

June 25, 2018

To whom it may concern,

It has recently come to my attention that there are plans being considered to downzone Chinatown. As a proud supporter and member of this vibrant community, I feel the need to formally express my aversion to this proposal.

In 1967, my family and I immigrated to Vancouver. I was 11 years old at the time and today still have vivid memories of an area that was both safe and full of personality. The sidewalks were always packed with people going about their day, frequenting the shops and stores that served them well. In 1990, five friends and I chose to open our medical practices on East Georgia by Main Street as it was an ideal location in the heart of Chinatown. We could sense the potential of the area and were eager to see it continue to develop. However, an apparent deterioration of the area was triggered in recent years by the closure of Riverview Hospital. This influx of people with mental illness and drug addiction issues has changed the profile of Chinatown along with its surrounding neighbourhood, and my colleagues and I have watched the DTES struggle with servicing the needs of society's most vulnerable population.

My eldest daughter graduated from business school in 2009 as the world economy was reeling from the financial crisis but was fortunate enough to find work in Hong Kong. When my wife and I visited her, it was the first time we had experienced Hong Kong as adults and quickly found ourselves quite comfortable in an area called Soho (deriving its name from the location: South of Hollywood Road). We experienced the confluence of East and West, a perfect mix of culture, ethnicity and diversity in socioeconomics. This vibrancy of Soho was the result of increased density in the area. There is no reason why this housing model cannot be duplicated successfully in Vancouver Chinatown with good city planning and community engagement.

In fact, a few years ago, an organic revival of the area began as people started moving into the newly developed condos. As the local population grew, new businesses, offices, restaurants and coffee shops quickly followed, giving the area a new sense of purpose and energy. Prior to this regeneration, my wife would often complain that finding a decent cup of coffee in Chinatown was next to impossible. Now, on my block alone, bustling businesses like Matchstick, Dalina, Propaganda and the Brixton Café have moved in alongside the 'cha chaan tengs' (literally translated to tea restaurant), and there is the luxury of choice depending on one's mood for the day. With select buildings along the 100 block of East Pender already receiving special 'heritage' designation, this current blend of old and new can live side by side and should be allowed to continue. Through preservation, the city approval process, and thoughtful urban design, the characteristics of this neighbourhood can be respected to ensure that the history of the area will not be lost to new development.

With the relocation of St. Paul's Hospital to the vicinity of Chinatown in the near future, there will likely be increased demand for affordable housing by all members of hospital staff as well as nurses and doctors. This situation thus presents a unique and wonderful opportunity to continue the development of Chinatown into something special that will serve the diverse needs of people with different backgrounds. As such, it is my opinion that any downzoning of Chinatown at this point in time would be counterproductive to the extraordinary renewal process that is already happening in this treasured community.

Sincerely,  
s.22(1) Personal and Confidential

Dr. Kenneth Leung

## Hildebrandt, Tina

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**From:** Genevieve Dufresne s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 2:32 PM  
**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:** Amendments to the Chinatown Policy at Public Hearing

To Mayor Robertson and Members of Council,

I am writing to express my opposition to the proposed Chinatown Policy Amendments. I noticed on the City's website that you will be hosting a public meeting for these amendments. Unfortunately, I'll be out of town that day, otherwise I would have definitely attended.

I have been following this process for quite some time, and I was disappointed to learn that Staff have recommended amendments to the Zoning Districts HA-1 and HA-1A, that would serve to limit development potential in Chinatown. As someone who visits Chinatown regularly, and have family with a business in Chinatown, I'm pretty alarmed by what these amendments could result in. Before Council can cast their votes on Chinatown zoning policy amendments, I believe that additional (and thorough) consultation must take place. Failure to adequately consult business operators and property owners – who will be directly impacted by these policy amendments – is critical.

I hope you will consider this before your make a decision on Thursday evening. Thank you for your time.

Sincerely,

Genevieve Dufresne

## Burke, Teresita

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**From:** Katie Hunter s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 7:13 PM  
**To:** Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea  
**Subject:** My Thoughts on the Chinatown Policy Amendments

To City Council,

My name is Katie Hunter and I'm writing about the proposed amendments to the policies for development in Chinatown. I visit Chinatown weekly – to dine, to shop, to work out and to visit friends. To me, Chinatown is a really interesting area of our City that seems to be booming more and more every year. The proposed amendments the City are proposing will absolutely change this. The amendments will discourage people to build here, and in turn, will discourage more residents to move here and support the businesses (some of which are already struggling today).

I think there are particular amendments that have been added into the package late in the game that need to be considered and consulted on more extensively. The City claim to have been consulting for years, when this is simply not true for the entire amendments package.

Thanks for your time to consider, and I hope you will look at this decision very carefully on Thursday evening.

Best,  
Katie Hunter

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## Burke, Teresita

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**From:** Sam Pfeiffer s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 8:11 PM  
**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,

I understand you are seeking public comment on the proposed revisions to the Chinatown development policies. I live nearby to Chinatown and spend a lot of my time there with my family. It's a funky area of our City that has a lot of character, great restaurants and a lively feel.

I'm concerned, however, about the new amendments proposed by Planning which I believe will heavily impact this in a negative way and turn Chinatown into a run-down neighborhood we'll come to only pass through. I understand that the amendments are intended to protect the Chinese character of Chinatown - I don't quite understand how they will achieve this. Deterring development in Chinatown will not preserve Chinese character and will turn Chinatown into a derelict and run down area much like the nearby DES.

I hope you will consider the economic future of Chinatown, and say no to these amendments!

Sincerely,

**SAM PFEIFFER**  
*Owner, Sales & Marketing*  
[www.whistlerwines.com](http://www.whistlerwines.com)



JAMES HALLIDAY  
★★★★★



Winery & Cellar Door 241 Seppeltsfield Road Stonewell South Australia 5352 P. 08 8562 4942

## Burke, Teresita

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**From:** Adrian Garvey s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 8:16 PM  
**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 Changes

Dear Mayor and Council,

My name is Adrian Garvey, and I am writing to provide input on the proposed Chinatown Policy Amendments.

I was pleased to learn that the Staff report prepared for Council's consideration includes a recommendation to implement the current Design Guidelines for Chinatown as new policy. However, as a stakeholder of this community, I do not support Staff's recommended amendments to the Zoning Districts HA-1 and HA-1A.

Lowering the maximum FSR would inhibit our ability to generate new and desperately needed housing. With vacancy rates in Metro Vancouver below 1%, why would we downzone this neighbourhood? I've personally experienced the difficulty of trying to find suitable housing in this City so I'm quite shocked the City have put forward measures that would make this even worse for young people like myself. Our city is facing a housing crisis and we should carefully consider the long-term impacts of imposing such limitations on land use policy.

Not only do many key stakeholders in Chinatown want additional residential development to support the revitalization of Chinatown, but why shouldn't this community be able to take their share of residential development? Although I respect the expertise of the City's Planning Staff, I believe it is against good planning principles to exclude residential in the downtown core, close to jobs, effectively pushing housing further away from jobs and community services.

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. Thank you for your consideration.

Sincerely,

Adrian Garvey

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## Burke, Teresita

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**From:** Andrew Seymour s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 5:20 AM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Public Hearing  
**Subject:** Chinatown Development Policy

Dear Mayor and Council,

I am writing to register my opposition to the recently proposed amendments to the Chinatown development guidelines and policies.

Metro Vancouver is facing a housing crisis and municipal policy makers should carefully consider the long-term implications of restricting – or “downzoning” – development in specific neighbourhoods. We should be encouraging policy makers to support and promote residential development, particularly in neighbourhoods that are in walking distance from employment opportunities, community services and amenities in the downtown core.

I hope that Council will carefully consider the potential ramifications of adoptive restrictive housing policies in the Chinatown community.

Sincerely,

Andrew Seymour  
s.22(1) Personal and Confidential

## Burke, Teresita

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**From:** Derek Townsend s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 8:59 AM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Public Hearing  
**Subject:** Chinatown Amendment

Dear Planning Department,

My name is Derek Townsend, and I am writing in opposition to the policy changes that have been proposed for the Chinatown Area Plan.

On May 15, 2018, City of Vancouver Planning Staff released a report outlining a series of recommendations and proposed amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies. The amendments proposed by City Staff would effectively serve to downzone the entire Chinatown neighbourhood by reducing height, density, and also making all residential density in this community conditional.

If implemented, the substantial – and highly restrictive – revisions that have been proposed to existing Chinatown zoning and development policies will be detrimental to Chinatown and the local community's efforts to boost the neighbourhood's vibrancy and economy. This significant change in direction will create considerable uncertainty for existing residents, business owners and community stakeholders.

Respectfully,

Derek Townsend

s.22(1) Personal and Confidential

Cheers,

Derek Townsend  
Vice President

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## Burke, Teresita

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**From:** Dineley, Luke s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 9:07 AM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Public Hearing  
**Subject:** Chinatown Rezoning

Dear Mayor and Council,

This letter serves to express my strong opposition to the proposed Chinatown Policy Amendments recently brought forward by City of Vancouver Planning Department Staff.

The substantial revisions that have been proposed to the existing Chinatown Zoning (HA-1 and HA-1A) by the City's Planning Department will determine the future of Vancouver's historic Chinatown community. These proposed amendments will reverse the development policies developed over 10 years of consultation and collaboration, that were helping to revitalize Chinatown. Why would the City enact such restrictive policy? This is an enormous step backward in creating a city where people can afford to live, and there has been no cogent reason whatsoever expressed for why it is being done. Why go backwards in an area that has already had successful development and some revitalization and which is in dire need of more.

Development takes place all over the City, and Lower Mainland. With a growing population and limited land supply, we must continue to produce housing supply to keep pace with demand for housing.

These developments deliver funding to municipalities – known as Community Amenity Contributions - as a more cost effective and efficient way of delivering much needed community benefits - such as transportation infrastructure enhancements - without taxpayer money. Why would we prohibit the Chinatown community from receiving this benefit? Who in the community is asking for this change, and why? This puts the burden on neighbouring communities to deliver these amenities for Chinatown, which is not fair.

This proposed change is particularly concerning and upsetting due to the fact that there has been no real consultation with the community and it is in direct opposition to the expressed positions of the business and landowners in the area. The City has offered no real reasoning for this knee jerk change, and the process to get here has been inadequate, abbreviated, and, quite frankly, more than a little alarming. If the City can simply move to downzone entire neighbourhoods without truly consulting and considering the needs of the landowners in that area, in effect destroying the value of their properties, then this is truly alarming. Perhaps the City should spend more time considering rezoning the large swaths of single family homes that present enormous problems for increasing density, as opposed to downzoning a neighbourhood already partly developed for specious reasons.

Yours Truly,

Luke Dineley  
s.22(1) Personal and Confidential



## **I oppose the chinatown rezoning policy:**

As it stands right now, development has made Chinatown a thriving urban economy and the repercussions of down-zoning in this time of economic uncertainty would be devastating not only for Chinatown, but for the whole city. These sudden and drastic changes to zoning in Chinatown fails to benefits anything other than the preservation of heritage buildings, at the cost of diminishing residents and local business owners. The proposed policies will have profound negative effects on this already vulnerable area. There is no evidence or research that suggests down-zoning will benefit a neighbourhood, yet many social activists believe that down-zoning is the answer to solving housing and affordability. This one-sided view fails to account for the economic consequences that down-zoning will have on this neighbourhood. Developments have greatly improved chinatown; reducing crime rates, reducing stress on public services, increasing property values, and promoting new businesses. The result of developments in this area have been an influx of businesses and taxpayers into the area, which has produced new revenue for the municipal government which they should be using to fund their own housing solutions, infrastructure and public service improvements. The proposed down-zoning policies will effectively relinquish all prospects of future developments, collapse property values, and bankrupt local businesses.

If the City councillors were to vote in-favour of the proposed zoning bylaws they would have failed to recognize the fact that the roles and functions of neighbourhoods within cities will always change over time. Development is inherent to the dynamic nature of neighbourhoods, and is the foundation to creating sustainable and successful cities. And, instead of criticizing the people and businesses which drive this success, the city should focus on ensuring current residents also benefit from these changes. People with a financial stake in Chinatown are under no obligation to keep property values low for their neighbours.

Yes, the preservation of chinatown is important, but the economic consequences of these policies will devastate all residents and businesses in the neighbourhood. I believe there is a mutually beneficial solution to this problem, which is collaboration. The City of Vancouver should be promoting meaningful collaboration between residents, community activists, businesses, land owners, and developers. With proper collaboration, development doesn't have to be a burden it can be the catalyst which greatly improves the wellbeing of this communities and all future generations.

**The City of Vancouver needs to make a credible effort to consult with all members of our communities, and more research on the potential economic consequences of the proposed chinatown zoning bylaws before any decisions are made. Make a policy that benefits everyone.**

Side note: As a resident of chinatown, I strongly feel that the City of Vancouver did not make any credible effort to consult local businesses and residents. Despite what they say, there has been a disconnect, overwhelming lack of transparency, and breakdown of communication between the city and our communities. I heard about this in May 2018. This is an issue the City of Vancouver needs to urgently address.

Yours Truly,

**Lars Neufeld** (an actual Chinatown resident)

s.22(1) Personal and Confidential



## Burke, Teresita

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**From:** Natalie Aron s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 12:33 PM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Public Hearing  
**Subject:** Chinatown Policy Amendments

Dear Mayor Robertson and Members of Council,

Please accept this letter as my expression of opposition to the policy amendments recently proposed for Vancouver's Chinatown Area Plan.

Vancouver's Chinatown is one of the largest historic Chinatowns in North America. It is a unique area of Vancouver and is home to many traditional restaurants, businesses and long-term residents. Today, Chinatown is becoming more prosperous with the attraction of new investment, while existing and traditional businesses continue to flourish. Over the years, Chinatown has developed into a healthy, robust community that integrates the old with the new. It would be a shame to see this growth stifled by the restrictive policy amendments that have recently been put forward for consideration.

Why should new development be restricted in Chinatown? If adopted, the height and zoning restrictions will have adverse effects the existing business, and investors, in the area; these community stakeholders are relying on our municipal government to enact policy that supports growth and encourages the continued revitalization of the Chinatown community.

Thank you for considering my opinion.

*Natalie Aron*

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Confidential

## Burke, Teresita

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**From:** Gair Williamson s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 1:12 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Mayor and Council,

I have recently completed 3 buildings in Chinatown and can confirm that the character of the area is being destroyed by planning policy, engineering requirements, and energy efficiency bylaws.

The character of Chinatown is defined by low ceiling storefronts - the City now requires 16 foot CRU heights;

large storefront openings - new asrahe rules prohibit this;

the smell of food cooking - all vents now have to go through the roof ;

crowded bustling sidewalks - engineering requires sidewalk widening ;

And finally onerous parking and loading requirements which cannot be met on 25,30 or 50 foot sites - this accounts for the large land assemblies.

Changing the zoning will not preserve the character of Chinatown

It will result in a neighbourhood that will continue to be devoid of activity at night - a decaying museum.

If Council truly wants to keep Chinatown vibrant, it will review policies and bylaws for this area as a special case.

Regards,

Gair

GairWilliamsonArchitects

## Dragnea, Irina

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**From:** Sophie Perndl s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 3:06 PM  
**To:** Public Hearing; Carr, Adriane; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** Chinatown Policy - Public Hearing June 28th

Dear mayor and council,

I'm a resident on Quebec Street, not directly in Chinatown but very close by. I'm writing to oppose the proposed policy changes for the area.

Chinatown is part of the downtown core and should be obligated to accept its share of residential development. I understand the sentiments expressed by some members (certainly not all) of the community that the community will be gentrified and existing residents displaced if development goes ahead under the existing policy. I challenge the City to develop a plan that fits better with the rest of the downtown and Vancouver's aspirations. We are effectively creating a ghetto in Chinatown if this policy goes ahead.

Without significant federal, provincial, or municipal funding, I question who will build social housing? Who will revitalize aging buildings? Who will build amenities? Who will build care homes for the aging population? A lot of this work is currently funded by market development in Vancouver. If we are not allowing this to happen in Chinatown where exactly will the money come from?

Unfortunately, the discourse around this issue has been too toxic for there to be a sensible solution to the current issues. I wish that we were not looking for an immediate fix but took a cooling off period before going back to the drawing board just because one project upset a lot of people.

I hope council considers the implications carefully.

Sophie Perndl  
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