

Dragnea, Irina

From: Sophie Fung s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 2:02 PM
To: Public Hearing
Subject: Spam: Public Hearing - Letter to Council

Dear Mayor and Council,

I am writing to oppose the amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies due to the lack of measures to protect the low-income, working class residents of Chinatown.

While there have been strides made in informing community members about the policy update and some changes to the zoning policy that work to preserve the physical look and feel of the neighbourhood, **there have been no tools in the update to ensure social and economic equity for low-income, working class residents of Chinatown.** This zoning update is unambitious and furthers the status quo of encouraging unaffordability in the city. Additionally, it does nothing to protect marginalized tenants from displacement. I implore Mayor, Council and staff to put tools and measures in place that residents and advocates from Chinatown Concern Group and Chinatown Action Group have been calling for:

- 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

Best regards,
Sophie Fung

--

Best regards,

Sophie Fung, M. Urb.



溫哥華華埠商業促進會
Vancouver Chinatown BIA Society

106 Keefer St., Vancouver, BC, V6A 1X4
Email: vcbia@vancouver-chinatown.com

Tel: 604-632-3808 Fax: 604-632-3809
Web: www.vancouver-chinatown.com

City of Vancouver
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

July 3rd, 2018

Attention: Mayor and Council

Your Worship and Councillors of the City of Vancouver:

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

The Vancouver Chinatown Business Improvement Area Society (VCBIA) have concerns towards the captioned matter. As our name and mandate suggest, our society is to improvement the business environment of Vancouver Chinatown. Given the proposed policies on downzoning Chinatown, a substantial negative impact will result to our retailing members. And if retailers cannot survive, they will exit the community; storefronts will then be left vacant to which our other members, the property owners, will be suffering too. Please be cognizant that the majority of the retail businesses, if not all of them, are of local nature instead of regional nature; they serve the community. Without the proper residents who have the financial capabilities to shop and thus to support these stores, these local merchants will not be able to survive. While we respect and honour the preservation of the cultural heritage of our community, business is both equally and vitally important. Those living in social housing do not have the income to support the businesses. Spending habits of the seniors maybe challenging to the merchants too but we are cautiously optimistic that families and relatives who visit their senior members would balance deficit with their own expenditures within the community. Market housing is the key for the merchants' and the community's survival. Hence, we support marketable housing as the majority and senior housing as the minority housing plan. Down-zoning is categorically not the solution. These are the voices of our members: the merchants and the property owners so we request that they be properly heard and considered. For over a decade, VCBIA has been and continue to endeavour on the revitalization of Chinatown. We have seen positive results for the past few years only to be dealt with this latest proposal which will surely impact us negatively. If City were to proceed with such drastic changes, our work will be completely in vain.

We also heard from fellow community-leading association such as the Chinese Benevolent Association (CBA) stating that they are remaining neutral on the proposed changed. If entity such as the CBA; who represents over 80 other Chinese associations in the community; does not thoroughly concur with the proposal, there obviously are some flaws within and should not be adopted.

Council should consider all facets within the community; not just housing or heritage preservations only but also maintaining or improving the business environment. Achieving equilibrium is the key and favouring one or two issues only are inherently biased and improper. Consequently, the VCBIA does not and cannot support the proposed amendments by the City's Planning Department.

Sincerely yours,

s.22(1) Personal and Confidential

Michael Ng
Vice President
Vancouver Chinatown Business Improvement Area Society