

## Dragnea, Irina

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**From:** Nathanel Lowe s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 4:05 PM  
**To:** Public Hearing  
**Subject:** I oppose the Chinatown Development Policy Review

**To Mayor Robertson and City Council,**

I am writing to oppose the Chinatown Development Policy Review.

I am a member of Chinatown Action Group, a resident of Vancouver, a union member, and nonprofit worker.

Despite the many consultations, input from residents, and the overwhelming demand ensure the well-being of working class residents, the city refuses the use all available policy measure to alleviate the housing and affordability crisis. The city continues to ignore the plight of residents' concerns by sidestepping demands for social housing by claiming the NEFC plans will provide those units--despite the fact that the NEFC itself will build thousands of market rate units and inevitably raise the cost of living in the area. The most substantive change to the Chinatown development policies is height limits. While it may or may not slow down speculative activity, it really does nothing to envision a future where working class residents can live and thrive in their own community.

The first and foremost demand of Chinatown's working class residents and over 1600 petition signers is to pass an immediate ban on market rate condos. A ban is a more appropriate tool for a housing crisis as simply trying to "slow" rampant speculative activity is simply too late. In this stage of gentrification, a ban is needed to ensure the number of social housing units match the number of market rate units. Implement a ban on market rate units immediately.

I also implore you to take seriously the findings laid out in the People's Vision for Chinatown, a vision that was developed for and by with working class Chinatown residents in order to address the immediate challenges they face: housing affordability, cost of living, safety, racism, lack of political power, and social isolation. The People's Vision was developed over two years with over 500 residents and takes seriously the concerns and wishes of residents themselves.

**Finally, I reiterate the demands that Chinatown Concern Group has been raising with the City of Vancouver throughout the consultations:**

- A pause on new market-rate developments in Chinatown until the number of social housing units at welfare-pension rates in the neighbourhood matches the current number of market-rate housing units
  - After this, 50% of all new residential housing in Chinatown must be for social housing at welfare and pension rates
- Define social housing in Chinatown as units rented at no more than the maximum welfare or pension shelter allowance or 30% of OAS/GIS income
- Limit building heights to a maximum of 50 feet tall (with 100% social housing projects considered separately)
- Limit building frontages to a maximum of 50 feet wide (with not-for-profit developments considered separately)
- Zone Chinatown as a single, unified district
- Designate Chinatown as a Heritage Conservation Area
- Support culturally appropriate Chinatown retail through business-friendly policies such as property tax deductions or other subsidies
- There needs to be more affordable retail (i.e. grocery stores, restaurants)
- Demands to rezone 105 Keefer Street site:
  - The site can only be developed for non-profit uses (no market development allowed)
  - Residential: 100% social housing, with rents not to exceed the maximum welfare or pension shelter allowance or 30% of OAS/GIS income

- An intergenerational, multi-use community space, with an emphasis on serving seniors

Thank you,

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**Nathanel Lowe**

s.22(1) Personal and Confidential





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June 27, 2018

Mayor Gregor Robertson and Council  
City of Vancouver  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor and Council:

***Re: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule,  
Design Guidelines and Policies***

The Urban Development Institute (UDI) remains troubled by the City's haphazard approach to the *Chinatown Neighbourhood Plan* and the rushed proposal to amend it and the *Chinatown HA-1 and HA-1A Districts Schedule*. If implemented, *the changes will create a negative precedent* for civic planning and other established area plans throughout the City. We respectfully request that Council not move forward with staff's recommendations as proposed.

The *Chinatown Neighbourhood Plan* that was approved in October 2012, following more than ten years of community consultation and engagement with all stakeholders, resulted in a balanced *Plan* which preserves heritage while allowing economic growth for merchants and more housing to accommodate the residential growth occurring in our City and region. Now, with less than 100 days until the municipal election period, it is now poised to fundamentally change, with little meaningful consultation with the local small businesses and landowners.

If approved, the changes will undermine the certainty and integrity of the City's planning processes and could call into question recently approved plans like the Cambie Corridor and False Creek Flats and future area plans under development like the Broadway Corridor. In Chinatown, our members purchased land and followed the rules established by Council under the approved *Neighbourhood Plan*, but now, projects in conformance have been halted and today, what is, in effect, a downzoning is now being recommended by Staff. With this precedent in mind, with what certainty should our members acquire land? What impetus do our members have to go through extensive planning processes, if they can be reversed without adequate consultation and due process? To that end, what is stopping the City from fundamentally changing the rules on the newly approved Cambie Corridor or any other approved plan? If these amendments in Chinatown proceed as proposed, it will set a dangerous precedent where uncertainty in purchasing and planning around area plans will adversely affect the development industry's ability to deliver housing.

Council also just approved an *Affordable Housing Delivery and Financial Strategy* because "Vancouver is in the midst of a housing crisis, with serious impacts on residents and the city's health, diversity, and vibrancy." However, this proposal for Chinatown will result in fewer housing options (including social housing units) being built, in an area walking distance to downtown Vancouver and two SkyTrain stations. This is incredibly inconsistent with the purported goals of addressing our housing crisis.

These changes are also being proposed without an informed economic development lens. We recommend that before any further substantial decisions are made, at a minimum, the Coriolis Report from 2015 be updated with today's statistics. This is critical given the current work on the *City Core 2050* initiative.

The recommendation to amend the *Chinatown HA-1 and HA-1A Districts Schedule* and the *Rezoning Policy*, are substantive and will have impacts beyond Chinatown to other area plans. We ask that this Council reject them, or at least, because of the proximity to the municipal election, defer this report to the incoming Council. This pause would allow for a more adequate consultation with all stakeholders, including businesses and landowners, and properly assess the economic impact of what is being proposed. The potential impacts of not doing as much, we believe, are too great.

Yours sincerely,

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Anne McMullin  
President and CEO

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## Dragnea, Irina

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**From:** David Walker s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 5:07 PM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** I Am Opposed to the Chinatown Rezoning Policy

I moved my small business and invested in Chinatown because I believed the City of Vancouver was committed to the revitalization of this historic area.

There has been progress in Chinatown, but we have a significant way to go to make our neighbourhood a diverse and vibrant community of multicultural residents, of all ages and incomes. Yes, a few of the empty lots and derelict buildings have been replaced with new businesses and added new residents. But it's not enough. We have a long way to go.

I do not believe there has been meaningful consultation with the business community and property owners in the development of this proposed policy - important voices have not been heard.

There are aspects within the proposal that I believe are worth considering and trying.

I support:

- preservation of heritage architecture and character
- retention of heritage assets.
- recognizing the importance of the National Historic District designation of Pender Street.
- limiting lot assembly to a max of 75' frontage, unless already existing. If lots have been assembled greater than 75', whether on same title or not, they should be allowed to build one building for efficiency and cost savings, as long as the design reflects 25' (50' max) store fronts and the building appears from the street to be multiple buildings.
- the restriction of storefronts to 25' and in select cases to 50' (ie a 75' development could be a 50' and 25'.)
- that Chinatown Design Guidelines become policy in order to protect the character of Chinatown.

But I also support increased density to support the legacy business community - ensuring all of Chinatown enjoys a prosperous future.

I am strongly opposed to any version of down-zoning through constrained FSR or heights. Chinatown needs more people and foot traffic, as well as the city as a whole needs way more housing inventory. Additionally, downzoning unfairly economically damages those who have invested their capital in Chinatown in response to the 2011 Chinatown Revitalization Plan.

Our city needs more housing inventory. Chinatown needs significant revitalization.

I urge you to vote against the proposed downzoning, or at minimum, amend this policy to withdraw the downzoning element.

Thank you.

David Walker

## Dragnea, Irina

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**From:** Todd T. Huang s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 10:48 PM  
**To:** Public Hearing  
**Subject:** Comments about June 28 hearing

Hello,

I am writing as a concerned resident of Vancouver in regard to the amendments to the Chinatown HA-1 and HA-1A plans. I oppose this plan because of the lack of explicit limits to market condo development. These are some of my demands:

- A pause on new market-rate developments in Chinatown until the number of social housing units at welfare-pension rates in the neighbourhood matches the current number of market-rate housing units
  - After this, 50% of all new residential housing in Chinatown must be for social housing at welfare and pension rates
- Define social housing in Chinatown as units rented at no more than the maximum welfare or pension shelter allowance or 30% of OAS/GIS income
- Limit building heights to a maximum of 50 feet tall (with 100% social housing projects considered separately)
- Limit building frontages to a maximum of 50 feet wide (with not-for-profit developments considered separately)
- Zone Chinatown as a single, unified district
- Designate Chinatown as a Heritage Conservation Area
- Support culturally appropriate Chinatown retail through business-friendly policies such as property tax deductions or other subsidies
- There needs to be more affordable retail (i.e. grocery stores, restaurants)

Best,  
Todd Huang

## Dragnea, Irina

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**From:** Emily Kaplun s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 8:01 AM  
**To:** Public Hearing  
**Subject:** Concerns about the proposed Chinatown Zoning Amendments

Dear Mayor and Council:

I am writing in connection with the City's proposed amendments to the existing Chinatown Zoning (HA-1 and HA-1A), schedule for public hearing this evening.

As a homeowner in neighbouring Gastown, and more importantly, as a citizen of our great city, I have serious concerns about the City's proposed downzoning amendments.

As I understand it, the proposed amendments effectively reverses the policies created to revitalize Chinatown, which were developed over 10 years and in collaboration with local stakeholders. The proposed amendments eliminate residential use, meaning that any proposed new development in Chinatown that proposed residential will face an untenable approval processes (not dissimilar to that experienced by Beedie). This will hinder new development and investment needed to make this unique, but struggling community, thrive.

In addition, residential development in this neighbourhood would provide much needed supply for our housing crisis -- everyday, there is a story in our local papers about Vancouver's housing unaffordability. This is not the time to be downzoning an entire neighbourhood.

I understand that some vocal members of the community have some concerns about future development, but as another member of the Vancouver community, I have concerns about these proposed amendments. Surely there is a way to meet in the middle. This is not it.

Sincerely,  
Emily Kaplun

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Emily Kaplun

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## Dragnea, Irina

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**From:** Dustin La Prairie s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 9:24 AM  
**To:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Public Hearing  
**Subject:** Chinatown

Dear Mayor and Council,

I have significant concerns about the substantial amendments that have been recommended by City Staff to guide zoning and development policy in Chinatown.

These proposed amendments – as they currently are written – will have a drastic impact on the future of Chinatown, effectively reversing the current policies, which were created in collaboration with community stakeholders with the intent to renew and revitalize the Chinatown community. Instead, the proposed amendments will decelerate the revitalization process by requiring any new development in Chinatown to participate in a rigorous – and costly – planning review.

This is not fair to current landowners. Furthermore, the proposal to eliminate residential as an outright use will hinder much needed residential development to rejuvenate the Chinatown community. Everyday, there is a story in our local papers about Vancouver's housing crisis.

This is not the time to be downzoning an entire neighbourhood.  
Thank you.

**Dustin La Prairie**  
s.22(1) Personal and Confidential

## Burke, Teresita

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**From:** Jeffrey Goldberg s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 11:15 AM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** I Am Opposed to the Chinatown Rezoning Policy

Mayor Robertson, Assistant Mayor Louie, and Councilors:

I want to express my profound sadness and displeasure at what is proposed for the zoning bylaw in Chinatown. I've been going down to Chinatown regularly since 1957. By regularly, I mean every Saturday after swimming lessons at the "Y" or bowling at Loomer lanes on Seymour I'd walk through Vancouver to Max Goldberg Plumbing Supply Ltd. (free parking in the rear) at 424 Main Street; my father's store.

I'm saddened because I have seen this payout in so many ways and so many times between the City of Vancouver and Chinatown. I watched, too young to do anything, when the City removed neon signs from Chinatown in the '70s and darkened the brightly lit street of Pender and Keefer. I was present when Chinese restaurant after restaurant closed (On On, Ho Inn, Mings, Orange Door, Green Door, Jade Palace, New Diamond, Marco Polo and so many more) because people weren't coming to eat in Chinatown anymore.

I was present when the City, in an effort to reduce vehicle traffic in the city, allowed buildings to be built with less and less parking, until Chinatown became inhospitable for cars.

And then, finally the Chinatown revitalization plan was put forward. Business started to improve in Chinatown. Buildings were leasing up. Tenants were no longer just paying the common costs for their premises because business started to return to Chinatown.

Why then, as this important area of Vancouver is just crawling back to its feet and people are starting to invest in Chinatown, do you feel the need to harken back to the dark old days and slap Chinatown down again?

The most ardent voice asking for a change back advocates housing only if it is 100% social housing. #SaveCHINATOWNYVR believes there is a wealth of people desperate to find social housing in Chinatown. The City of Vancouver needs social housing yes. But Chinatown needs customers to keep it alive. The only customers for social housing in Chinatown currently live in the DTES.

If you follow through with the downzoning and you will change Chinatown into DTES South. The action will be complete. Chinatown will die and the DTES will expand to fill the void.

Thank you for taking the time to read my letter.

**Jeffrey Goldberg**

s.22(1) Personal and Confidential



## Burke, Teresita

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**From:** s[REDACTED] s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 11:22 AM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** I Am Opposed to the Chinatown Rezoning Policy

The City Council and its Planning Department handling of the down zoning of Chinatown will only galvanize property owners of every class to join and unite so that this will never happen again. If this Council and this Planning Department can do it to this NCP, they can do it to a simple single family property owner in any neighbourhood in the city.

Sent from [Mail](#) for Windows 10

**Prospero International Realty**

**517-1177 W Hastings St**

**Vancouver, BC, Canada**

**V6E2K3**

June 28<sup>th</sup> 2018

Dear mayor and council,

My name is Derek Lee and I have been visiting Chinatown since I was a little boy, helped build a building at 127 E Pender for my family after it was burned down in a fire and along with my family have invested in several properties in Chinatown. I currently manage 3 properties and have seen first hand the positives and negatives of civic policies on the area. I am a member of Chinatown Voices and endorse the recommendations we have given to fine tune the changes that are being contemplated by all of you.

If we want Chinatown to thrive then we need more people to live and shop in the area. This may or may not include all Chinese people or Chinese businesses. All of the leasing I have done over the past 10 years have been to non Chinese businesses, not by choice but by necessity. In 475 Main St as an example I had a wonderful Chinese curio and furniture store when we bought the building around 2002-2011. Rents came in sporadically and the tenant constantly in arrears until he moved out in 2011. After that we put in two tenants that did not fit the mold, Dollar Tree and Waves coffee. Both tenants have been great , although they do not fit the bill of traditional Chinatown tenants and allows me to maintain my building and pay the property taxes The space next to Carnegie Library has been vacant for over 2 years and have been holding out from renting to a convenience store or vape shop, knowing that it will further encourage elements of the downtown eastside into Chinatown. Weekly or monthly vandalism is affecting shops and store fronts and we have had to put up metal bars and plywood in the windows to prevent further occurrences.

What we need is a strong Chinatown to push out negative elements that are encroaching closer every day. We are even seeing some of the sidewalk selling and lawlessness on Hastings st. closing in on Chinatown and Vancouver police do not have the resources or the will to move people back . We need to flood Chinatown with good people to push the bad elements out. Anything that discourages development and change I am against. It was a travesty that the Beedie development was turned down because it was a lost opportunity to bring yet more good people into Chinatown, some of whom may have been Chinese but many may not. The policies developed in 2012 were put in place for that reason and they have worked. I liked the previous policies and like what the new buildings have added to the

area however if council feels compelled to make changes I would encourage you to seriously consider the ones we have suggested.

The first is we need height in order to encourage development, to allow for building setbacks and to make the ground floor retail with higher ceiling heights. If council wants to limit to 75 feet and 90 feet then let's make this outright along with an FSR cap of 4.8 for HA1 and 6.5 for HA1A. The bulk and shape of a building will be controlled by design policies to make sure it does not look to big .

Parking restrictions also limit what can be built on smaller 25, 50 and 75 foot lots so lets eliminate all parking requirements on these smaller size lots. Transit and new form of transportation are available and cars are no longer needed.

No requirement for office on the second floor. Keep things as flexible as possible to encourage development. Some may build offices and some may not but on small sites of 25 or 50 feet it will be difficult to put retail on the ground , office on the second and residential on the third.

Grandfathering of any building or sites which are owned by one owner today so there are some big sites intact to create the variety of stores and uses that make the retail interesting.

Lets not have planning policy dictated by twitter feeds and activists but by informed people who know the economic consequences of their decisions and keep the feel of Chinatown through architecture that will be paid for with higher density and lets encourage development to bring more people and vibrancy to the area.

Regards Derek Lee

President

# KIU SHUN TRADING COMPANY LTD.

261 Keefer Street, Vancouver, B.C. V6A 1X6 CANADA

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City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, B.C.  
V5Y 1V4

June 28<sup>th</sup>, 2018

Attention: Mayor and Council

Your Worship and Councillors of the City of Vancouver:

Re: Future Policies for Vancouver Chinatown

Per captioned matter, it has been a continuing contentious issue which had resulted with the community being widely divided. Ironically, despite the approach is polarized between the two groups, ultimately, both share a common goal of Chinatown being sustainable and successful in the long term. I regret that due to a sudden family matter, I have to be absent from the Public Hearing. Kindly allow me to illustrate my views via this letter instead please.

Many myths on Chinatown's recent developments had been generated. The time has come to dispel those myths; to separate facts from fiction; and to state what Chinatown really needs in order to prosper.

*Myth: The pace of development is way too rapid in Chinatown.*

Fact: A total of 6 new buildings were built in the last 7 years; that is not a rapid pace by at all.

*Myth: Chinatown is losing its character.*

Fact: No heritage building had been demolished. No objects of culturally-sensitive had been lost, removed or destroyed. The changing face of Chinatown is part of the inevitable and natural dynamics of a living evolving community and is not mutually exclusive to Vancouver Chinatown. Chinatowns throughout North America and Europe are undergoing the same changes. (An event held exactly 1 month ago in Vancouver which involved over 1200 visitors of Cantonese descents from around the world; many of them are community leaders from Chinatowns throughout the globe; conceded that their own Chinatowns are undergoing similar evolutionary changes.)

*Myth: We don't want to see 150ft buildings.*

Fact: That sounds as though Chinatown is going to be inundated with towering buildings within its 3-block radius when in fact and literally only a handful of possible sites are identified for that possibility.

Interestingly, at the northeast corner of Keefer and Gore Street stands a building that is more than 40 years old and is also the home of many Chinese seniors. That building is some 13storeys-plus tall which means it likely reaches 150ft or, at the very least, close to that height. So should that building be taken down then?

*Myth: Stop the speculation of housing prices.*

Fact: Under a Western free-world regime, it is the market that decides on the worth of a property, the government does not and cannot play that role.

*Myth: Forbid the lot consolidation.*

Fact: Has any party or any property owner, new and/or old, actually consolidated any lots in the last 10 years and built something gargantuan? None at all: the new buildings were built on existing width of the property without any lot consolidation.

*Myth: Culturally-appropriate designs and developments.*

Fact: What does that mean exactly and how is it defined? Noted the latest developments of public buildings in China: The National Centre for the Performing Arts in Beijing; the New Shanghai Theatre; the Guangzhou Opera House and even the Hong Kong Chinese Opera Centre which was designed by our very own the late Bing Thom. All of the designs are contemporary, if not, avant-garde looking that bear little resemblance to the so-called traditional Chinese architecture. All of them serve the public and all of them are hosting or will host traditional and cultural performances such as Chinese opera. So are these building "culturally-appropriate designs" since they look anything but traditional? If so, how? If not, why not since the primary purpose of these buildings is being the venues to host Chinese cultural performances and events.

*Myth: We must protect the historical buildings and preserve the housing for seniors.*

Fact: Has any of the historical-designated building be replaced and torn down? Has any senior been displaced resulting from the recent developments? The definitive answer to both questions is a resounding no! In fact, one of the proposed new developments would have increased the availability of senior housing --- had it not been rejected by Council.

*Myth: Developers and property owners are defacing and eradicating Vancouver Chinatown.*

Fact: Some developers might see their Chinatown developments as part of their inventory and one of their many projects; that once this project has been completed and sold, they will exit and move on. While that may have some validity, property owners should not be lumped and classified by default as the same. In fact, many property owners in Chinatown share much passion and devotion for Chinatown. Who would not want the community to which they are proud to call their own to prosper and flourish? All new buildings were built on either vacant land or from buildings in derelict conditions. We have not seen any property owners demolishing viable buildings and replaced them with new ones at all.

And it is with that same passion and devotion that I being both a property and a business owner as well as a community activist that I am against the proposed downzoning of my community, Vancouver Chinatown. My family started a Chinese herbal store business in Vancouver Chinatown in 1977; the very first of its kind in Western Canada; if not Canada as a whole. By any definition, that qualifies as a traditional and legacy business for the community. Today, we are still in operations and proud of upholding that core tradition and legacy! Ironically, the appearance of our shop may even fit the myth of the so-called "culturally-appropriate designs" An avid activist who are against the development of Chinatown had actually posted a photo of my shop and commented that she "admires the second floor facade of" my shop as "it pays tribute to Chinese architectural design elements without feeling 'forced'". I don't think that was the intent when the shop was built; but I take that as a compliment from a so-called opponent. We also own one of the traditional older buildings to which the tenants are a mom-and-pop-style Chinese restaurant on the ground floor and a rooming house on the floors above. The traditional-looking restaurant is quite popular; in fact, its décor and ambience are so admired by many that a number of television shows were filmed in there. Upstairs, our other tenant operates one of the best-maintained rooming houses in the entire Downtown Eastside. I also play a part in the Chinatown BIA which hosts the annual Chinatown Festival to which we promote Vancouver Chinatown to everyone near and afar. Henceforth, there exist solid evidences that I have no intention whatsoever to deface or eradicate Chinatown. And I have done and continue to do more than my fair share of upholding the traditions and culture of my community!

For the same reason as a business person and a community activist, I strongly oppose the proposed downzoning of Chinatown. To start, the entire consultation process was questionable if not faulty altogether. Which shop operator would have the time to attend an information session at 3:30pm in midweek at a venue outside of Chinatown? When City staff presented their proposal to the Chinatown BIA, our board had voiced our concerns and displeasure only to be told by staff that they "expected us to be displeased but bear with us as we will take your concerns back and make changes to the proposal." However, the final version of the proposal appeared worse than before! It is only when we have undertaken some drastic measures to have our voices heard then some minor positive revisions were made and an additional info. session was held. Although at the beginning of that session, City staffs had informed us that their report has been completed and submitted to their superiors. So the point was moot; where, if any, is the sincerity and what happened to the mutual respect and trust?

Vancouver Chinatown from its very beginning in the 1880's has always had deep roots in trading. Business is an integral and inseparable part of Chinatown. The latest proposal of downzoning Chinatown will guarantee to have detrimental consequences to its business sector. Dwellers of social housing do not have the income to generate sufficient businesses for the shops in Chinatown to stay viable. And while we respect the senior residents, their expenditures on the businesses in Chinatown are also insufficient for any shop to remain opened. As a shop owner and a director of the Chinatown BIA, I am well aware of the seniors' spending habits; I have witnessed and am still witnessing it for over 20 years. If the City insists on downzoning Chinatown, the harsh reality is it would only fast-track the demise of Chinatown's businesses and, ultimately, the end of Chinatown rather than preserving it. Japantown or the DEOD zoning in Powell Street is the concrete evidence of failure from downzoning. What was once a thriving Japanese community along with some Chinese businesses had been totally reduced to near oblivion resulting from the downzoning and integration of low-income and social housing. This is solid fact that no one can deny. So why are we attempting to repeat the same experiment on Chinatown --- with a guaranteed failing outcome?

Nostalgia seems positive and appropriate; it may even be romantic; but it is also superficial. No one can survive on an ideal alone. A business community needs a sustainable business volume to survive and neither dwellers of social housing nor senior housing can offer that capacity, even on a

collective basis. Tourism sounds ideal too; however, Chinatown being in such close proximity to all the challenges on Hastings Street, achieving proper tourist clout is merely a dream within the foreseeable future. While we applaud the passion of our so-called opponents to "save Chinatown", that alone cannot and will not pave ways to success. To ensure its survival, Chinatown will need the expenditures from the proper population clout based on marketable housing to sustain the business sector. Any astute business person or anyone who has proper experiences in the business would know when opportunities exist or diminish. Just as the new policies resulting from the HAHR were in place, people started to invest in Chinatown. The same analogy but with opposite effect will result with the proposed downzoning; people will exit Chinatown. In fact, it has already occurred, investors are turning away some even willing to forfeit their deposits; they would rather lose a single sum than to gamble on the unknown and end up losing plenty more. Shop owners are taking earlier-than-planned retirements or simply closing shops and relocating elsewhere. Property owners are liquidating before land value crashes in Chinatown; reliable sources indicate that some owners who own properties collectively worth in excess of 20million are selling and reinvesting elsewhere. The negative roll had already commenced, you have the capabilities to prevent this from having a snowball effect. If one is a property owner with a vacant storefront and having to pay a 5-figure sum on property tax alone, how long can they last? Even if they have the means to sustain, they are not going to be very selective on new tenants. Whoever is willing to pay rent to stop the deficit will be the new tenant regardless of what kind of business they operate so long as it is legitimate and properly licensed. And what remedial actions are activists from the opposing side taking then? Do they have a comprehensive and viable business plan for the community when an exodus occurs in Chinatown? Are they coming down to Chinatown on their own and/or telling their associates to occupy those vacant spaces? It is quite trivial to win a virtual shouting match behind a keyboard and in front of a monitor; not so much in reality when you have to fill an empty storefront and then expect customers to come in. Décor and architecture may play their roles respectively but sustaining the actual business and maintaining the income are the only means to survive. Downzoning the community and occupying it with social and senior housing alone will not make a business community survivable let alone grow and prosper. Most of the long-term shop operators in Chinatown are not generating profits; certainly not from retailing in Chinatown. Their businesses elsewhere or at a different level; such as wholesaling; are keeping their shops open but neither of which require them to remain in Chinatown. Their passion for the community is the only reason that is keeping them. Once they see the downzoning became a reality, all hope is lost and they shall exit and thus reducing the "culture" of Chinatown even more. What measures, if any, will the City's Planning Department have in order to salvage this dire outcome? What can and will Council do to revive what is left of Chinatown then? Is Council taking the easiest route by siding with the louder and more tech-savvy crowd? Many property owners of Chinatown have profound family history in the community measured by decades; some may even date back for more than a century. They know Chinatown extremely well and had just about seen it all. Should not Council take the advices from these community veterans instead of a group of idealist who hinges only on nostalgia? And do bureaucrats really know Chinatown better based on some academic studies or on their own idealism as compared to those who walk, work, eat and breathe in their community on a daily basis for decades?

Downzoning Chinatown will categorically result in harming businesses in the community; it will also severely compromise the housing availability which would result in higher housing prices still. This will inevitably be true in view of the relocation of St. Paul Hospital and that has even factoring in the development from the viaducts land. Marketable housing should be the core and essential form of housing development. Some mixture of senior housing can also be factored in. Even a certain mandatory requirement of senior housing in a minor percentage is acceptable. Social housing, while encouraged, should not be mandatory at all as they contribute very little to the success and viability of a community. Maintain the current building height and density as they are; however; policies can be implemented to encourage designs and styling motifs to be in sync with the so-called traditional Chinese culture. But not as a limiting factor but rather as an incentive for creativity. The only

limitation should be reducing the visual impact from bulk, i.e. encourage a minor setback design so that the forefront of the building have a less bulky visual impact but allow the height and bulk to increase towards the rear of the building. Consider the following in the Meatpacking District / Chelsea Market in New York City as a well-executed example: this area has been revitalized in the past few years with success. Note the building outline in red: the front masonry part is traditional classic motif and it is more than just a façade. The rear gray-coloured part shows the height increase and is contemporarily styled. It even allows a cantilever portion on the side. A very creative design that has all the elements of new and old; and it is not even that tall. It also blends in and complements the much lowered brick building and the white building on the right of the photo rather well. And the bigger building to the left of the photo is rather effective too. It is at 150ft but as the height increases, the area of the top few floors are reduced so it does not appear as a giant box.



Lastly, the City of Vancouver had recently made a historical apology to the Chinese community for their former wrong-doings. That is certainly commendable and I sincerely thank the City for such a positive gesture. If the City; however; decides to proceed with downzoning Chinatown as a way of preserving the community, there is a high likelihood that a second apology will result in the future as downzoning Chinatown is simply an extremely poor decision and one that would guarantee the demise and disappearance of Vancouver Historic Chinatown. Downzoning Chinatown is definitely not the proper way by any means to preserve Vancouver Chinatown. Evolution applies to everything and everyone. To not evolve will only result in extinction; we all can and need to evolve for proper sustainability and even for survival. We all should be embracing the changes while preserving some of our fundamental roots; and allowing Vancouver Chinatown to evolve as it should be.

Thank you very much for your kind attention.

Yours sincerely,

Albert Fok

## Burke, Teresita

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 11:43 AM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** I Am Opposed to the Chinatown Rezoning Policy

I write in unequivocal opposition to the rezoning proposed by the Department of Planning.

My family finds its roots in the early part of the 20<sup>th</sup> century in Chinatown, and it's a neighborhood that holds a special place in my Vancouver experience. The decades-long decay in the physical stock and social fabric is distressing, that such a fragile and important part of town has suffered such historic neglect.

### Council should

- Immediately pass motions to convert design guidelines into policy. This would preserve the aesthetic character of Chinatown, and force developers to design buildings more sensitive to the heritage and history of the neighborhood
- Decline recommendations from staff on changes to zoning, with the following recommended amendments
  - Change outright height limits to 75 and 90 feet in HA-1 and HA-1A, respectively. If all agree that buildings of these heights are within scale for the neighborhood, why would we have lower outright heights? Conditional heights will only lead to unnecessary squabbling with no rational basis.
  - Increased density to FSR of 6.6. Combined with design guidelines as to setback, heights limited without exception to 75 and 90 feet, and other details, these would result in buildings substantively different than those developed under HAHR, which had no FSR limits, and resulted in buildings with densities exceeding 8. It would provide for higher quality living space for residents, as defined by access to light and air.
  - Remove restrictions on what uses floors other than ground floors can be used for. Mandating office use on mezzanines or 3<sup>rd</sup> floors runs counter to the notion of bringing "heads in beds". Chinatown has ample existing mezzanine office space available now, it needs people to fill those spaces.
  - Grandfather ownership of contiguous lots to allow building widths that exceed 75 feet. Chinatown needs a diverse range of commercial space to allow new businesses small and large to grow with their customer base. Thinking that Chinatown businesses cannot support stores larger than 25 feet wide reflects a diminished bias that local merchants are somehow less-than.

### Rationale:

Revitalization begins and ends with a critical mass of a diverse, local population, and in this, the prior revitalization plan was well intentioned. Further, it has been objectively successful in bringing new residents to the neighborhood: according to census data, almost 700 new residents have arrived since implementation of the 2011 HAHR, thanks to 442 new residential units. Green economic shoots can clearly be seen as one moves south.

There is a delicate balance between this injection of new vitality, and preserving the nuance and intangibles that make Chinatown a special part of the city, and I do not dispute that the buildings that have been developed under the revitalization policy exceed the scale, and lack the design features, that represent contributing additions to Chinatown. This is the fault of zoning policies written too loosely, but not a failure of the stated economic goal of bringing residents and customers to the community.

Rather, the knee-jerk and reactionary proposal advanced by Planning staff is directionally correct, and badly wrong in scope. Further, for a community wracked with acrimony and conflict, Planning's approach only exacerbates the divide in this community by clinging to discretionary approval that only encourages infighting and disunity amongst the community. The last two years a clear evidence that a change in their approach is required.

I do not doubt that the vast majority of those on either side of this issue are well intentioned, and want the same eventual goal: a vibrant and thriving Chinatown that has reversed nearly half a century of decline. Where we disagree, in varying capacities, is with what methods the City can enable that goal, while preserving what Chinatown is. On this, I believe in the power of bolstering communities with residents new and old, supporting both heritage businesses and newcomers. Planning's proposals would significantly harm whether that goal that we all share will be achieved.

**Michael Sung**

s.22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey fill, obscuring the text underneath.

## Burke, Teresita

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**From:** Andrew Samuel s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 12:34 PM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** I Am Opposed to the Chinatown Rezoning Policy

Dear Mayor and Council,

I'm opposed to downzoning Chinatown because I care about my neighbourhood.

I'm a partner in a small business in Chinatown. Coming to work every day for the last eight years, I've seen many changes first hand.

I'm concerned that the small success our neighbourhood has had over the last few years – a renewed sense of optimism, energy, an increase in street traffic and shoppers – will be killed by this proposal.

And my concern has its basis in housing affordability.

Three major studies, from UBC, the C.D. Howe Institute, and the Fraser Institute, and even Mike Harcourt all conclude that the housing crisis in Vancouver is due to excessive regulation and supply constrictions.

Vancouver is in a housing crisis. And yet this proposal would reduce new housing in Chinatown by 60%, making what can be built even more expensive, with fixed costs spread over fewer homes.

The critics of the current zoning say that reducing buildable housing by 60% will save Chinatown, but they never explain how.

How will fewer, more expensive homes be attainable for working people and families?

How will fewer, more expensive homes attract residents who will shop in the traditional shops in Chinatown?

How will fewer, more expensive homes support community amenities? We'll end up with fewer senior centres and public spaces.

How will fewer, more expensive homes better support social housing?

The answer is, of course that reducing the number of homes in Chinatown will be worse for housing and our community.

The people who developed the current community plan, some of whom are on council today, had a vision for Chinatown – with unanimous support from everyone In Chinatown. Every Chinatown group.

And now a couple of dozen people are trying to disrupt the process for their own ends. They seem to be more anti-development, really, than they are pro Chinatown.

But some of the people who want to maintain the current zoning have businesses or properties that have been in their families for generations. And yet their wishes seem to be ignored.

Even so, there are some great ideas in the revised proposal. A formal emphasis on design and smaller storefronts will ensure the architectural character and street rhythm of Chinatown is retained. That's great.

But a neighbourhood's character is about much more than just buildings.

Chinatown's character is rooted in bustle and action on the street – and not just people trimming insulation off of wires, stripping bicycles and selling things they found in dumpsters.

How is building fewer, more expensive homes going to bring that positive bustle and energy back to Chinatown?

I worry about the impact taking 60% of housing out of Chinatown is going to have.

Despite the rigour applied to the current plan, which took ten years and had a housing study and an economic study, the proposed downzoning has not been tested for its impact on housing affordability or economic impact to the area. No studies have been done.

In fact, downzoning Chinatown will recreate the conditions that led to its decline.

Let's instead fully embrace the vision that was developed by the entire community for Chinatown – to respect the past, and build a future that welcomes back the descendants of the original founders of Chinatown and new immigrants, with a compelling reason to live, shop and work.

Don't let your legacy be making housing even harder to attain, and harming the very neighbourhood this downzoning purports to help. Do not support the proposal as is, or without amending the density changes.

Thank you.

Andrew Samuel

## Burke, Teresita

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**From:** Chinatown Voices s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 11:04 AM  
**To:** Public Hearing  
**Subject:** Public Hearing tonight-Vancouver Chinatown at Critical Crossroads

Vancouver Mayor and City Council,

There are many forces and views at play in the current debate over the economic future of Vancouver's famous Chinatown.

Without doubt, it is a very complex situation requiring a great deal of thought and consideration before anything is set in concrete.

We believe this video is one of the most comprehensive and balanced overviews of this unique community and a valuable tool for better understanding what is at stake in and deserves to be in your hands for your consideration.

Thank you for your attention and trust it will help in your deliberations over the community's future.

Chinatown Voices

[https://drive.google.com/file/d/158o3\\_1RAQ1x01GsRxpIm3VSTCh8msM5/view](https://drive.google.com/file/d/158o3_1RAQ1x01GsRxpIm3VSTCh8msM5/view)

## Burke, Teresita

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**From:** Chinatown Voices s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 1:51 PM  
**To:** Public Hearing  
**Subject:** Public Hearing Tonight-A video, Merchants' Pleas

Vancouver Mayor and City Council,

Chinatown Voices will speak on the critical issue of the future of this National Historic Site of Canada tonight.

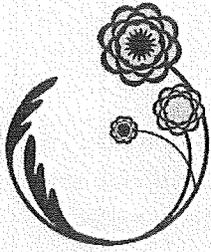
Unfortunately some of our members, because of the need to operate their Chinatown businesses, cannot be in attendance and we have enclosed this video for your viewing so their vital voices will not be missed in this critical hearing.

These are the voices of those still striving, in difficult times, to maintain the business community and traditions of Chinatown and need to be heard. Their future is in your hands.

Thank you for your consideration.

<https://vimeo.com/277521416/1bb6e797c2>

Chinatown Voices



Yarrow Intergenerational Society for Justice  
400-268 Keefer Street  
Vancouver, BC  
V6A 1X6

June 28, 2018

**Re: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies**

Dear Vancouver City Councillors,

The Yarrow Intergenerational Society for Justice, formerly Youth for Chinese Seniors, has been providing services, education, and advocacy for low-income immigrant seniors in Chinatown and the Downtown Eastside since 2015. Our vision is of a Chinatown that is intergenerational, equitable, and thriving, with accessible and culturally relevant services and an environment that cherishes our seniors and youth. We are grateful to the City of Vancouver for its generous Social Responsibility Fund Grant to BC Artscape, which enables us to provide a drop-in centre and community programming to low-income Chinatown residents, alongside our case management and outreach services.

Through our work with over 300 seniors and 80 youth volunteers in Chinatown, we have found that the most pressing issue facing Chinatown is the lack of social housing. We fully support Chinatown Concern Group and residents of Chinatown in their call for:

- **Half of all new residential units in Chinatown to be social housing at welfare and pension rates, and**
- **A pause on new market-rate developments until the number of social housing units in the neighbourhood has caught up to the current number of market-rate housing units.**

Chinatown is the poorest neighborhood in Vancouver. Three out of every five Chinatown residents are poor. Chinatown is where the few culturally and linguistically appropriate services in this region are available to them. Yet nearly all new housing in the neighbourhood is being sold at market rates, and the new zoning policy proposed by the City of Vancouver will do nothing to change this. **As an organization that is committed to serving the Chinatown community, we cannot support any zoning policy that does not enable or provide permanent, affordable housing directly in the neighbourhood.**

Under the proposed zoning policy, the City of Vancouver would permit developers to build condominiums and townhouses outright in Chinatown, without any requirement to provide social housing, affordable housing, or even rental housing. Our community has consistently asked at consultation after consultation for the City of Vancouver to change its policies and make other investments to ensure that new social housing can be built in Chinatown before luxury developments further displace residents. **The impact of height, width, or density of proposed projects on Chinatown's character is important, however, what we find more concerning is the lack of political and financial commitment to building the social housing units that our community urgently needs.**

We urge you to take leadership and direct staff to respond to the calls of the community by creating recommendations for building social housing at welfare and pension rates in Chinatown. We ask you to take active responsibility for securing funding commitments from all three levels of government so that the number of social housing units in the neighbourhood equals the number of market-rate residential units. We know that this is possible because the City of Vancouver is frequently successful at securing funding and negotiating agreements with senior government for other projects, such as the Millennium Line Broadway Extension and modular housing. We need your leadership in advocating for the residents of Chinatown and the Downtown Eastside too.

Affordability is essential for Chinatown to exist. In April 2018, Mayor Gregor Robertson delivered a formal apology for past discrimination against residents of Chinese descent. Yet the proposed zoning policy will perpetuate discrimination and displacement by permitting new development without enabling or providing any social housing for existing poor, immigrant, and senior residents. It is not possible to meaningfully "preserve" Chinatown without ensuring that residents are able to remain in the place that they have made culturally and historically significant.

Yarrow Intergenerational Society for Justice cannot support any zoning policy that does not include commitments to build new social housing units at welfare and pension rates directly in Chinatown. **As our Councillors, you have the responsibility and authority to prevent the displacement of our community from Chinatown. We urge you to take all necessary steps to fight for the right to housing for our elders and the broader working-class community.**

s.22(1) Personal and Confidential



**Jodie Mak**

Member, Board of Directors

On Behalf of Yarrow Intergenerational Society for Justice

## Ludwig, Nicole

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**From:** Elijah Fast s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 2:49 PM  
**To:** Public Hearing  
**Subject:** I OPPOSE the newly proposed Chinatown Zoning Polcies. Re: today's Public Hearing.

Chinatown residents are concerned with the lack of available social and affordable housing, as well as heritage and cultural preservation. The intention of the proposed Chinatown down-zoning policy put forth by the City of Vancouver is to address these concerns, but realistically these policies will likely have serious unintended negative side effects.

Aside from the obvious benefit of providing affordable housing options, subsidized housing also helps preserve neighbourhoods from a uniform wash of affluence.

By implementing policies which leverage developments to increase the supply of subsidized housing, everyone would benefit. Both new residents and longtime residents want the same thing; clean streets, good schools, and safe neighbourhoods. The revenue generated by developments should, in a proportional manner, be invested back into the community to improve infrastructure, community spaces and services.

Down-zoning Chinatown will effectively eliminate the prospect of new developments, this means less on-site and/or cash contributions towards heritage, cultural, social housing or affordable housing options. By down-zoning chinatown we would have neglected the opportunity to increase subsidized housing, upgrade infrastructure, and improve the lives of longtime-residents.

Between the extremes of poverty and a condo-wonderland is a middle ground, an economically diverse neighbourhood where everyone benefits from the changes.

Elijah Fast  
s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Tim Loo s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:12 PM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** I Am Opposed to the Chinatown Rezoning Policy

Mayor and Council  
City of Vancouver

I am writing to voice my **opposition** to the proposed Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies.

My family has had a long history in Chinatown. My grandfather had a business in Chinatown in the 50's and 60's while my father was born in Chinatown and also had a business there. In the 80's we watched the slow decline of Chinatown as businesses closed down as families no longer went down for shopping and dim sum.

The rebirth of Chinatown following the Rezoning Policy for Chinatown South in 2011 has made a major change in bringing business back and vibrancy to the neighborhood. The mix of businesses with traditional markets and Chinese restaurants with the new hip cafes and stores on Pender St. is making Chinatown a destination again.

The adjacent sub-area 6D (area adjacent to HA-1A boundary on Union St.) in the Northeast False Creek plan allows for 900,000 sf of new residential and non-residential floor area. This in combination with the densities in the current HA-1 and HA-1A Districts Schedule will bring additional business to Chinatown and help make Chinatown relevant again.

I would urge Mayor and Council not to go forward with this amendment.

Tim Loo, M.Sc., P.Eng., C.P., LEED AP  
s.22(1) Personal and Confidential



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