

## Burke, Teresita

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**From:** Mark Piron s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 20, 2018 5:32 PM  
**To:** Public Hearing  
**Subject:** Amendments to Chinatown zoning, design guidelines and policies

To Whom It May Concern,

Please register my comment (below).

Mark Piron

s.22(1) Personal and Confidential

I just moved to Chinatown and before that I was a long-term resident of neighbouring Strathcona. I am not opposed to increased density in order to help solve the housing crisis. However, continued housing speculation and the fact that housing is being used as a means to make money in Vancouver (vs. treating it as a human right) is deeply distressing to me - as is the complicity of many developers. So far developers offering to build a paltry amount of social housing has really done very little to solve the crisis, while their condos continue to sell for overly inflated prices. Vancouver's living wage in no way reflects the current cost of rental housing, which is much needed. I believe only stringent regulation and conscientious future planning on the part of the City can address this.

I have long felt that the City of Vancouver has failed to plan and control development effectively and that we are seeing the results of this throughout Vancouver. Development must be far more regulated if we are to prevent the gap between rich and poor widening. Chinatown can and must become a place that caters to all members of the community - particularly the existing working class and long established Chinese communities.

Yours Sincerely,

Mark Piron

## Dragnea, Irina

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**From:** Megan Lau s.22(1) Personal and Confidential  
**Sent:** Sunday, June 17, 2018 11:09 AM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear Mayor Robertson and Council,

I am writing regarding Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies. First of all, I would like to acknowledge the tremendous amount of work and time that council, staff, and the community has put into the new zoning policies for Vancouver's Chinatown. The plan is headed in the right direction, and demonstrates a collective desire to preserve what is unique and culturally valuable in Chinatown.

My letter today is to ask for a plan that supports the development of social housing and protects existing affordable housing and commercial spaces. Seniors housing is desperately needed, and though middle-class families and professionals have moved into Chinatown and Strathcona, the median family income in Chinatown remains less than \$20,000 annually. I support a policy that makes all applications for dwelling use in Chinatown to be conditional unless it is 100% social housing.

This could alleviate the pressures of that more condo towers with units for sale and/or as market rentals will put on the low-income residents of Chinatown and the Downtown Eastside. The further displacement of seniors and low-income families out of Chinatown is not acceptable, does not reflect our values as a community, and further threatens the fragile fabric of this important neighbourhood.

Again, I urge you to support measures that will curb the development of market condos, and instead advocate for social housing in a city that needs it now.

Regards,  
Megan Lau

s.22(1) Personal and Confidential



## Dragnea, Irina

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**From:** Dawn Hopkins s.22(1) Personal and Confidential  
**Sent:** Thursday, June 14, 2018 10:34 AM  
**To:** Public Hearing  
**Subject:** Amendments to Chinatown Zoning

Dear City Council,

I am writing to provide my feedback on the proposed changes to the Chinatown zoning.

As an owner of a unit in the 188 Keefer building, I feel that development in the neighbourhood should be encouraged, particularly considering the Northeast False Creek community plan which will see huge changes (and very large condo developments) mere blocks away. It makes little sense to me that the city would want to continue the ghettoization of the area, when new development brings residents that will help support local businesses.

It seems like a few very loud voices protesting the changes to the neighbourhood have caused fear among City Council, who are in turn harassing developers with unreasonable requests and delays. Take for example the Beedie Group who had proposed a lovely, and quite small scale project for the corner of Keefer and Columbia. Currently that location is a vacant lot covered in garbage, which does not seem like a valuable use nor does it benefit local residents.

If the City of Vancouver wants to address the housing crisis, perhaps you might consider approving new developments and addressing the delays at City Hall.

Sincerely,

Dawn (Concerned Owner)

## Hildebrandt, Tina

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**From:** Nancy L. Bragg  
**Sent:** Monday, June 25, 2018 2:38 PM  
**To:** Public Hearing  
**Cc:** Nancy L. Bragg; Jenny.Kwan.C1@parl.gc.ca; Jenny.Kwan.A2@parl.gc.ca; Jenn Allan; Wendy Pedersen; fraser.fraser.stuart@gmail.com; Nicholas Ellan; Maria Wallstam; PICKET THE PIDGIN  
**Subject:** slightly edited \* Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Chinatown and vicinity needs to remain as much a visual tribute and reminder of all the Chinese, Japanese, persons of colour, & other cultures that have been here more than 75 - 100 yrs. Places of pride remembering the traditions of their ancestors.

\*for Vancouver BC to be awesome! (which it hasn't been since before the current liar of a mayor and council were elected)

a reminder of all that the chinese and all Asian people persons of colour, have gone through, since they 1st began arriving.

\* I am Vancouver Born. My parents were both born in the prairies, during the depression! My paternal grandfather, my great uncle & uncle had businesses in Vancouver. My father in Vancouver & North Vancouver had businesses. Were all land owners.

\*My paternal grandparents, their children & the great uncle arrived in Vancouver approximately 90 yrs ago. Yes they are gone.

\*Vancouver needs more welfare rated & low OAP & disabilities " social housing " Not market value anything.

\*someone needs to take a stand, to continue standing up to Those who think they are like the imbecile in the White House, presently the mayor of Vancouver \*Who are clueless to what it is to have to ask to ride on the bus for free.

\*have never attempted to exist on basic welfare.

\*That developers be philanthropic

\*no modern architecture, cultural friendly

\* continuity to buildings of 50 + yrs.

\*That all buildings be earthquake safe or retrofitted to be so, without renovations, or increases in lease rates.

Stantec is too large a conglomerate to appreciate what the TRULY under \$50,000.00 needs. Chinatown needs to continue looking HOW it has the last 25 ro 100 yrs and longer.

\* That Mom & Pop businesses can continue where they are as they have been

- I have learned only the name of the architectural firm of the developer is known.
- How is it that the spineless coward(s) can do this? answer me, tell these attendees.
- Is that the 5 or 6 times losing Beedies are trying again.?
- They have philanthropic endeavours in places like Sri Lanka.
- This is the basis of what I will say Stantec

**Compassion is not religious business,**

**it is human business,**

it is not luxury,

it is essential for our own peace and mental stability,

it is essential for human survival.

-- Dalai Lama XIV

yours truly

Nancy Bragg

## Hildebrandt, Tina

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**From:** Bee Woo s.22(1) Personal and Confidential  
**Sent:** Monday, June 25, 2018 12:00 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hello,

I cannot speak at the hearing because I have a 6 month old daughter that sleeps at 6pm. However if I could be at the hearing, I would urge that the City only give conditional permitting/approval to developers unless the permits/approvals are for 100% social housing.

I have lived in Vancouver all my life as a second generation immigrant. My grandfather and grandmother worked in Chinatown and when my brother and I were born, they took us to Chinatown every day because they enjoyed hanging out in a neighborhood that reminded them of their own home in Hong Kong. When my grandmother passed, my grandfather moved into a room at May Wah Hotel (a SRO in Chinatown).

I believe in saving Vancouver's Chinatown from development of high rises as this is a place with cultural significance and prone to gentrification; changing the landscape and culture of Chinatown would be detrimental to the unique heritage in this neighborhood. Protecting Chinatown is akin to protecting my family, protecting my memories and protecting my Chinese heritage, all of which I am dedicating my life towards. I want to show my daughter Chinatown one day when she is older and show her the areas I visited as a child instead of pointing to a high rise and telling her what used to exist in its place.

Vancouver's Chinatown can be a profitable business - tourists from around the world come to visit; however the Vancouver government has not developed it in a culturally appropriate way. We should be encouraging more Chinese activities such as a Chinese Farmer's Market for seniors living outside of Chinatown to sell their vegetables for a few hours every Sunday; next to outdoor activities where seniors can play mahjong or teach the younger generation how to play. There are many ways to monetize Chinatown while maintaining its culture and building high rises is not the way to go.

I am strongly opposed to allowing any high rises or developers any unconditional approval for building as if my entire household of 11 people (husband, mother, father, brother, sister-in-law, father-in-law, mother-in-law, brother-in-law, brother-in-law's wife, and brother-in-law's adult sons).

I hope the City government stops gentrifying Vancouver Chinatown and instead decides to promote the culture and heritage there with culturally appropriate buildings and ample social housing for the Chinese seniors living in Chinatown's SRO's.

Thank you,

Benisa

**Hildebrandt, Tina**

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**From:** Anita Vu s.22(1) Personal and Confidential  
**Sent:** Monday, June 25, 2018 10:26 PM  
**To:** Public Hearing  
**Subject:** Protect Chinatown from Real Estate Speculation

There needs to be zoning changes to protect Chinatown. We need to protect the historic nature of the neighborhood. We need stronger protection to prevent lot protections and encourage social housing while retaining existing structures for affordable housing and commercial spaces.

Thanks,  
Anita Vu