PM  
**To:** Public Hearing  
**Subject:** 转发: comments on public hearing

against the proposal of amendments to the zoning and Development .  
against to build the new building.

it is to destroy our peaceful life.

tanyao

**Dragnea, Irina**

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**From:** Brendan Reeves s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 12, 2018 3:57 PM  
**To:** Public Hearing  
**Subject:** Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Dear Mayor and Council,

I would like to take this opportunity to voice my **opposition** against the proposed *Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies*. As a citizen of Vancouver, I am extremely concerned with the City's intent to effectively downzone all of Chinatown.

As many are aware, Vancouver is experiencing vast changes with regards to real estate development, housing and population growth. While the population density of Vancouver compares to some of the most successful regions in the world, there is lots of room for growth across the City, without cutting into green space. Density drops away very quickly from the downtown core to relatively low levels of density across the westside, Chinatown and most areas south of Broadway. In order to accommodate locals and people moving to Vancouver, we need more housing supply.

The proposed *Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies* are effectively taking a step backwards. By limiting the size and heights of future developments, the City is sending a clear message: "Density is bad and community benefits associated with new developments aren't worth it". The form and character of new developments should complement existing communities; new developments can be the catalysts of such change within Chinatown. The argument that developments over 90' would jeopardize the character of Chinatown is, respectfully, a false statement. One can look in other areas around the world where this can be accomplished (Toronto is an excellent example). For example, one could redevelopment a character building, (after putting in the appropriate seismic upgrades, etc.) and construct a new building above. This accomplishes two objectives: (1) maintain the cultural heritage of the area/building and (2) provide more housing options in an area that desperately needs supply. As stated in James Tansey's academic study, Metro Vancouver is the slowest to respond to low supply. The City of Vancouver desperately needs more housing, and Chinatown is ideally positioned to accommodate more growth, all while maintaining the current form and character of the area.

If one were to walk through Chinatown today, it's clear that the area would benefit from Community Amenity Contributions ("CACs"). Respectfully, the most effective way to provide more amenities to the area is through the collection of CACs. By downzoning Chinatown, it appears the City is not interested in this approach and is telling developers to stay clear of the area. Because assessed land values throughout the City are so high, the only way to achieve more housing in Chinatown is through density. By limiting density, developers will not be able to add more housing, as there is no economies of scale with regards to land costs and constructions costs.

**In conclusion, I urge Mayor and Council to reconsider the proposed *Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies*.**

Sincerely,

Brendan Reeves

**Hildebrandt, Tina**

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**From:** Andrew Pottinger s.22(1) Personal and Confidential  
**Sent:** Saturday, June 23, 2018 11:40 AM  
**To:** Public Hearing  
**Subject:** Proposed Changes to Rezoning Policy for Chinatown - June 28 2018, 6 PM

Mayor and Council  
City of Vancouver

June 23 2018

RE: Proposed Changes to Rezoning Policy for Chinatown - June 28 2018, 6 PM

Mayor and Council

My wife and I purchased a condominium on Union Street on the edge of Chinatown a year or so ago as a rental investment in the understanding that Chinatown was in the process of a successful revitalization. We could see the new buildings appearing and the new restaurants and shops opening as the area revitalization plan began to be realized. We agreed with the principles of that plan as endorsed by Council and understood that it embodied the thought of the key property owners, business owners and other stakeholders in the area.

Now to our surprise the City staff are proposing to more or less do away with the whole revitalization project by limiting market development and encouraging more social and seniors-only housing. This runs completely counter to the goals of attracting a new and diverse generation of residents to the district who have the income to sustain a similarly new generation of Chinatown commercial activity. The tenant in our condominium is a perfect example.

The only explanation for this about-face by planning staff seems to be the influence of a vocal minority of activists. We encountered this group at a planning open house for the Keefer proposal and were shocked that staff would permit their intimidating behaviour, literally blocking visitors from viewing information, banging pots and drums and chanting. We seriously question what stake or understanding this group has in the neighbourhood when compared with that of the organizations who developed the revitalization policy in the first place.

In short, we ask Mayor and Council to reaffirm the City's commitment to the revitalization plan, to reject the proposed limits to height and density of market development. If there is concern about the appearance of the new development, focus on the design and decoration, but do not try to preserve a low rise low density precinct that is unsustainable and would require increasing support from the rest of the City.

Sincerely

Andrew Pottinger  
s.22(1) Personal and Confidential

Sent from my iPad



# ***On Wai Resident Society***

**溫哥華大南村安懷堂**

222 Pender Street Vancouver B.C. V6A 2G2

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Dear Mayor Gregor Robertson and City Council,

## Amendments to Chinatown HA-1/HA-1A

On Wai Resident Society has 112 years of history in Vancouver. We has members of approximately 2,000. We supported our members' welfare and involved in the community activities.

We write to express our serious concern about the future development proposed amendments to HA-1/HA-1A zoning in China Town. We do agreed to keep the characteristics of the building in Pender Street so when people on the street can feel they are in Chinatown. Nowadays, the Greater Vancouver people can buy Chinese supplies almost everywhere and no need for them to come Chinatown to buy their supplies as the old time, in order to keep Chinatown alive, it is also important to have sufficient location residents.

We hope the Mayor and the Councils can choose a balance between keeping the Chinatown characteristics and the sufficient location resident. We suggested in HA-1, building to be 75 feet, if the building designs comply with the Chinatown characteristics, an incentive should be grant for after 50% of site depth, and buildings can be built to ten stories or higher. In this way, people on street level feel they are in Chinatown and shops at ground floors will have sufficient customers to keep alive.

Yours truly

Ko Man Chow, President



加拿大溫哥華禺山總公所

YUE SHAN SOCIETY

37 EAST PENDER STREET, VANCOUVER, B.C., CANADA V6A 1S9

電話: (604) 685-8704

傳真: (604) 685-8849

電郵: office@yueshansociety.ca

June 25th, 2018

Dear Mayor Gregor Robertson and City Council,

Amendments to Chinatown HA-1/HA-1A

Yue Shan Society (previously known as Yue Shan Chang Hou Tang ) has 78 years (125 years) of history in Vancouver. We has registered members of more than 4000. We deeply involved in the community activities since we called Yue Shan Chang Hou Tang.

We write to express our serious concern about the future development proposed amendments to HA-1/HA-1A zoning in China Town. We do agreed to keep the characteristics of the building in Pender Street so when people on the street can feel they are in Chinatown. Nowadays, the Greater Vancouver people can buy Chinese supplies almost everywhere and no need for them to come Chinatown to buy their supplies as the old time, in order to keep Chinatown alive, it is also important to have sufficient location residents.

We hope the Mayor and the Councils can choose a balance between keeping the Chinatown characteristics and the sufficient location resident. We suggested in HA-1, building to be 75 feet, if the building designs comply with the Chinatown characteristics, an incentive should be grant for after 50% of site depth, and buildings can be built to ten stories or higher. In this way, people on street level feel they are in Chinatown and shops at ground floors will have sufficient customers to keep alive.

Yours truly /  
s.22(1) Personal and  
Confidential

Ko Man Onow, President

## Hildebrandt, Tina

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**From:** Amanda McGroarty s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 9:52 AM  
**To:** Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** Chinatown Policy at Public Hearing

Dear Mayor and Council,

I am writing in opposition to the proposed amendments for the Chinatown development policies. The revitalization policy that is currently in place is well thought out, carefully considered, and is now starting to show results. I'm confused why the City are now looking to amend all this! I visit Chinatown very regularly and have really enjoyed watching more and more businesses and people view the area as a thriving and exciting place to live and socialize. I fear that if these amendments are passed, over time, Chinatown will become bleak, run down and empty. There will be little to no incentive for businesses to stay open because they simply won't have the customer base needed to stay afloat. I'm sincerely worried about these drastic amendments and as the last panel of Vancouver representatives with the ability to make a change, I hope you consider these comments with weight.

I won't be able to attend the hearing as I have prior commitments which need to take precedent.

Thank you,

Amanda McGroarty

s.22(1) Personal and  
Confidential



## Hildebrandt, Tina

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**From:** Kelsey Baynham s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 9:41 AM  
**To:** Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** Chinatown Hearing

Dear Mayor and Council,

My name is Kelsey, and I am writing to share my comments on – and express my opposition to – the proposed policy amendments for Chinatown.

I have recently learned of the proposed policy amendments for Vancouver’s Chinatown community, which would serve to eliminate residential as an outright use, reduce densities to a single level and replace future market residential development with 100% social housing for Chinese seniors.

While Planning may have undertaken a process to review these policies over several months, the amendments were only released in the spring of 2018. Many community stakeholders (like me!) are just learning of the proposed changes and have not been allowed sufficient time for the community for further consideration and input. Why is this decision being rushed? Chinatown deserves the virtue of patience to undertake a meaningful consultation process that considers the opinions of local residents, business owners and land owners who will be directly impacted by changes to land use policy.

Chinatown is one of Vancouver’s oldest and most culturally rich neighbourhoods. It should be preserved and enhanced for the enjoyment of generations to come. Council’s decision on how to govern development in this area will determine the future economic vitality and sustainability of Chinatown.

If Council is to approve the revised zoning schedule for HA-1 and HA-1A, I would ask that, at a minimum, Council consider removing the maximums on FSR and relinquish the minimums for non-residential FSR.

Thank you,

Kelsey Pfeiffer

s.22(1) Personal and Confidential

## Hildebrandt, Tina

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**From:** Emily Morrey-Jones s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 10:10 AM  
**To:** Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** Chinatown Plan

Dear Mayor and Council,

Please accept my comments on the proposed changes to the Chinatown plan. I am in complete opposition to the proposed amendments to the plan. I live nearby and I spend a lot of my time in Chinatown.

My main concern is around the economic vitality of this neighbourhood. As you know, Chinatown is experiencing a change in its neighbourhood demographics. Has staff conducted an impartial economic study of the impacts of their 2011 Policy, compared to what the impacts would be if these amendments are passed? Proceeding without studies would be irresponsible to a sensitive economy like in Chinatown.

I hope that you will reject these amendments so that staff can make the proper assessment. Please help Chinatown continue to be lively, safe and a viable place to live shop and work!

Thank you,  
Emily Morrey Jones

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