

Ludwig, Nicole

From: Jordan Armstrong s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 4:52 PM
To: Public Hearing
Subject: I oppose Chinatown down zoning

Re: Public Hearing for newly proposed Chinatown Zoning Policy.

To whom it may concern

There is something inherently odd when the City of Vancouver, knowing that housing affordability has become an economic and social hurdle of epic proportions, decides to implement a zoning policy that is profoundly at odds with densification and thus affordability. What is worse is conflating the preservation of heritage and culture with down zoning as if the two are fundamentally symbiotic.

I reference Helen Ma's article "Chinatown Development Policy Changes – Progress update from staff to community" updated in March 2018. Herein, "tall buildings", exactly the type needed to house Chinese seniors and the general population are being rallied against because they are "out of scale and lack character". Certainly if all parties on both sides collaborated as is recommended, the ability to drive character in "taller buildings" would not be an insurmountable obstacle to overcome and certainly one, which on balance, should not take precedence to a citizen having a roof over his or her head. Indeed when one looks at international examples from San Francisco to Europe, how is it that century's old character is retained and blended with the new to support growing populations? It's not by accident. It takes compromise, collaboration and a willingness to seek out mutually beneficial outcomes.

By reducing densification, sizes of storefronts and in general shunning development, the city is saying to voters that the plan is "smaller buildings with narrow storefronts, spaces for businesses and culture, and housing for families" without realizing the "smaller buildings" is contrary to **affordable** housing for families.

Further, if one looks toward the future as large segments of the population enter their senior years, while simultaneously the city continues to grow and business seek employees from the middle class, what is Councils plan when the area outgrows

Finally, statements in Ms. Ma's article are extremely subjective and do not seem to be quantitatively based in reality. "Trading character for public benefits is "not worth it"" is to leave Chinatown to become a lost and dilapidated version of its former greatness as investment capital, young families, and businesses that have no choice but to modernize in the 2018 marketplace leave en mass. If as Ms. Ma indicates, "The pace of development puts pressure on existing businesses and Chinese seniors", an inevitable question arises. With no actual economic data supporting this and the fact that actual data supports the exact opposite (<http://vancouver.sun.com/news/local-news/ubc-study-shows-more-housing-will-help-solve-affordability-crisis-in-metro-vancouver>), is the city making a decision based on raw politically motivated emotion, or facts?

I would ask that any considerations in the rezoning of Chinatown be put on hold until ALL members of the community have an opportunity to play a role in this change.

Ludwig, Nicole

From: Vaneet Johal s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 6:41 PM
To: Public Hearing
Subject: July 4th Public Hearing for Chinatown Policy

Mayor and Council,

I am a resident of Chinatown. I purchased a property on Keefer St. and have lived here for 3 years.

I strongly oppose the proposed changes that would downzone Chinatown. I do however believe there can be a balance. I am for respecting the heritage of Chinatown and keeping new development in alignment with the aesthetics of Chinatown.

Without a new infusion of residents in this area the future of a thriving neighbourhood is not likely. It is actually quite bleak. It is us new residents that shop local and support local businesses as much as we can.

I do not believe that previous businesses that have closed over the past few years is because of new development as stated at the Q&A session held last month in Chinatown. There has been no data collected regarding why businesses have not renewed their business licenses over the past few years. It was purely speculative. I believe It is because there are other options and neighbourhoods for people to shop and lack of foot traffic in the area.

The current Chinatown is not what it was many years ago in the minds of those who are clinging to nostalgia and great memories with their grandparents.

There are several empty run down buildings and the current level of depravation in the area cannot be overlooked. Yet many of us locals still invested in the area because of the city plan to bring life to the neighbourhood.

It is our property tax dollars that are contributing to the much needed improvements to make the area more liveable and desirable for new businesses to invest in.

I strongly urge that you not move forward with the amendments to the current development policy as doing so will halt any possibility of a bright thriving future for Chinatown. Which makes me sad to even think about.

Thank you,

Vaneet Johal

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Our group includes property owners who represent over 50 per cent of the properties in Chinatown (see included map). We are neither anti- nor pro-development, but strongly believe that this de facto down-zoning is being carried out with unreasonable haste and without even minimally adequate consultation with key stakeholders, no matter their positions.

City staff has released a 128 page document, "Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies", rife with changes throughout the regulations and policies the City intends on enforcing. These changes would have far-reaching cultural, economic, and social impacts that need more than scant days of consideration.

<http://council.vancouver.ca/20180515/documents/p8.pdf>.

We are particularly concerned about the lack of community engagement and consultation with respect to what is clearly a major and comprehensive new neighbourhood plan, the scope of which many of us only learned about two weeks ago, a totally insufficient amount of time to digest its potential ramifications.

For example, the Vancouver Chinatown BIA Society and Vancouver Chinatown Merchants only became aware of the revisions to the policy days ago.

We need to acknowledge the conversation around Chinatown's future is richly diverse, noisy, and impassioned. We believe the wide range of interests we represent deserve the opportunity to be heard without the need to shout over others. We only ask for the time to:

1. Be consulted
2. Hear, face to face, why staff is considering these changes
3. Consider our own positions
4. Be heard, in turn, by staff

Let us return with thoughtful feedback on the current proposal, so that we can all have a civilized conversation about foreseeable impacts to residents, businesses, and real property.

Above all, Chinatown Voices seeks to create a sustainable, vibrant Chinatown that will remain one of the jewels of the city. A thoughtful, carefully considered approach that takes the necessary time to weigh outcomes is a feature, not a bug and should not be rushed because the pitch of the debate has become overheated. We only want to find a way how we, collectively, can best achieve this for the whole community and collaborate on a Chinatown that honors history, heritage, culture and homes for all.

Respectfully,

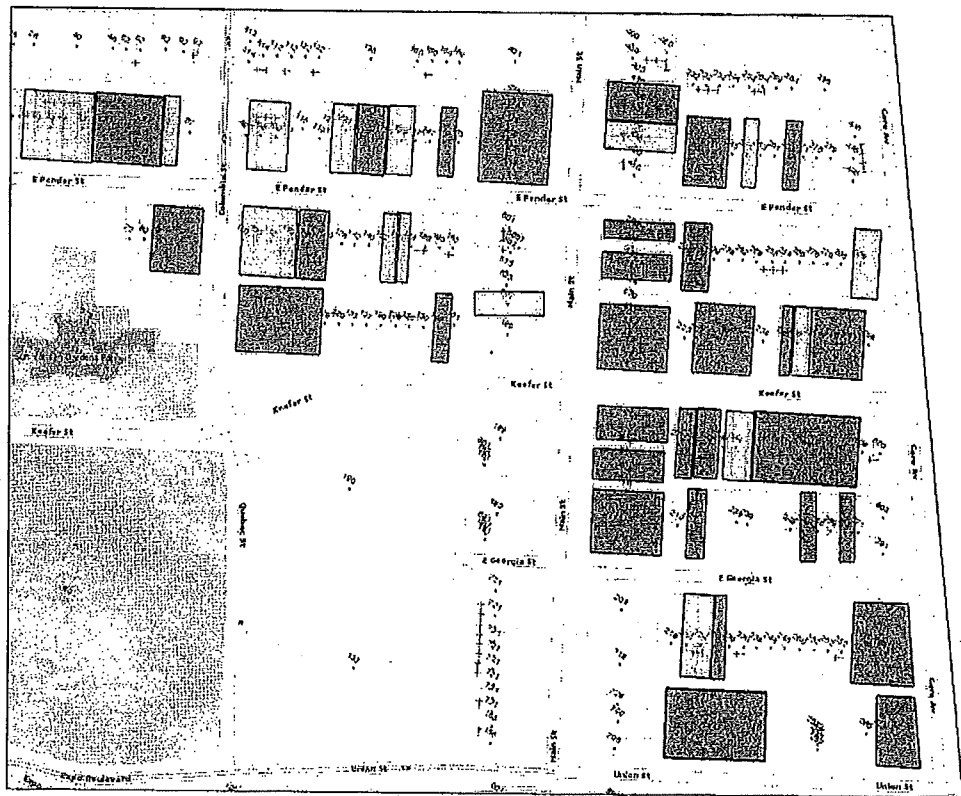
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CETAN FOO LAM

VANCOUVER CHINATOWN MAP - CONCERNED VOICES OF PROPERTY OWNERS

LEGEND

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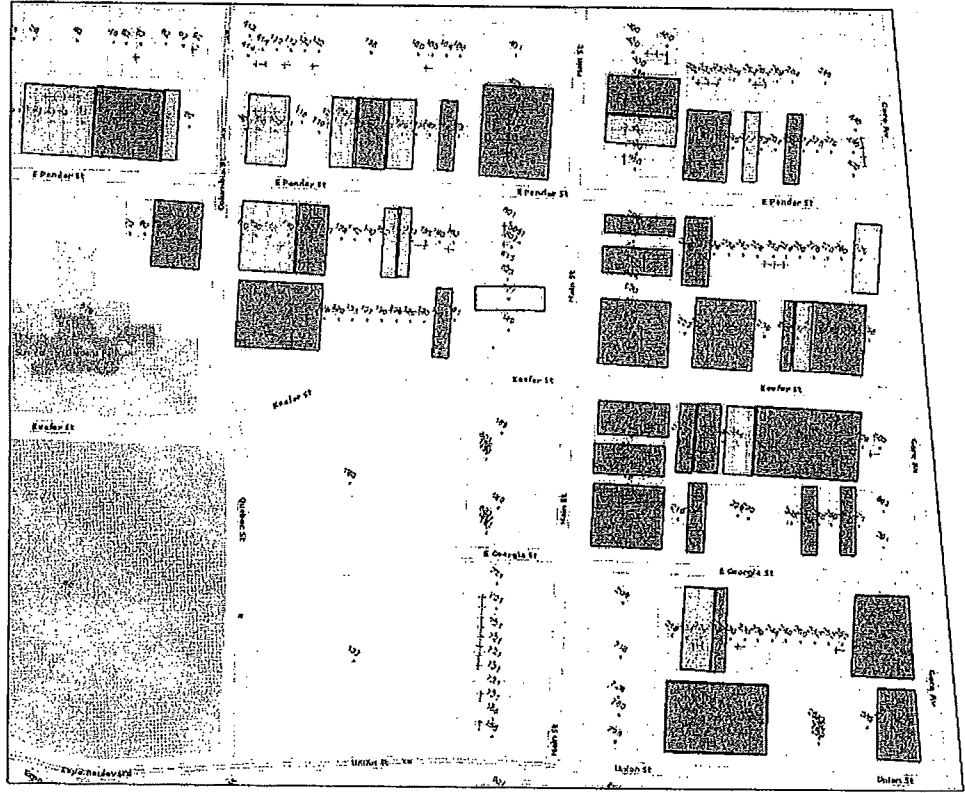
ANDREW LEUNG

12/8/18

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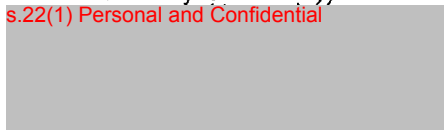
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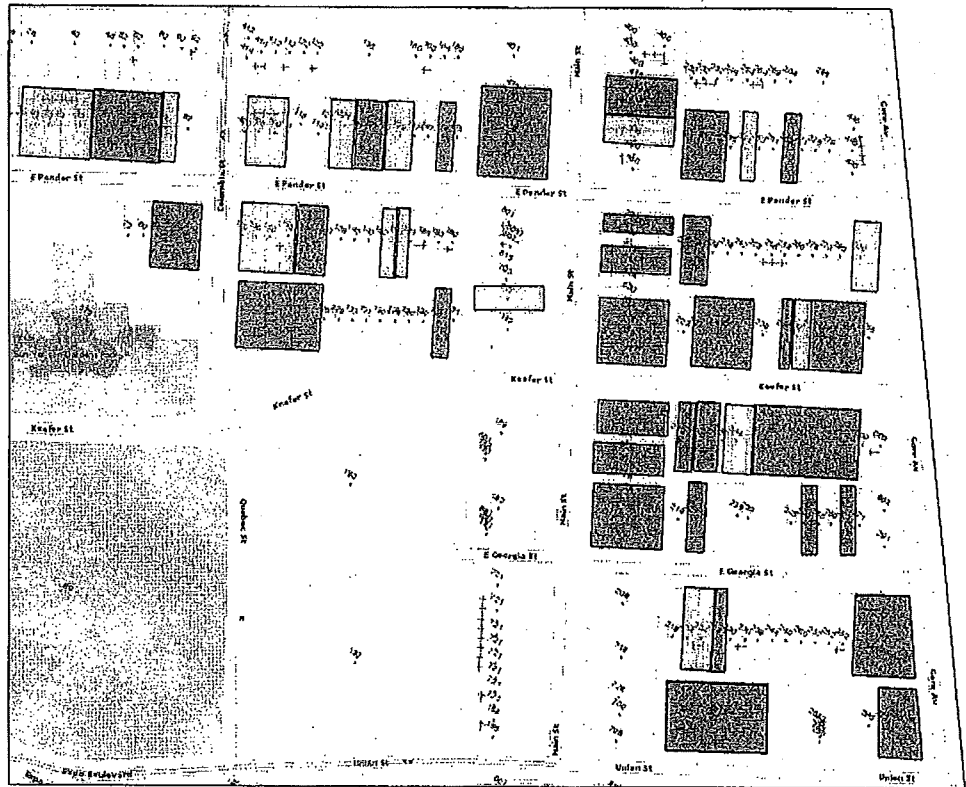
FANG CHUN PO

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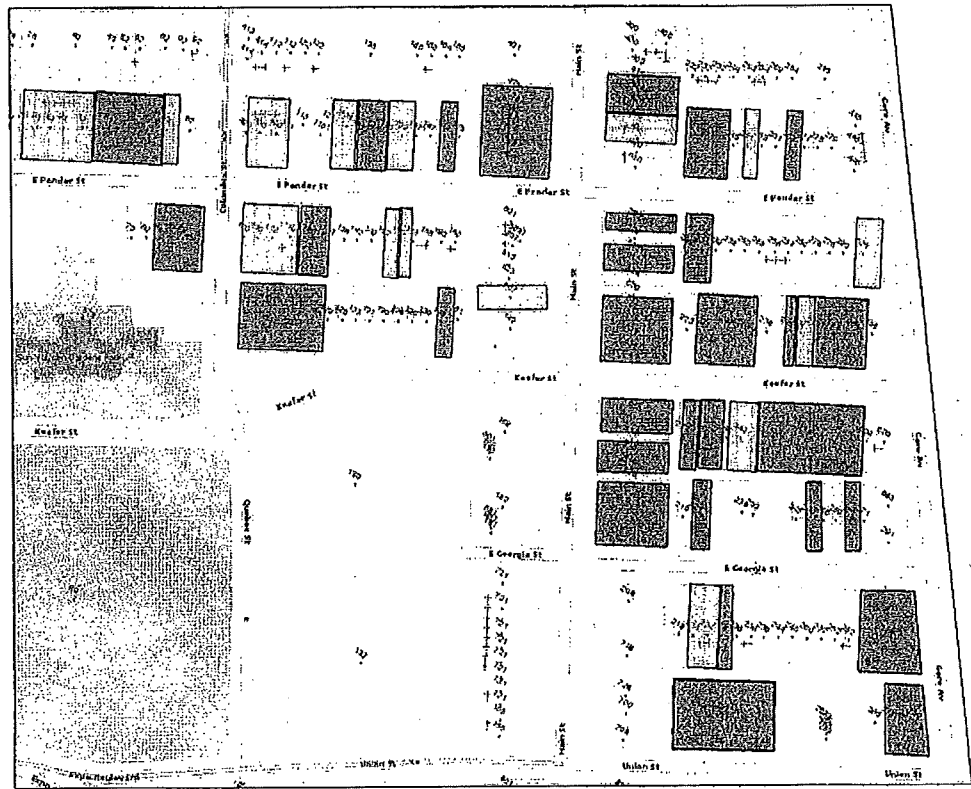
Fei Long Zhu

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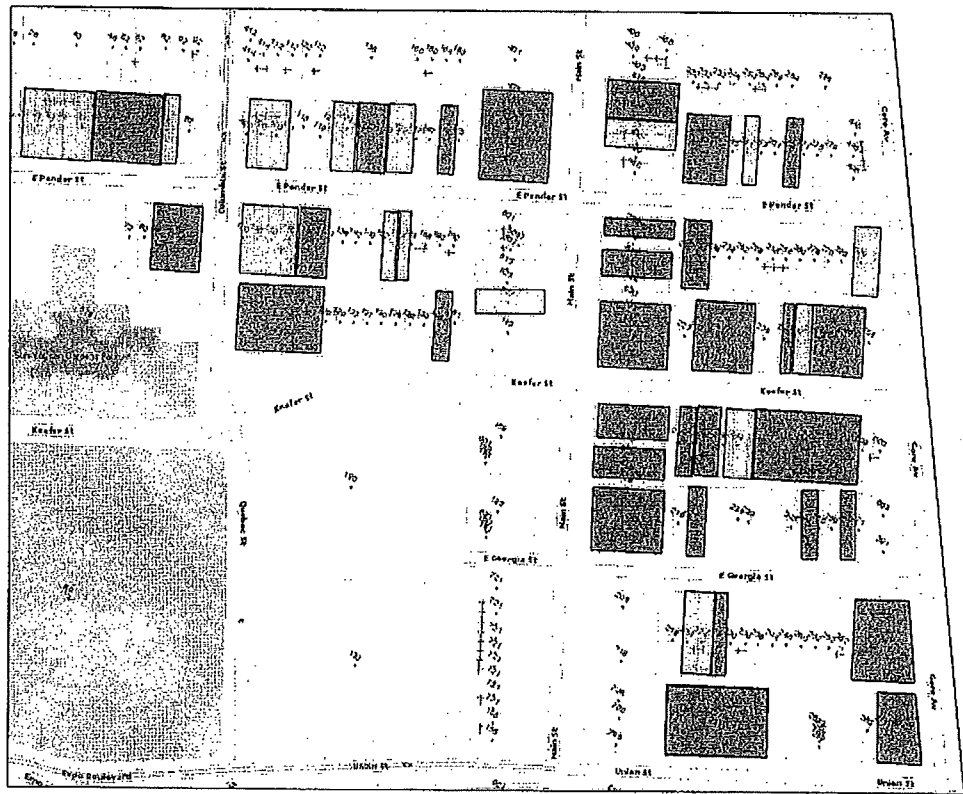
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MAY 12, 2018

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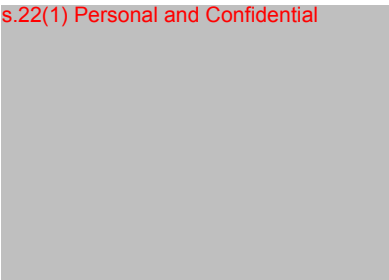
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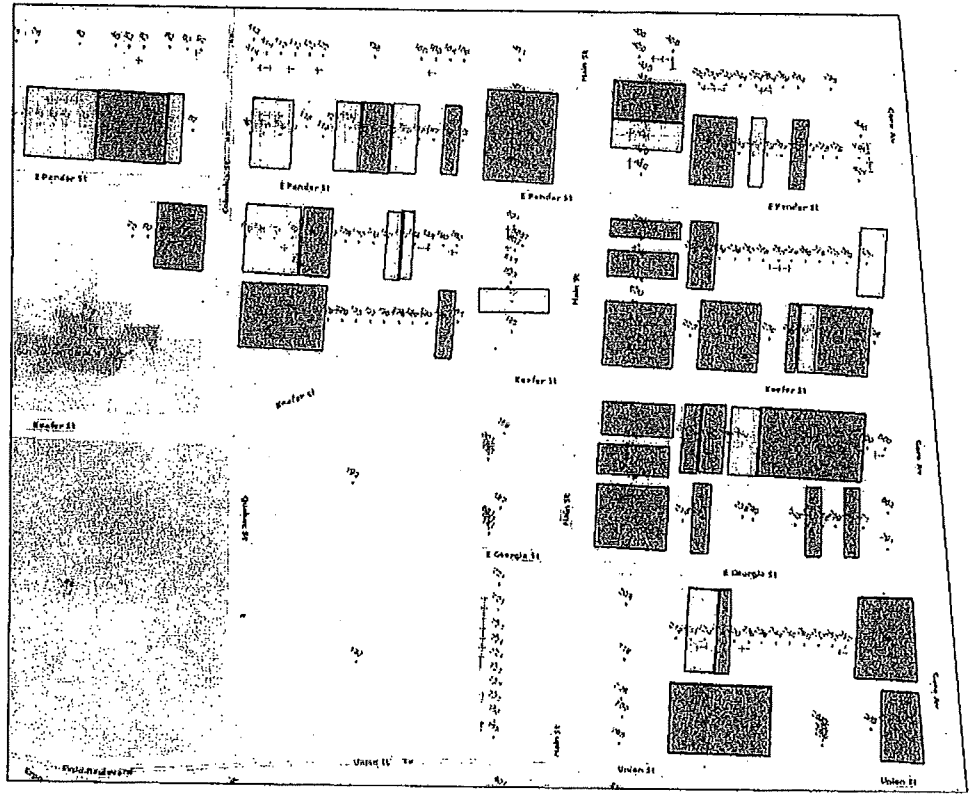
JOEY WONG

MAY 14/18

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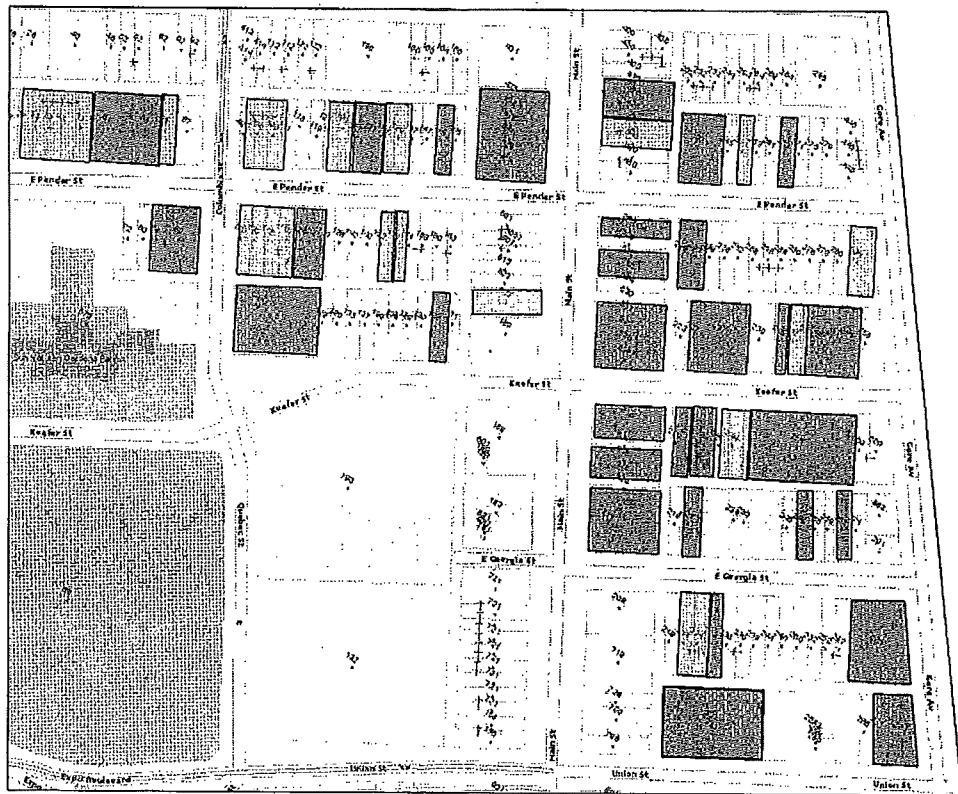
ALBERT FOK.

MAY - 12 - 2018.

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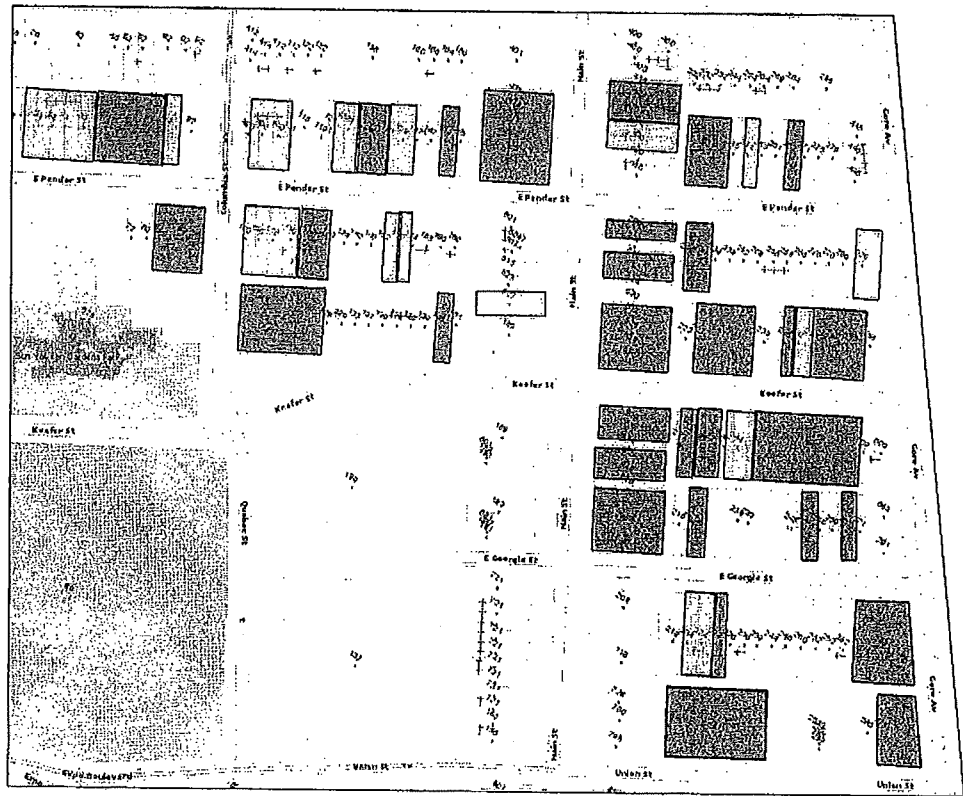
Guo Liang Ma

2018 05 12

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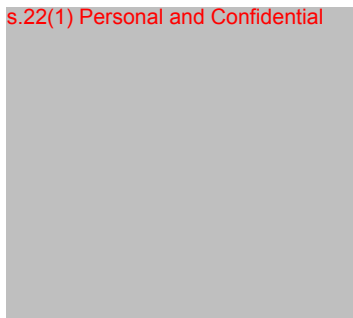
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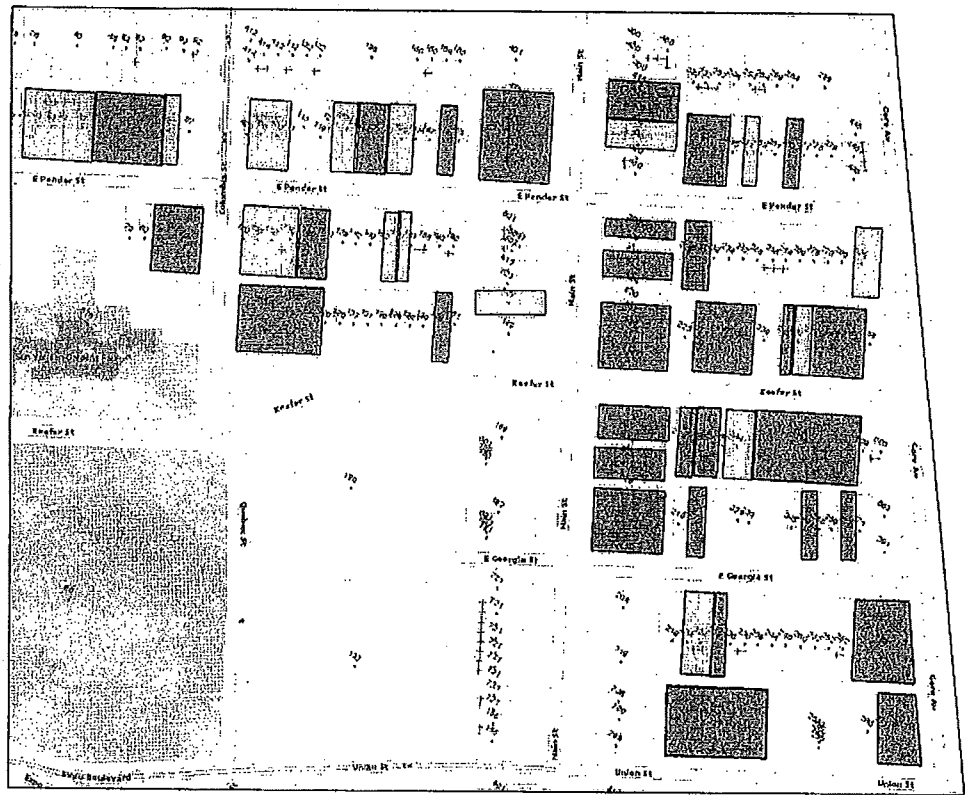
JILL LIANG JMW

12-5-2018.

VANCOUVER CHINATOWN MAP - CONCERNED VOICES OF PROPERTY OWNERS

LEGEND

- Chinese Society owned buildings
- Concerned Voices Property owners



Open Letter to the Vancouver Mayor, City Council and Planning Department from Chinatown Voices

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Our group includes property owners who represent over 50 per cent of the properties in Chinatown (see included map). We are neither anti- nor pro-development, but strongly believe that this de facto down-zoning is being carried out with unreasonable haste and without even minimally adequate consultation with key stakeholders, no matter their positions.

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<http://council.vancouver.ca/20180515/documents/p8.pdf>.

We are particularly concerned about the lack of community engagement and consultation with respect to what is clearly a major and comprehensive new neighbourhood plan, the scope of which many of us only learned about two weeks ago, a totally insufficient amount of time to digest its potential ramifications.

For example, the Vancouver Chinatown BIA Society and Vancouver Chinatown Merchants only became aware of the revisions to the policy days ago.

We need to acknowledge the conversation around Chinatown's future is richly diverse, noisy, and impassioned. We believe the wide range of interests we represent deserve the opportunity to be heard without the need to shout over others. We only ask for the time to:

1. Be consulted
2. Hear, face to face, why staff is considering these changes
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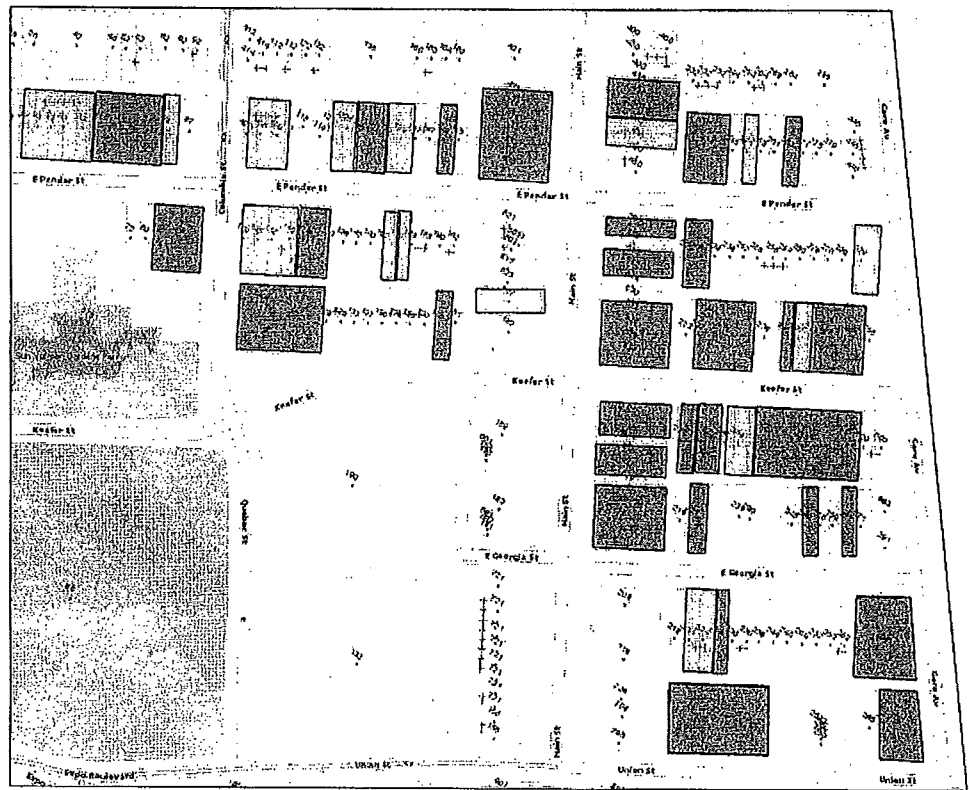
Baron Klaus Fricke von Hochgatz

5-12-18

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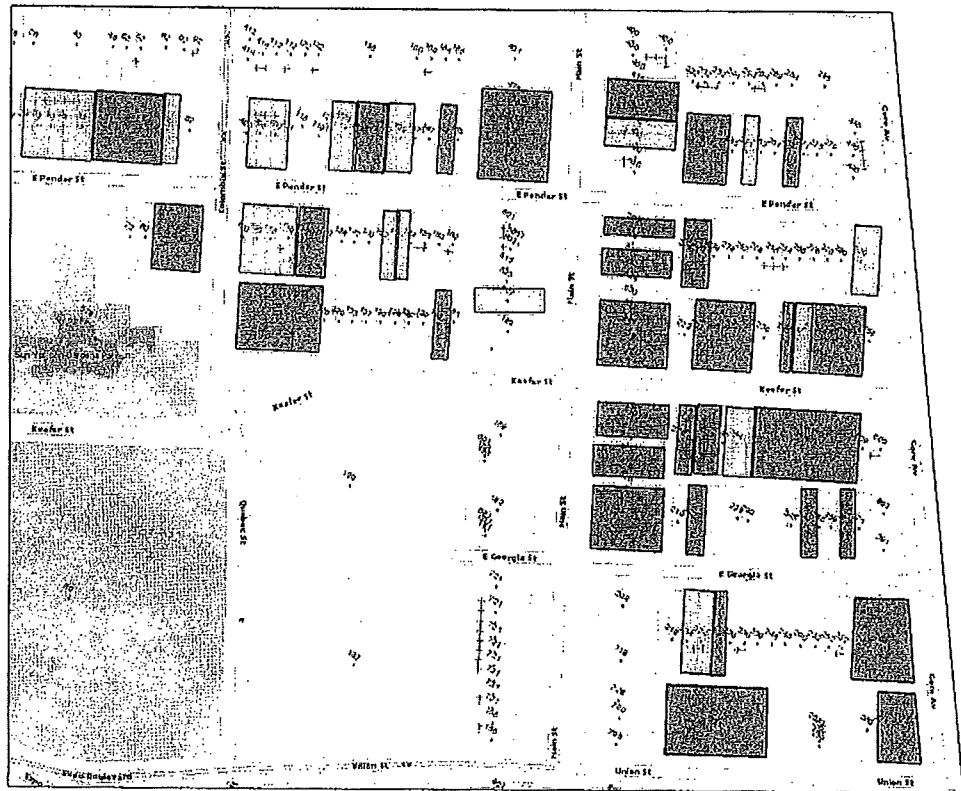
WILLIE CHAN

May 12th 2018

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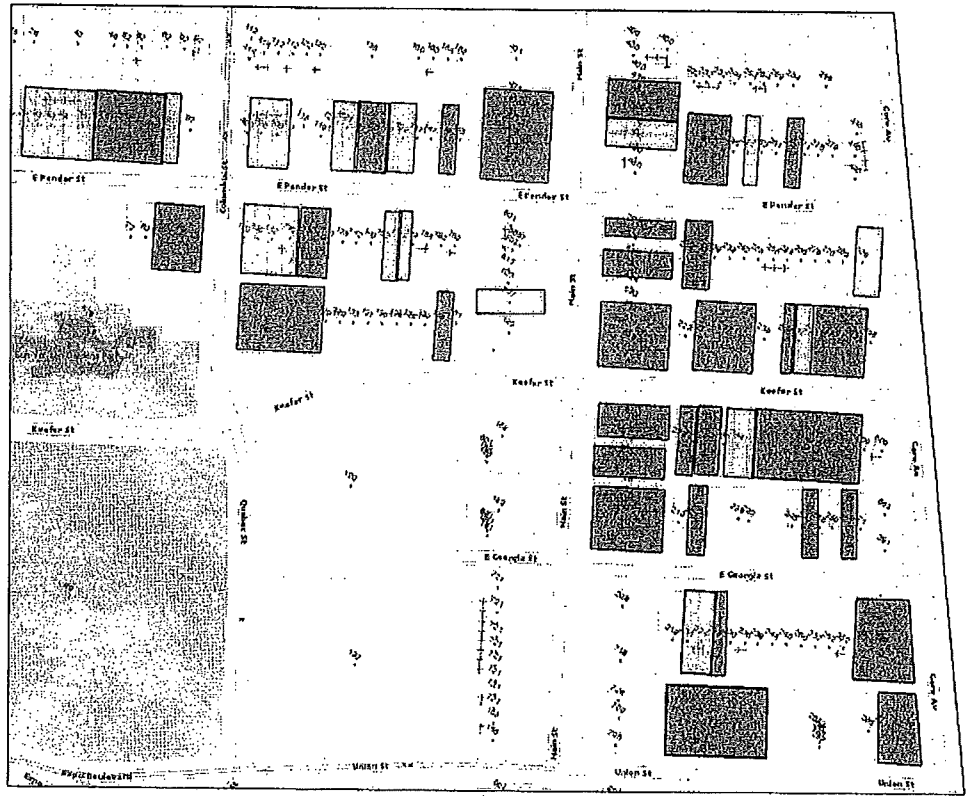
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2018/5/14

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14 May 2018

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May-14-2018 Harold Johnson

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MAY

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2018 5A 14 17

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CALVIN JANG

5/14/18

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2017 5 14

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DAVID WU

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May 14th 2018.

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May 14 2018 - Grandma's Jewellery Box *Brandy Kozue*
Chinatown
s.22(1) Personal and Confidential

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14/05/18

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May 14, 2018
Richard Sexto

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Vincent Law
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s.22(1) Personal and Confidential



2018. - 5月十四号

2018-5-14

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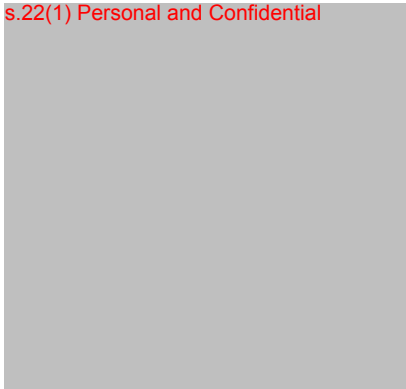
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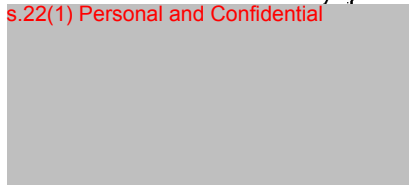
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Don Lee

May 13, 2018

Subject: I OPPOSE Adopting a Moratorium on Development in Chinatown

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14 / 5 2018
may

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Cai Lian Huang

2018-1-13

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13/may/18

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770 389.9785

MAY. 13. 2018

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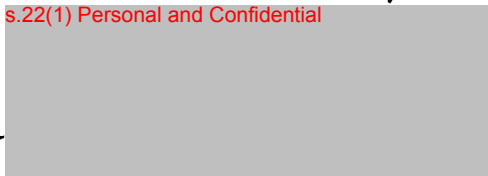
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2018 MAY 13

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2018-5A
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KAREN PAN G.

We need to acknowledge the conversation around Chinatown's future is richly diverse, noisy, and impassioned. We believe the wide range of interests we represent deserve the opportunity to be heard without the need to shout over others. We only ask for the time to:

1. Be consulted
2. Hear, face to face, why staff is considering these changes
3. Consider our own positions
4. Be heard, in turn, by staff

Let us return with thoughtful feedback on the current proposal, so that we can all have a civilized conversation about foreseeable impacts to residents, businesses, and real property.

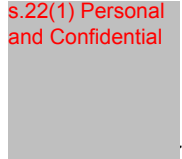
Above all, Chinatown Voices seeks to create a sustainable, vibrant Chinatown that will remain one of the jewels of the city. A thoughtful, carefully considered approach that takes the necessary time to weigh outcomes is a feature, not a bug and should not be rushed because the pitch of the debate has become overheated. We only want to find a way how we, collectively, can best achieve this for the whole community and collaborate on a Chinatown that honors history, heritage, culture and homes for all.

Respectfully,

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5, 12

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Micky CABUNG

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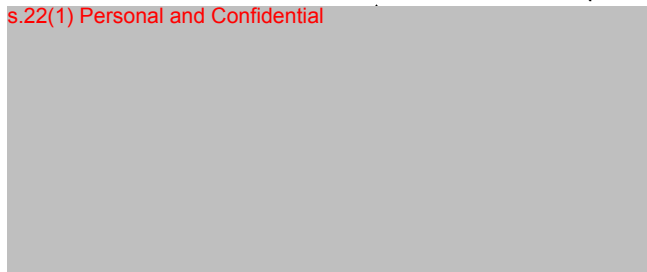
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Wing Chung Lee

13-2016

MAY

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Qi Ya LIANG

s.22(1) Personal and Confidential

MAY 12, 2018

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Jack

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2018.5.12

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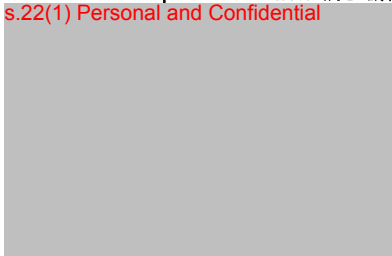
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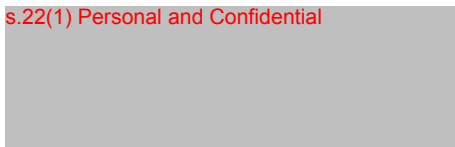
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12/5/2018

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12 May 2018

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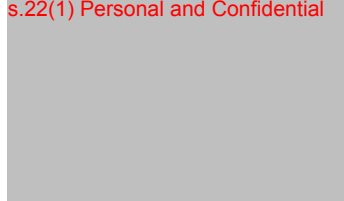
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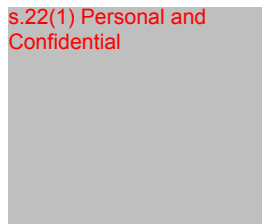
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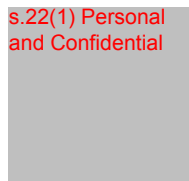
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2018 - MAY - 13

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2018 MAY 13

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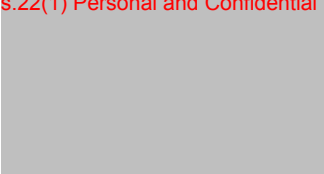
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2018 - May 12

Dragnea, Irina

From: Ron s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 9:26 AM
To: Public Hearing
Subject: Downzoning

As an owner of multiply properties in the DES I am once again frustrated by the lack of public consultation among stakeholders in this area. It seems that the Chinatown revitalization that we have observed over the last few years will be stopped by a knee jerk reaction on the part of the COV. This issue needs to be studied and all of the interested parties consulted. I am opposed to the downzoning of this area. It is important to make available more residential stock while at the same time protecting the unique heritage flavour of the area.

Ron Fisher

Eagleharbour Management

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