

Chinatown zoning

July 4, 2018

1. Stronger policies to prevent lot consolidations

Max 25ft or existing lot width

Staff policy proposal

HA-1: Outright 50ft wide

HA-1A: Outright 75ft wide

Reasons offered:

- “Want to encourage development”
- HA-1A is less important than HA-1
- 75ft in HA-1A can allow for underground car parkades

Why we need stronger lot consolidation prevention policies

- Curb speculation via lot assemblies
- Retain historic fine-grain lot patterns
- UNESCO application is for entire Chinatown HA-1 and HA-1A
- Built heritage and intangible heritage should be prioritized before car storage

Chinatown's median lot width is 25ft

Both (140 lots)

25ft: 57% (80 lots)

50ft: 22% (31 lots) - Proposed max lot width for HA-1

55 to 75ft: 12% (17 lots) - Proposed max lot width for HA-1A

Above 75ft: 9% (13 lots)

Majority of Chinatown lots are under <50ft wide

HA-1 (59 lots)

25ft: 63% (37 lots)

50ft: 24% (14 lots) - Proposed lot width for HA-1 in new policy

Above 50ft: 14% (8 lots)

HA-1A (82 lots)

25ft: 52% (43 lots)

50ft: 21% (17 lots)

} **73% under 50ft (60 lots)**

55ft to 75ft: 11% (9 lots) - Proposed lot width for HA-1A in new policy

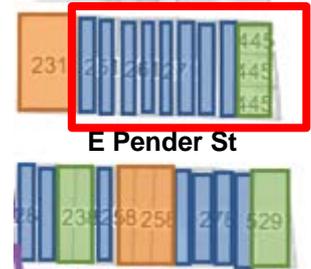
Above 75ft: 16% (13 lots)

E Pender St (HA-1) - Staff proposal up to 50ft



Occupants:

- Forum home appliances
- Kam Wai Dim Sum
- Topper poultry
- Kissa Tanto
- Clan society



Keefe St (HA-1A) - Staff proposal up to 75ft



Occupants:

- Maxim's bakery
- Sun Fresh bakery
- Chinese meat shop
- Affordable green grocer
- Clan society
- Incense shop
- Herbal shop

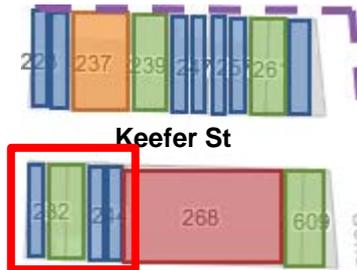


Keefe St (HA-1A) - Staff proposal up to 75ft



Occupants:

- Clan societies
- Herbal shop
- Kent's kitchen
- Gain Wah restaurant
- SROs

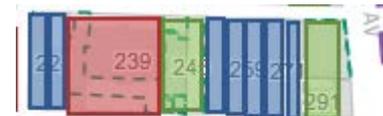


Keefe St (HA-1A) - Staff proposal up to 75ft



Occupants:

- Homeware store
- Herbal shop
- Phnom Penh
- Green grocers
- Clan society



E Georgia St



Keefe St (HA-1A) - Staff proposal up to 75ft



Occupants:

- Green grocer
- Herbal shop
- Affordable housing

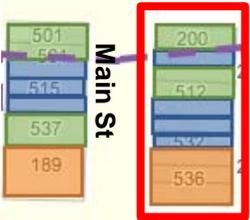


Main St (HA-1A) - Staff proposal up to 75ft



Occupants:

- Herbal shops
- Pharmacy
- Boss bakery
- Rhinofish
- Souvenir shops
- Tea shop



2. Dwelling use conditional unless 100% social housing

Staff actually proposed dwelling use conditional in March 2018

Proposed changes to Chinatown development policies - technical summary table
Updated March 2018

The following table outlines the draft proposal that has been developed based on community feedback. These proposed changes will be presented to City Council for approval in the near future.

Rezoning Policy for Chinatown South (HA-1A)		
	Existing	Proposed
Maximum height	120 feet 150 feet (Main Street sub-area)	Rescinded, height above 90 feet and site width over 75 feet are no longer recommended. Using this tool to achieve public benefits is also no longer recommended. Other tools will be used to fund public benefits.
Width of development sites (Site Frontage)	Suggested development site width of 75 feet to 125 feet	
Achieve public benefits through community amenity contributions	On-site or cash contributions towards heritage, cultural, social housing or affordable housing projects.	
Zoning District HA-1 - Historic Pender Street		
	Existing	Proposed
Maximum height	80 feet (outright) 75 feet (conditional)	No change
Maximum number of floors	No maximum	5 storeys (at 50 feet tall) 7 storeys (at 75 feet tall)
Maximum density (FSR)	No maximum	1.0 FSR (outright) 4.8 FSR (conditional)
Land use	Choice of use, no minimum or maximum requirement Dwelling uses (outright)	Maximum 2.95 FSR residential, except for 100% social housing projects Minimum 1.5 FSR non-residential required, except for 100% social housing projects Dwelling uses (conditional)
Ground-floor use	Choice of use	No residential use (except for entrances)
Width of development sites (site frontage)	No maximum	50 feet maximum (or existing)
Width of storefronts	25 feet to 49 feet	25 feet maximum
Mezzanine floor and laneway retail	No requirement	Exempted from being counted toward maximum number floors Including a retail mezzanine and laneway retail will help a development achieve maximum FSR (since residential use is limited)

Proposed changes to Chinatown development policies - technical summary table
Updated March 2018

HA-1
Land use
Proposed

Maximum 2.95 FSR residential, except for 100% social housing projects
Minimum 1.5 FSR non-residential required, except for 100% social housing projects
Dwelling uses (conditional)

HA-1A
Land use
Proposed

Maximum 3.5 FSR residential, except for 100% social housing projects
Minimum 1.5 FSR non-residential, except for 100% social housing projects
Dwelling uses (conditional)

Staff changed policy when developers & property owners complained in April 2018

----- Forwarded message -----

From: Local Area Plan <dtesplan@vancouver.ca>

Date: Fri, Apr 20, 2018 at 4:36 PM

Subject: Chinatown Policy Changes - amended proposals

To: Local Area Plan <dtesplan@vancouver.ca>

Hi everyone,

We sincerely appreciate the significant commitment by many people who have given their valuable time to attend our consultation sessions over the last few months. We have heard your input and suggestions on proposals to adjust the zoning and development policies for Chinatown. It appears we all want to achieve a balanced approach to development which brings new life to the area but also protects valuable cultural assets which we all treasure. These policy changes need to ensure the ongoing viability of local community serving businesses and affordable homes for those who wish to live in the area.

After considering the numerous comments and recommendations we have amended the draft proposals. In summary these amendments include:

- Removing the 1.0 FSR outright proposal;
- Removing the 3 metre lane setback and lane activation concept;
- Changing the Dwelling Uses from conditional to outright; and
- Clarifying the draft proposals to support all opportunities for residential development (either/or affordable or market types of rental, strata or social housing).

· Changing the Dwelling Uses from conditional to outright; and

It is hoped that you will consider these changes and let us know if you feel these better reflect the approach you prefer.

We will continue to update you of progress going forward and let you know when the staff report goes forward for Council consideration.

Regards,

Downtown Eastside Planning Team

Why dwelling use should be conditional

1. **A lot of dwelling units built or in pipeline in and around Chinatown**
 - a. 110% increase in dwelling units since 2011 HAHR (550 units). Only 22 units of seniors housing.
 - b. NEFC will activate thousands of dwelling units of different tenures and price points
2. **The market will always prioritize the most profitable use, i.e. market condos and rentals**
3. **Priority should be to incentivize owners to:**
 - a. Retain and renovate existing affordable housing and commercial space
 - b. Build social housing
 - c. “Earn” the ability to build dwelling units at the discretion of the DP board
 - d. Curb speculation



THE PEOPLE'S VISION FOR CHINATOWN 華埠人民願景

由社區主導的社會和經濟發展策略
A Community Strategy for Social and Economic Development

華埠行動小組
Chinatown Action Group

唐人街關注組
Chinatown Concern Group

Vancouver's Chinatown is located on the traditional and unceded territories of the x̣m̄əθk̄w̄əȳəm (Musqueam), Sk̄wx̄wú7mesh (Squamish), and sə́lilwətaʔt̄ (Tsleil-Waututh) peoples. Before colonial settlement, this area was home to an ancient Squamish site called Luck Luck EE (Grove of Beautiful Trees), named after the maple tree grove that had grown there before being clear cut. This community was displaced by the encroaching industrial and corporate development of the city we now know as Vancouver.

Chinatown became the place where Chinese workers found shelter and safety from discrimination and violence by white settlers and the government. These Chinese workers toiled alongside Indigenous, Japanese, Black, and other working-class people on the railroads, in the sawmills, and in the canneries. The paid and unpaid labour of these workers and their families built the city.

Chinatown and the Downtown Eastside continue to be a place of safety and belonging for not only Chinese working-class people, but also for Indigenous peoples who have been dispossessed of their homelands, for new immigrants, and for other working-class people. Our struggle for social and economic justice in Chinatown is inseparable from the struggle against colonization, racism, dispossession, and displacement everywhere.

We carry forward our shared history of resilience, resistance, and solidarity. We struggle alongside Indigenous peoples, communities of colour, and working-class people across the region for our right to remain in our neighbourhoods without fear of displacement.

溫哥華華埠位於西岸原住民(x̣m̄əθk̄w̄əȳəm (Musqueam), Sk̄wx̄wú7mesh (Squamish), and sə́lilwətaʔt̄ (TsleilWaututh) 的傳統和未割讓的領土。在殖民之前，此地區名叫“碌碌宜”（意思為“美麗的樹林”），因當年長在這裡，但現今以被砍伐的楓樹林而得此名。而這個社區，就被我們現今稱為溫哥華的城市工業和商業發展而逼遣。

華埠逐而發展成面對著白人定居者和政府的歧視和暴力的華工能得到庇護的地方。這些華工在鐵路、鋸木廠和罐頭廠裏，和原住民、日本人、黑人等其他勞工階層做苦力工。這個城市就是由這些授薪和無薪的工人和他們家庭勞動而建的。

華埠和溫市中心東段仍然是一個對於不只是華人勞工階層，還有被逼遣的原住民，新移民，和其他勞工階層的安居地點。我們為了華埠社會和經濟公義的鬥爭，離不開反殖民，反種族歧視，反剝奪，和反逼遣的鬥爭。

我們延伸著共有的不屈，反抗，和團結的歷史。我們和原住民，少數族裔社區，和勞工階層人民並肩作戰，為無需怕被逼遣的居住權利而鬥爭。

Chinatown Action Group (CAG) and Chinatown Concern Group (CCG) are intergenerational community organizations based in Vancouver Chinatown.

Chinatown Action Group is a collective of people of Chinese descent fighting for social justice in Chinatown and building a progressive left voice within the Chinese community.

Chinatown Concern Group is an organization of Chinese residents in Chinatown and the Downtown Eastside working to address neighbourhood issues. CCG is supported by the Carnegie Community Centre Association.

This work was carried out with the aid of a grant from the Freedonia Cooperation.

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華埠行動小組和唐人街關注組是建基於溫哥華華埠的跨代社區組織。

華埠行動小組是一個由華人組成的社區團體，專注於溫哥華華埠社會公義的推動工作，為華人社區建造進步的左翼聲音。

唐人街關注組是一個由溫哥華華埠和市中心東段的華裔居民組成的社區團體，專注於解決社區裏面的問題。唐人街關注組是由卡諾基社區中心組織支持。

感謝Freedonia合作社的撥款，讓我們能夠推行這些工作。

照片來源 Lenée Son.
照片來源，第11和24頁：Nat Lowe.



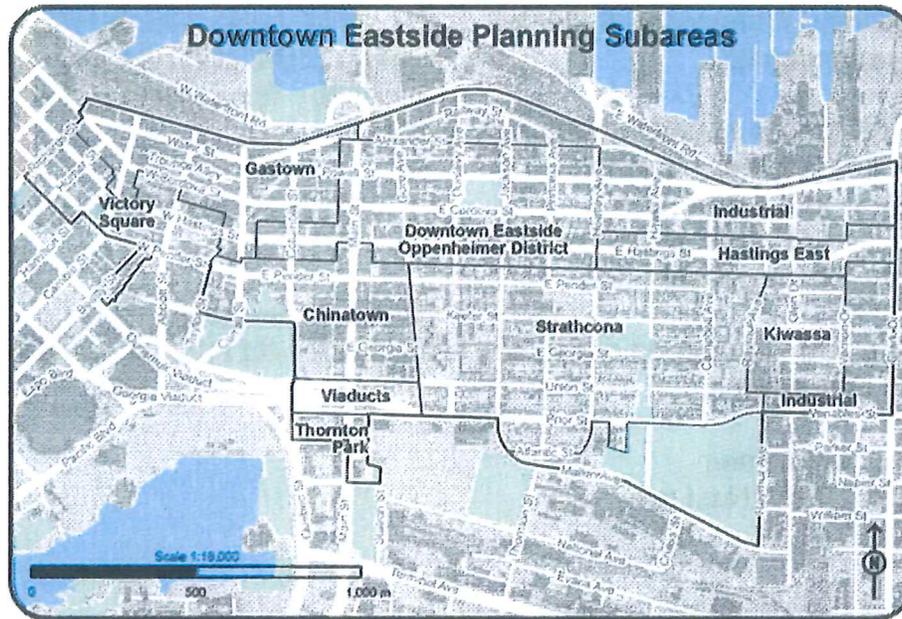


Image source: City of Vancouver 來源：溫哥華市政府。

The City of Vancouver designates Pender Street and Hastings, Georgia, Gore, and Taylor Streets as the official “borders” of Chinatown. But physical boundaries are only one way to define and understand Chinatown.

溫哥華市政府定義片打街、喜士定街、喬治亞街、哥爾街、和Taylor街為華埠的官方“邊界”（請看上圖）。但是地理界限只是定義和了解華埠的其中一種方法而已。

PART I: Introduction 第一篇 – 引言

- 6 **What is the People's Vision for Chinatown?**
《華埠人民願景》是什麼？
- 7 **Who developed the People's Vision for Chinatown?**
《華埠人民願景》是誰構寫的？
- 8 **Why do we need a People's Vision for Chinatown?**
為什麼需要《華埠人民願景》？
- 10 **How did we develop the People's Vision for Chinatown?**
《華埠人民願景》是怎樣構寫出來的？

PART II: Issues 第二篇 – 問題

- 12 **We want to stay in Chinatown, but it is becoming unaffordable.**
我們想留居在華埠，但這裡越來越負擔不起。
- 13 **Our housing needs are not being met.**
我們的居住需求沒有得到滿足。
- 14 **We feel increasingly isolated.**
我們感覺越來越被孤立。
- 15 **We worry about safety.**
我們擔心治安問題。
- 16 **We feel that we have no power in the decision-making processes that govern our community and society at large.**
我們感到在自己社區和社會裏的決策過程中沒有話語權。
- 17 **We face racism and discrimination in our everyday lives.**
我們每天面對著種族主義和歧視。

PART III: Solutions 第三篇 – 解決辦法

- 18 **We want social housing and affordable housing in Chinatown.**
我們要求在華埠建設公共房屋。
- 19 **We want affordable, intergenerational community spaces and educational programs.**
我們要求可負擔的跨代社區空間和教育節目。
- 20 **We want collective and democratic decision-making.**
我們要求民主的集體決策過程。
- 21 **We want affordable and accessible retail.**
我們要求可負擔和合宜的零售商。
- 22 **We want to feel safe in our neighbourhood.**
我們要求在自己社區裡感到安全。
- 23 **We want preventive health and social services that cater to seniors and poor people.**
我們要求服務長者和貧民的預防保健和社會服務。
- 24 **Join us in action. 加入行動**



What is the People's Vision for Chinatown? 《華埠人民願景》是什麼？

The People's Vision for Chinatown is a strategy for the social and economic development of Vancouver Chinatown. It is centered around the needs of the community members of Chinatown and the solutions they have identified for sustaining the existing neighbourhood. It is a call to action for our Chinatown community and all the people of Vancouver, including our elected officials at all levels of government.

Unlike other reports and plans about Chinatown, the People's Vision for Chinatown proposes not just buildings and parks, but also ways to develop democratic decision-making and the leadership capacity of community members. Communities across Vancouver want to lead decision-making for their neighbourhoods and the Chinatown community joins their voices.

《華埠人民願景》是一個關於溫哥華華埠的社會和經濟發展策略。它圍繞著華埠區民需求，和他們提出的解決辦法，以維繫社區。它呼籲華埠社區，所有溫哥華市民，和所有級別政府官員參加行動。

《華埠人民願景》和其它有關華埠的報告和計劃不一樣，不只是提出要建設房屋和公園，而進一步提出方法來培養社區裡的民主集體決策過程，和社區居民的領導能力。溫哥華許多社區社群欲主導自己社區裡的集體決策過程。華埠社區加入他們這些訴求聲音。





Who developed the People's Vision for Chinatown? 《華埠人民願景》是誰構寫的？

The People's Vision for Chinatown was developed by Chinatown Action Group and Chinatown Concern Group through two years of outreach with Chinatown residents, businesses, and community members. We spoke with residents who have lived in the neighbourhood for years, workers who come from as far as Prince George, and community members who take the bus to visit and run errands in Chinatown as often as every day. Through our outreach, we found that Chinatown remains the centre of a predominantly working-class Chinese community that extends across Vancouver and even the province.

The People's Vision for Chinatown reflects all of these perspectives, but especially the perspectives of residents of Chinatown and nearby neighbourhoods. As the area becomes more desirable and property values increase, Chinatown residents - those who live within the boundaries of Chinatown as defined by the City of Vancouver - are the part of the community that is most likely to be displaced. Compared to the city and regional population, Chinatown residents are disproportionately likely to be poor, immigrant, senior, to speak a primary language that is not English, or to have not completed secondary school. This is also true for residents of nearby neighbourhoods, such as Oppenheimer and Strathcona, many of whom identify themselves as Chinatown community members and rely on Chinatown services and businesses for their everyday needs.

《華埠人民願景》是由華埠行動小組和唐人街關注組，經過長達兩年，包含了居民、商店、和社團的詢問而構成的。我們詢問過在區裡居住了多年的居民、從喬治太子鎮遠道而來的工人、和差不多每天都會乘搭巴士來到華埠辦事或遊覽的市民。通過這個詢問過程，我們發現華埠至今還是全市甚至是全省的華人勞工階層的根據地。

《華埠人民願景》反映了以上所有的觀點，尤其是華埠和附近社區居民的觀點。正當華埠變得越來越吸引人，而樓價又越漲越高時，華埠居民－那些住在溫市政府所定義的華埠範圍之內的人－就是最有可能被逼遷的群體。相比於溫市和地區的人口，華埠居民有更大可能會是窮人、新移民、長者、主要語言不是英語的人、或未從中學畢業的人（表1）。

附近 Oppenheimer 和 Strathcona 區的居民人口也有相似的比例，而這些居民很多都視自己為華埠社區的一分子，和依賴華埠的商店和服務來滿足他們的日常需要。



Why do we need a People's Vision for Chinatown? 為什麼需要《華埠人民願景》？

Rising property values and rents are slowly displacing the Chinatown community. Three out of every five Chinatown residents are poor and nearly every benevolent society offering affordable housing has a waitlist, yet the vast majority of housing being built in the neighbourhood is at market-rates. Long-time cafes and grocery stores can no longer afford the increased commercial rents, and expensive restaurants, boutiques, and banks have opened in their place.

Less than a century ago, Chinatown was an internal colony. Chinese workers laboured in mines and on the railroads, and then in sawmills, canneries, laundries, groceries, restaurants, and domestic service, even while they were subjected to legislated discrimination and physical violence from white settlers. From the 1800s through the 20th century, municipal, provincial, and federal governments disqualified Chinese residents from voting in elections; prohibited new immigration from China; restricted Chinese workers and businesses; and segregated Chinese residents into undesirable locations, including Vancouver Chinatown. Chinese residents endured by building housing, schools, businesses, and community associations together in Chinatown.

土地價格和租金的上升逐漸將華埠的區民逼出社區。在每五個華埠居民裏，有三個是低下階層人士。所有提供可負擔住房的中華會館都有等候名單，但是絕大部分興建在區裡的房屋，卻是市價房。區裡的老餐廳和菜市場負擔不起上漲的租金，而被昂貴的餐廳、精品店和銀行取代。

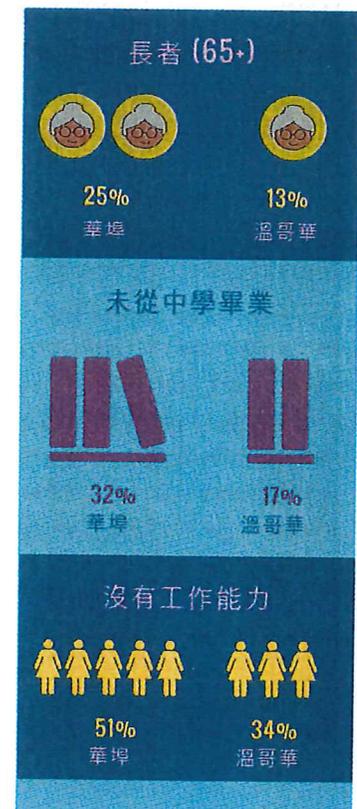
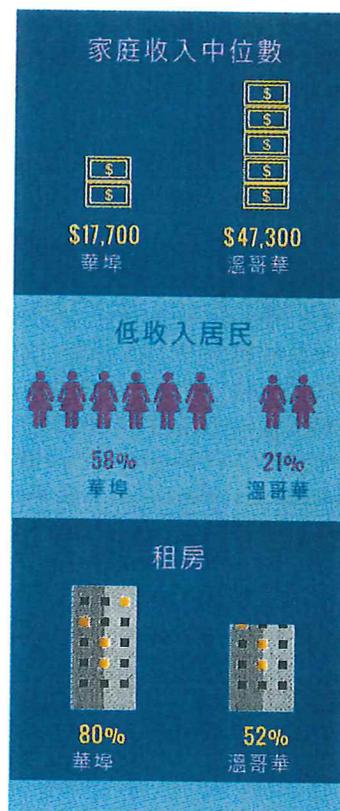
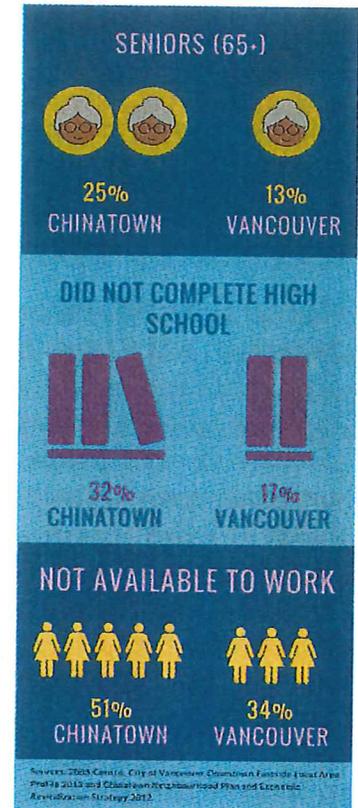
在不過一個世紀前，華埠是個內部殖民地。華工受著法律上的歧視和白人定居者的暴力，在礦場、鐵路、鋸木廠、罐頭廠、洗衣店、菜市場、餐飲和等行業勞動。從1800年代直到二十世紀中期，市、省、和聯邦政府不允許華裔居民在選舉裏面投票。政府實施措施禁止從中國來的新移民，限制華工和華裔商業並將華裔居民隔離到包括溫市華埠等邊緣地點。而華裔居民就以在華埠建立房屋、學校、商店、和中華會館，來抗衡這種對待。

今時今日，華埠的土地對於投資者和地產發展商來說，越來越有價值。附近的市中心地區經過去工業化和緻密化，工廠和倉庫已經被大樓代替了。在奇化街的碳燃氣工廠又關閉了。當溫哥華的邊界往東南遷移時，華埠已經不再是位於城市的邊緣，而是在它的中間。這個位置令華埠變得越來越受歡迎，但是勞工階層就無法負擔租金的上漲。現有的政策對社會經濟的不平等，就有加無減。城市分區和稅收政策重視房地產投機和發展的利潤，忽略賺取薪水和交租的區民。文化遺產政策就只是專注保護文物，而不是社區裡面的人民。

我們需要一個服務居民—特別是那些最有可能被貴族化逼遷的區民—的華埠社會和經濟發展計劃。我們的居民最需要留居在華埠。華埠並不是一堆老房屋和帶有異國風情的路牌，而是一個活生生，用了超過一百年的時間來建設的社區。這個社區讓我們華人，即使是低下階層人、移民、長者、不會講英語、或因為其它原因被社會排斥的人，都可以獨立生活的社區。我們因為組織起來爭取居留權，而構寫《華埠人民願景》。

Today the land in Chinatown is increasingly valuable to investors and developers. The adjacent downtown area has densified and deindustrialized, with towers replacing factories and warehouses. The coal gas manufacturing plant on Keefer Street has closed. As the boundaries of Vancouver have shifted east and south, Chinatown is no longer on the edge of the city, but at its centre. The location of the neighbourhood is now extremely desirable, but the working-class community cannot afford the rent increases. Existing government policies are only worsening socioeconomic inequality. Zoning and tax policies value real estate speculation and development profit more than the community members who pay rent and earn wages; heritage policies are focused on protecting only cultural objects, not the people in the community.

We need a vision for the social and economic development of Chinatown that serves the people of the community, especially those who are most likely to be displaced by gentrification. Our community members have the greatest need to remain in Chinatown. Chinatown is not a collection of old buildings and exotic signs, but a living community that has been built over one hundred years so that our people could remain independent, even if they are poor, immigrant, senior, do not speak English, or have otherwise been excluded from society. We have developed the People's Vision for Chinatown because we will organize and fight to remain.





How did we develop the People's Vision for Chinatown? 為什麼需要《華埠人民願景》？

From 2015 to 2017, we conducted outreach to approximately 500 Chinatown residents, businesses, and community members through multiple series of surveys, interviews, and facilitated “tea time” discussions.

Our outreach was conducted primarily in Cantonese, Mandarin, and English. We reached out to people at a variety of locations in Chinatown, including door-knocking in social housing and Single Room Occupancy buildings, and canvassing at Chinatown Plaza and International Village, at benevolent associations, in retail stores, and at community events. We also organized a community storytelling event Untold Stories: Voices of Chinatown Seniors with Hua Foundation and Youth for Chinese Seniors in March 2016 that helped elicit key concerns of Chinese residents. We then held two tea time discussions with residents and community members to discuss common themes from our outreach and develop this report. We obtained permission from participants for all photos used in this report.

While we met with people from many different ethnic and class backgrounds, we made an effort to engage people in the neighbourhood who had difficulty participating in conventional government consultation processes (e.g., people who speak Cantonese or Mandarin, people with disabilities, and low-income residents). We found that by engaging people in their primary languages both individually and in facilitated small groups, rather than with a written questionnaire or through an open house, we were able to gather more meaningful input than other studies of Chinatown. In particular, we were surprised at the profoundly emotional narratives that people shared with our interviewers—an indication of how deeply they rely on and identify as part of the Chinatown community. We are grateful for these contributions and thank everyone for their generosity.

從2015年至2017年，我們通過多系列的問卷、訪問和有結構的茶會討論，訪問了大約500名華埠居民、商店和社團組織。

我們的訪問主要通過粵語、普通話和英語進行。我們在華埠眾多地點接觸了居民，包括公共房屋、單人入住房屋、華埠廣場、國際廣場、中華會館、零售商店、還有社區活動場所。我們又在2016年三月聯合Hua Foundation和青年長者合作組舉辦了《不會說的故事：華埠長者的聲音》活動，以發掘華埠居民面對的關鍵問題。之後，我們兩次和居民和社區人士舉行茶會，討論從訪問過程中產生的主要議題，以構寫這份報告。報告裡所有的照片都是得到參與者的同意使用。

雖然我們接觸到很多各族裔和各階層人士，我們把注意力投放在了難以參與傳統政府諮詢程序的人群（比如，只能操粵語或普通話的人士、殘疾人士、低收入居民）。我們發現通過他們的母語來進行單一或小組式地接觸居民，相比其它使用問卷或者開放日的華埠研究報告，更加能夠收集到有意義的意見。我們特別對居民和我們分享的、帶有深刻情感的敘述為之動容。這表示了居民對華埠這個地方，有著深刻的依賴和歸宿感。我們對大家慷慨的幫助，表示感謝。



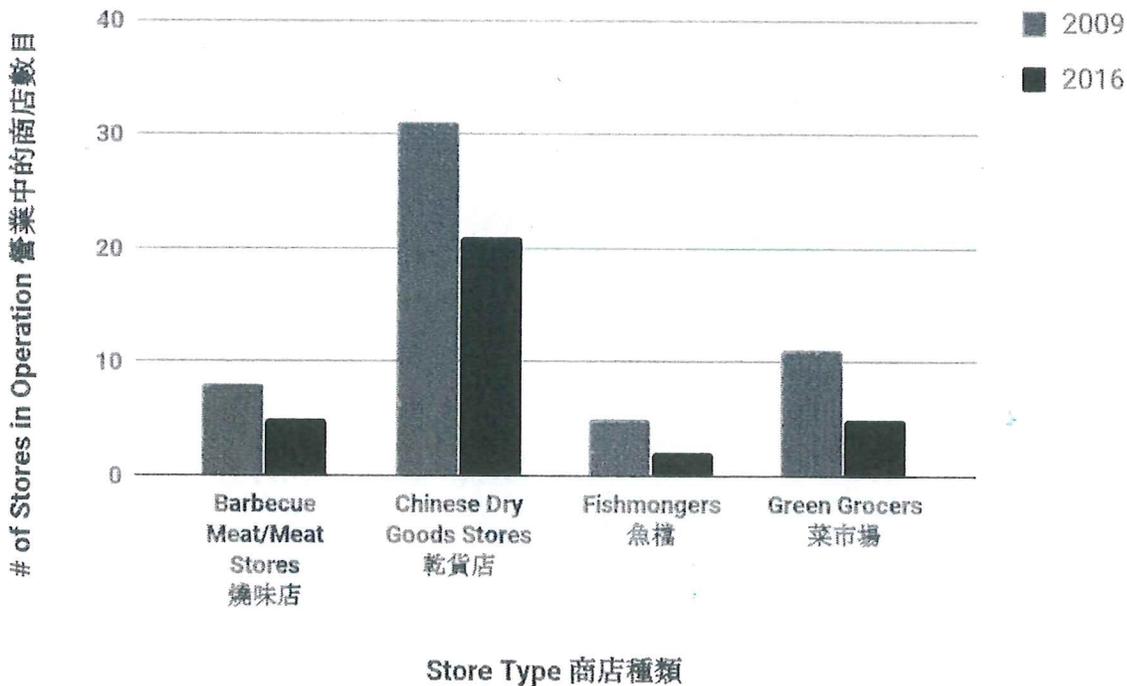
Our community's issues are:
我們社區的問題:



We want to stay in Chinatown, but it is becoming unaffordable.
我們想留居在華埠，但這裡越來越負擔不起。

- The cost of living in Chinatown, especially food and rent, has increased rapidly over the past couple of years. Meanwhile, wages and income assistance have remained stagnant.
- Businesses with long histories in the community and that served low-income residents and seniors have closed or moved to other neighbourhoods (Figure 1). Increased rents, property taxes, and land speculation have contributed to retail displacement.
- 居住在華埠的生活費用，特別是食物和租金，在近兩年一直高漲。然而，工資和收入資助繼續停滯不前。
- 在華埠擁有長久歷史和服務低收入居民和長者的商店不是關閉就是搬到其它社區（圖1）。高漲的租金、地稅和土地投機導致了零售業的逼遷。

Figure 1. Retail closures in Vancouver Chinatown, 2009-2016.
圖1. 華埠零售業關閉，2009-2016.¹



1. Hua foundation. (2017) Chinatown Food Security Report (forthcoming).



We feel increasingly isolated.

我們感覺越來越被孤立。

- Because of the lack of public gathering places, people have come to rely on businesses and malls as social spaces. The closure of long-standing, Chinese-speaking stores deeply fractures the sense of community people have built over time.
- There is not enough community activity space in Chinatown, especially for families and seniors. While benevolent associations are social gathering spaces, they are private, male-led institutions with closed memberships and do not provide public programming like community centres.
- The lack of culturally competent and language-appropriate services from both government and non-profit organizations reinforces social isolation and inequality, as well as divides the community along racial lines.
- Seniors make up a large proportion of Chinatown's population and struggle to age in place because the neighbourhood does not support intergenerational relationships and spaces.
- 因為缺乏公共聚集場所，區民一直以來依靠店鋪和商業廣場，作為他們的社交場所。但是長駐華埠的華語商店陸續關閉，對居民的社區歸屬感有嚴重分裂的後果。
- 華埠欠缺社區活動空間，特別是服務家庭和長者的空間。雖然中華會館是社交場所，但是它們是私營化，男性主導的會員制機構，不會好像社區中心，提供公共節目。
- 政府和非盈利機構缺少文化和語言合宜的服務，加劇了孤立感和不平衡，以及將社區以種族界線劃分。
- 長者占華埠人口的一大部分，但他們在華埠退休歸老相當困難，因為社區沒有支持跨代關係和空間。

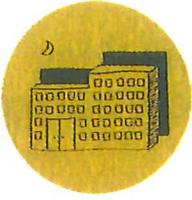


A good society is where everyone feels useful, including seniors.

在一個好社會裏，所有人，包括長者，都覺得自己有用。

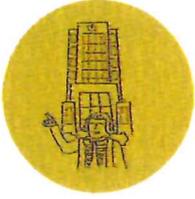
– Chinatown resident 華埠居民





We worry about safety. 我們擔心治安問題。

- The continued displacement of the residents and businesses due to gentrification has undermined people's overall sense of community. This diminished sense of community is what makes people feel unsafe.
- Traffic congestion, dangerous driving, and unenforced speed limits make seniors feel especially vulnerable when travelling on foot. The walk times at pedestrian crosswalks are also too short and the signals are hard to see and hear.
- Sidewalks are poorly maintained sidewalks and have caused slips and falls. Seniors are particularly isolated during the winter, when unpredictable weather and icy sidewalks make it difficult to leave their homes and prevent them from gathering outdoors.
- People feel troubled and helpless when they see people without housing or overdosing on the streets and do not know who to ask for assistance. They question why the government allows poverty, addiction, and homelessness to continue in the community.
- Seniors feel unsafe walking alone, especially in the evening, and many have experienced theft and robbery. Common perceptions of Chinatown as an unsafe neighbourhood discourages people from visiting and exacerbates social isolation.
- 區裡居民和商店持續地被貴族化逼遣，破壞了社區總體的歸屬感。歸屬感的減弱，導致居民感到不安全。
- 塞車、危險駕駛和沒被執行的限速，令長者步行時感到特別容易受到傷害。過馬路的信號很難看到或聽到，而過街時間又太短。
- 行人道缺乏保修，令到長者摔傷或跌倒。在冬天，長者特別孤獨，因為難以估計的天氣和結冰的行人道令他們出門非常困難。
- 當居民在街上看到無家可歸或濫藥人士，他們不知向誰求助而感到困擾和無助。他們質疑政府為什麼繼續讓貧窮、濫藥和無家可歸等現象在社區裏發生。
- 長者在走路回家時，特別是在晚上，感到不安全。很多人經歷過盜竊和搶劫。華埠作為不安全的社區這個普遍形象，阻礙人們到區內來訪，加深長者的社交孤獨。



We feel that we have no power in the decision-making processes that govern our community and society at large.
我們感到在自己社區和社會裏的決策過程中沒有話語權。

- Lack of translation and interpretation is a tremendous obstacle to accessing housing, healthcare, food banks, and social services, and participating in government decision-making processes.
- Chinese seniors try to participate in democratic processes by voting in elections, attending community consultations, and meeting with elected officials and city staff, but feel that their age, race, language, or level of education makes it easy for their opinions to be ignored.
- Chinese residents and retail shopkeepers feel that the government is systematically trying to displace working-class ethnic Chinese residents and businesses as the land becomes more valuable and the neighbourhood becomes more desirable.
- Often residents have not been informed about policy changes being proposed for their neighbourhood. The government is failing to reach residents and businesses.
- 翻譯服務的欠缺居民得到住屋、醫療、食物銀行、社會服務，和參與政府決策過程的重大障礙。
- 華裔長者試圖通過在選舉裏投票、參加社區諮詢、會見官員等方法來參與民主過程，但感到她們的年齡、族裔、語言和教育程度，令她們的意見很容易被忽略。
- 華裔居民和零售商店老板感到，因為土地價值上升和社區變得更吸引人，政府正在有系統地逼遣華裔勞工階層的居民和商店。
- 很多時候，居民沒有被知會有關他們社區政策調動的信息。政府沒有成功接觸到居民和商店。

“

Do you think that building an Eiffel Tower will turn a city into Paris?

你覺得建了艾菲爾鐵塔就會使一個城市變成巴黎嗎？

— Chinatown resident 華埠居民

”



We face racism and discrimination in our everyday lives. 我們每天面對著種族主義和歧視。

- People often encounter anti-Chinese or anti-immigrant hostility, even in Chinatown. For instance, due to systemic racism and economic inequality, many poor Chinese residents are seen as undeserving by other poor residents at local food banks and in soup lines, resulting in verbal and physical conflicts.
- Many new businesses in Chinatown have installed Chinese signage or traditional building elements, but these businesses are unaffordable and do not provide relevant services for the community. Restaurants print Chinese words as decoration on their menus while being too expensive for residents; art galleries and museums display old Chinese signage as tokens and do not meaningfully reflect the histories of the community. Not only is this confusing to people who speak Chinese, it perpetuates an artificial, stereotypical understanding of Chinatown and only gives the appearance that these new businesses serve the community.
- People do not have access to culturally competent and language-appropriate health care and social services. This contributes to their overall feeling of being powerless in their everyday lives.
- 居民經常碰到反華和反移民的敵意，包括在華埠區內。比如說，因為系統性的種族主義和經濟不平等，很多貧窮的華裔居民在食物銀行和飯堂裏，被視為不應分，導致口角和肢體衝突。
- 很多新進華埠的商店，安設了中文牌字或傳統的中華建築元素，但這些商店對於區民來說是負擔不起的，和沒有提供適合社區的服務。餐廳在餐牌裏使用中文，但食物卻太昂貴；藝術館和博物館展出敷衍的中文牌字，卻沒有有意義地反映社區的歷史。這樣做法不但容易產生誤會，還延續了一個虛假和帶滿刻板印象的華埠形象，讓人覺得這些新商店正在服務著社區。
- 居民缺乏對他們文化和語言合宜的社會和醫療服務，因此加劇他們在日常生活裏的無助感。

Our community's proposals for change are: 社區提出的解決方案是:



1. We want social housing and affordable housing in Chinatown. 我們要求在華埠建設公共房屋。

To ensure that the neighbourhood remains affordable for working people and seniors, including long-standing residents, the community needs:

- New permanent affordable social housing for low-income people, including people with and without fixed incomes. The number of social housing units in the neighbourhood should match the number of non-social housing units.
 - New permanent, purpose-built rental housing that is affordable for working-class families and independent seniors. All non-social housing units in the neighbourhood should meet these criteria.
 - As much housing as possible to be owned and operated by the government, so as to maintain permanent affordability and provide the most public benefit.
- 以保證社區是勞動人民和長者，包括讓已在社區裏定居多年的居民可以負擔的起，這個社區需要：
 - 給低收入人群，包括沒有固定收入的人士，新建永久性廉租公共房屋。區裡公共房屋的數目應該和私有房屋的數目對稱。
 - 新建勞工階層家庭和獨立居住的長者可以負擔的起的永久性特製出租房。區裡所有不是公共房屋的住屋單位應該達到這個準則。
 - 政府應該盡可能擁有和運營區裡的住房，以保持這些房屋的可負擔性和提供最大的公共利益。



Every person needs a bed, a washroom, a kitchen, and an elevator.

每個人都需要一張床，一個洗手間，一個廚房，和一個電梯。

– Chinatown resident 華埠居民





2. We want affordable, intergenerational community spaces and educational programs.

我們要求可負擔的跨代社區空間和教育節目。

To support the learning and sharing of cultural practices and languages that are needed for social participation in the neighbourhood, the community needs:

- A public community centre for seniors, youth, and families that serves as an affordable, central gathering space and provides high-quality cultural activities.
- An outdoor public park where seniors, youth, and people of all abilities can gather and exercise during the year, in both open spaces and on specialized equipment.
- A community literacy program that provides language and skills training; other educational programs that teach history and anti-racism through storytelling, art and discussion.
- Free, community-oriented, multilingual cultural programming throughout the day and evening, such as a Chinese-language movie theatre.

以扶持社區裏面社交活動需要的語言和文化習俗，我們需要：

- 一個為長者、少兒、和家庭而建的公共社區中心，以提供可負擔的中央聚集地點和優質的文化活動。
- 一個戶外公共公園，以供長者、少兒、和任何身體技能的人士使用器械或空間來聚集和運動。
- 一個社區掃盲課程，以提供語言和技能訓練；其它通過講故事、藝術、和討論來教導歷史和反種族主義的課程。
- 提供免費、以社區為主和多語言的文化節目，在日間和晚上舉行，比如說華語電影。

“

It is important for us to live with other Chinese-speaking people so that we have other people to talk to.

跟其他說中文的人住在一起對我們來說非常重要。這樣我們才有伴講話。

– Chinatown resident 華埠居民

”



3. We want collective and democratic decision-making. 我們要求民主的集體決策過程。

To ensure that people have a real impact in the decisions that affect their lives and community, the community needs:

- Free interpretation and translation provided for all government services and consultations in Chinatown, as well as other neighbourhoods with significant populations of residents or workers who have limited English proficiency .
- A new, publicly funded Chinatown community council that engages the entire neighbourhood in democratic decision-making and that trains residents to become community leaders. A majority of the council membership should be Chinatown residents, especially seniors, women, and low-income people.
- Increased public accountability and financial transparency for all existing committees and individual appointments that receive public funding and represent or make decisions about Chinatown.
- A political and legal advocacy organization that advocates for and empowers residents and workers to exercise their legal rights, especially those who are low-income, have limited English proficiency, or lack formal education.

以確保區民對於影響他們社區和生活的決策，有真實的左右力，社區需要：

- 在華埠和其它平均擁有較低英語程度的社區裡，所有的政府服務和社區諮詢需要提供免費的翻譯。
- 一個新的公款資助的華埠社區理事會，以讓整個社區來參與民主集體決策，和訓練居民成為社區裏的領導人。理事會的席位超過一半應該由華埠居民，特別是長者、女人、和低收入人士擔任。
- 增加所有現有委員會的，以及獲得公共資金並代表或作出關於華埠的決定的個人任命的問責制度和財務透明度。
- 一個政治和法律宣導組織，為居民和工人，特別是低收入人群及英語和教育程度有限人群，爭取和行使他們的法律權利。



The government needs to listen to residents and tell us why they accept or reject our demands.

政府需要聽居民的意見，和告訴我們為什麼他們接受或拒絕我們的要求。

– Chinatown resident 華埠居民





4. We want affordable and accessible retail. 我們要求可負擔和合宜的零售商。

To meet the everyday needs of a working-class neighbourhood and to sustain the existing economy, the community needs:

- Grocery stores that carry affordable, healthy, fresh, and culturally-appropriate foods, including produce, fish, and meat; grocery stores should be easy to walk to from nearby housing.
- Programs and policies, such as rent stabilization, that ensure businesses that cater to low-income residents remain in the neighbourhood. Almost half of all businesses are located in Chinatown because of low rents, and more than half of their customer base is made up of residents from Chinatown and Strathcona.⁴
- Affordable retail stores that are open air or open to the sidewalk, so that it is easy for people with mobility impairments and limited English proficiency to shop.
- Safe and welcoming spaces for legalized street vending and community bartering.
- Cafes and restaurants that are affordable to and welcoming of low-income people.

以維持現有的經濟體系及滿足一個勞工階層社區的日常需要，社區需要：

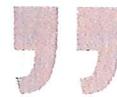
- 一些售賣可負擔、健康、新鮮和適合社區文化的食物的菜市場或超市。這些菜市場或超市應該從附近的住房可以步行到達。
- 一些政策和計劃，比如租金穩定政策，以確保服務低收入居民的商店能留在社區裡。接近一半的華埠商店是因為租金便宜，而開設在區裡。它們超過一半的顧客群是華埠和Strathcona的居民。
- 露天或者開放在行人道上的可負擔商店，以便行動不方便和英語程度有限的人士購物。
- 安全和溫馨的空間，用於進行合法的商業買賣和社區交換。
- 歡迎低收入人士光顧又讓他們負擔得起的餐廳和小店。



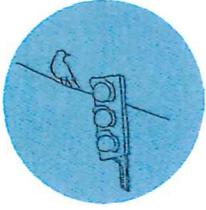
“We need to protect affordability and stop privatization.”

我們需要保護負擔得起的生計和停止私有化。

– Chinatown resident 華埠居民



4. AECOM Economics. Project report: Vancouver Chinatown Economic Revitalization Plan. Vancouver (BC): City of Vancouver, Planning Department; November 28, 2011. Project No. 60215989. Available at: <http://vancouver.ca/docs/planning/chinatown-economic-revitalization-action-plan.pdf>



5. We want to feel safe in our neighbourhood. 我們要求在自己社區裡感到安全。

To ensure that the neighbourhood is a physically safe place for people of all ages and abilities, the community needs:

- Longer pedestrian crossing times and louder or more visible pedestrian crossing signals at wide or busy traffic intersections (e.g., Main and Hastings); other traffic-calming and safety measures, especially during the winter, when pedestrians are less visible to drivers.
- Sidewalks and streets that are kept in good repair (i.e., flat, smooth) and swept and cleaned regularly, so that they are safe for people of all abilities, even in poor weather.
- Brighter street lighting and more public seating to make people feel safer and more comfortable walking in the neighbourhood.
- All three levels of government to address violence and poverty by housing people who are homeless, raising income assistance rates, and addressing obstacles to employment.

以確保社區對於任何歲數和身體能力的人都感到安全，社區需要：

- 更長時間的行人過路時段，和更響或更容易見到的行人過路信號，特別是在寬大繁忙的路口（例如緬街夾喜士定街）；其它交通安全措施，特別是冬天行人可見度降低時。
- 良好保修（平坦平滑）和定時清掃的行人道和街道，以確保任何身體能力的人，就算在惡劣天氣裏，都能安全使用。
- 更亮的路燈和更多的公共座椅，讓居民感到更安全和更樂意在區裡行走。
- 三級政府以安置無家可歸人群、提高收入援助金額、和解除就業障礙，一起解決暴力和貧窮問題。



The city needs to clean the streets of leaves and litter. When it rains, the drains get clogged and the streets flood.

這個城市需要清理街道上的落葉和垃圾。一下雨，排水道就堵住，街道就浸水。

— Chinatown resident 華埠居民





6. We want preventive health and social services that cater to seniors and poor people.

我們要求服務長者和貧民的預防保健和社會服務

To ensure people's well-being, health and dignity, the community needs:

- Increased government subsidies for health care, especially dental care, vision care, and Traditional Chinese Medicine.
 - Affordable, culturally safe, and language-appropriate health care providers, such as doctors, pharmacists, acupuncturists, and Traditional Chinese Medicine doctors.
 - Educational programs that address and prevent local environmental and public health issues including infestations, malnutrition, sanitation, pollution, and drug addiction.
 - Social services, employment, language training, housing, and other support, especially for people who are poor, homeless, or have mental health illnesses or other health challenges.
 - Culturally safe and language-appropriate assistance for people who are applying for government benefits and entitlements, such as social housing, Old Age Security (OAS), Canada Pension Plan (CPP), and permanent residency or citizenship.
 - Accessible and language-appropriate information, both online and in print (e.g., mailers to residents), about government services.
- 以維護居民的健康和尊嚴，社區需要：
- 增加政府對醫療，特別是牙齒保健、眼科、和中藥的補貼。
 - 更多可負擔和語言文化合宜的醫療服務人員，比如醫生、藥劑師、針灸師和中醫。
 - 環境問題和公共健康的教育方案，以防感染病、營養不良、衛生、污染和濫藥等問題。
 - 社會服務、就業、語言訓練、住屋和其它輔助服務，特別輔助貧窮、無家可歸、有精神病或其它健康問題的人群。
 - 給申請政府福利權利，例如公共房屋、養老金、退休金、和居住權或入籍的人士提供語言文化合宜的輔助服務。
 - 提供具中文翻譯的資訊，包括網上和印刷（例如，寄給居民的通信）的政府服務資訊。

Join us in action.

加入行動。



The People's Vision for Chinatown was developed through deep engagement with a diverse community. We believe that it is the people in a community who have the most complete understanding of their own lives and needs. To implement the People's Vision for Chinatown, Chinatown Action Group and Chinatown Concern Group will identify resources and develop specific policy proposals, projects, and campaigns for change - but above all, we will continue to engage with each other as a community and build our collective capacity for problem-solving and leadership.

We hope that the People's Vision for Chinatown can serve as a banner for collaboration, not only for the Chinatown community, but also for our allies across the city and all levels of government. We invite you to join us in action. Together we can build a city where equity and democracy flourish.

Visit us at chinatownaction.org for more ways to get involved.

《華埠人民願景》是通過和一個多元化社區深刻地接觸和參與而構寫的。我們相信最明白一個社區居民的生活需要，就是居民自己。為了落實《華埠人民願景》，華埠行動小組和唐人街關注組將會拓展資源和制定具體的政策建議、計劃、和變革運動—但最重要的是，我們會繼續以社區的形式來組織大家參與建設我們集體解決問題和領導的能力。

我們希望《華埠人民願景》能作為一個合作的旗號，不但只是為了華埠社區，還包括我們在市裡和在所有級別政府裡的盟友。我們邀請您加入行動。一起，我們能夠建造一座公平民主的城市。

想更多方式加入我們，請登入chinatownaction.org

chinatownaction.org

[/chinatownactiongroup](https://www.facebook.com/chinatownactiongroup)
[@chinatownaction](https://www.instagram.com/chinatownaction)

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

A response in opposition

July 4th, 2018

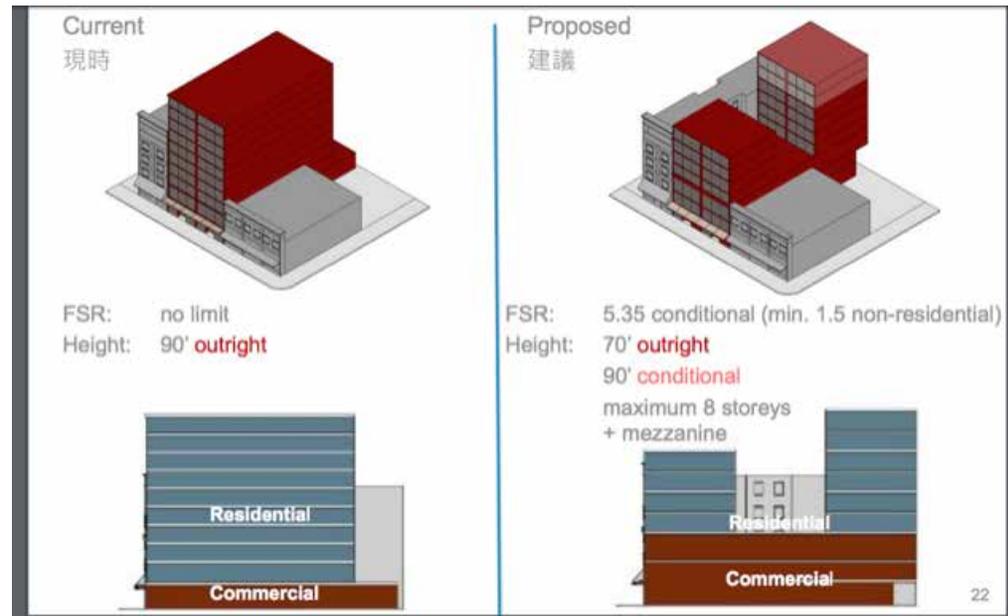
Key Issues

- Reaction to newer buildings is the result of the massing on the frontage and zoning code that needs refinement not revamping.
- We have a design problem, not a density problem.
- “Conditional” developments mean more red tape, more public hearings, more community strife.
- Terrible precedent.

San Francisco distraction

- According to the San Francisco Planning Department, their Chinatown is “the most densely populated urban area west of Manhattan,” with 15,000 residents living in 20 square blocks.
- Borders financial district.
- Even still, has its own social, ageing demographic, legacy business issues
- In sum, not comparable.

Planning Department examples



Current:

Under current zoning, it would be next to impossible to actually build 10 storeys while still meeting livable ceiling heights and the City's ceiling height requirements for retail.

Unaware of any that have been approved like this either.

Proposed:

Would have to have 2 elevators and 2 stairwells to service each side the way it's shown – unrealistic.

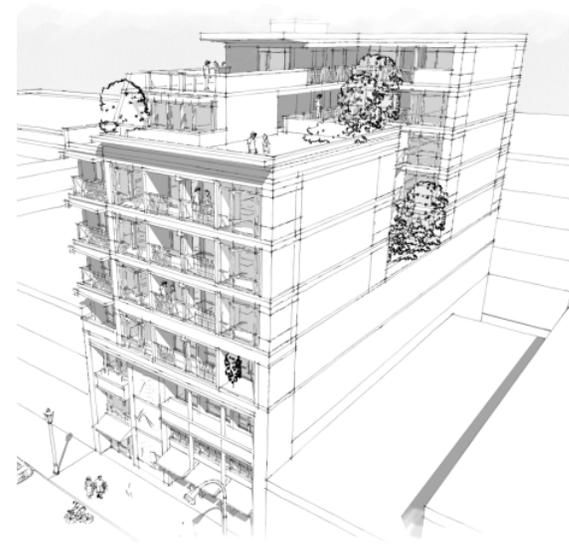
Increased environmental footprint.

Significantly smaller and/or less units.

Better examples

The Flats = 28 units on a 25' site

Sparrow = 25 units on a 50' site



The Flats (25')

\$10,000,000 to build / 28 units /
\$360,000 per unit

Sparrow (50')

\$20,000,000 to build / 25 units /
\$800,000 per unit

*Plus – ongoing strata fees spread across fewer units

Better examples continued

“Housing affordability in Canada’s most expensive market — Vancouver — is at ‘crisis levels’.”

– RBC Housing Affordability Measures study released on Tuesday, July 3.

“The No. 1 issue is really supply, and nobody is dealing with it. In fact, it’s getting worse.”

– Benjamin Tal, deputy chief economist at CIBC Capital Markets

Compromised Process

- It allowed for loud, aggressive, intimidating behaviour to overwhelm many voices.
- Process isn't designed for small business owners & families.
- Significant changes, specifically downzoning, were introduced only in the final report.

Additional issues

No mention of crime rate trends / comparison, police calls, fire department calls etc. Why?

No economic feasibility study – how will this downzoning impact Chinatown businesses?

How many seniors live within Chinatown, what's the 10 year trend, how many units are required?

- What is relationship with the North East False Creek Plan (2 Viaducts blocks)?
- Will planned social/affordable housing units help?
- Will proposed 22 storey “loom” over stunted Chinatown?

Worth trying:

- Outright heights to stay at their current levels of 75' and 90', no conditional limits.
- Grandfather existing assemblages, and allow longer frontages than 75' for these lots; a healthy neighbourhood needs diversity of both population and shop space.
- Moderate FSR to 6.0. Planning has badly overcorrected.
- Remove limits on how interior space can be used above the ground floor. The City doesn't own a crystal ball that foretells demand for commercial vs. residential space.
- Enshrine the appearance of 25 - 50' store fronts in the design guidelines, not zoning code.

In summary:

- Chinatown needs significant revitalization.
- Our city needs more housing inventory.
- I ask that you oppose this proposed downzoning, or at minimum, amend this policy to alter the downzoning element.