

**Hildebrandt, Tina**

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**From:** MABC communications s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 9:27 AM  
**To:** Public Hearing  
**Subject:** New Chinatown Zoning Policy

To: Mayor and Council,

I support the new Chinatown zoning policies. New Chinatown zoning policies heading in the right direction, given the need for heritage preservation in support of the Council-backed UNESCO World Heritage Site bid, and considering Vancouver Chinatown's current status as a National Historic Site and its perennial status on Heritage Vancouver's list of endangered sites.

I encourage stronger policies to prevent lot assemblies by capping new lot widths to a maximum of 25 feet or matching existing width.

I encourage assurances that the policy will prioritize the retention of existing affordable housing and commercial units and social housing development before market condos by making dwelling use in new developments "conditional" unless it is 100% social housing.

Thank you for your important work on this issue,  
Mel Mundell

s.22(1) Personal and Confidential

Hildebrandt, Tina

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**From:** Joseph Jones s.22(1) Personal and Confidential  
**Sent:** Tuesday, June 26, 2018 8:13 AM  
**To:** Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim  
**Subject:** TEXT AMENDMENT: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Re 28 June 2018 public hearing on

1. TEXT AMENDMENT: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

I write as someone who spoke to Council at the March-April 2011 public hearing on Historic Area Height Review – Chinatown. You can verify this at <http://council.vancouver.ca/20110317/documents/phea20110317min.pdf> To the extent that Council will undo the damage that it did seven years ago, I support what is proposed.

Beyond that, I call on Council to strengthen this fix by

- (1) Discouraging massive land assemblies by restricting outright development privilege to a width of the lesser of 25 feet or existing lot width
- (2) Disincentivizing market condos by making all dwelling use conditional, except for 100% social housing

I have continued to follow, to participate in, and to comment on this issue for years. Vancouver is rapidly turning into one big bland set of cheap-looking boxes. The articulation and fine grain and human scale desired by Chinatown advocates are also desired by other neighborhoods across the city. Council needs to impose more general measures to cure the land assembly fever, and to do far more to protect existing residents from the displacement bulldozers of big developers.

Sincerely,

Joseph Jones

Hildebrandt, Tina

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**From:** Thomas Paterson s.22(1) Personal and Confidential  
**Sent:** Monday, June 25, 2018 10:53 PM  
**To:** Public Hearing  
**Subject:** Chinatown Rezoning

Hi,

Sadly I can't make it down to the public hearing, but if I could, I'd want to see two amendments:

1) Keeping the lot width to 25ft or existing size. The point has been made that the big reason for having larger lots is to allow for parkades, and I don't want to see Vancouver become more car centric. Canada is going to have a hard enough time meeting our Paris climate accord commitments without doing that.

2) Encourage social housing development and retention of existing affordable housing and commercial spaces. Mainly because there is a serious lack of affordable housing in Vancouver, and an economy based on building condos for sale is not a way to run a city.

Thomas Paterson

## Hildebrandt, Tina

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**From:** s.22(1) Personal and Confidential Alice Mansell s.22(1) Personal and Confidential  
**Sent:** Monday, June 25, 2018 2:44 PM  
**To:** Robertson, Gregor; Public Hearing; Carr, Adriane; Ball, Elizabeth; Affleck, George; Deal, Heather; Bremner, Hector; Jang, Kerry; De Genova, Melissa; Louie, Raymond; Stevenson, Tim; Reimer, Andrea  
**Cc:** Mickey Meads  
**Subject:** New Chinatown Zoning Policy

Affordability is the key to ensuring a thriving Chinatown community. This new zoning policy is up for consideration because we've clearly seen that the last 7 years' incursion of luxury market condo towers, many with absentee owners, has had a detrimental effect on the community. Land prices, taxes and speculation have soared, there's been a 50% loss in food security (Hua Foundation 2017 report re: food shop closures).

On a positive note, we now have a new Chinatown Transformation Team, a commendable initiative from the City, which grew out of the City's official apology (April 2018), for past discrimination, pre-1947, community pressure, and the City's promise to work towards positive community legacy initiatives to facilitate Chinatown's future and the preparation for the UNESCO application.

I support the new Chinatown zoning policies. They are heading in the right direction given the need for heritage preservation in support of the Council-backed UNESCO World Heritage Site bid, and considering Vancouver Chinatown's current status as a National Historic Site and it's perennial status on Heritage Vancouver's list of endangered sites.

We need to encourage stronger policies to prevent lot assemblies by capping new lot widths to a maximum of 25 feet or matching existing width.

We encourage assurances that the policy will prioritize the retention of existing affordable housing and commercial units and social housing development before market condos by making dwelling use in new developments "conditional" unless it is 100% social housing.

Thank you for your attention.

Alice Mansell and Mickey Meads

Alice Mansell  
***Mansell Design Group***

s.22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** George Oud s.22(1) Personal and Confidential  
**Sent:** Monday, June 25, 2018 1:36 PM  
**To:** Public Hearing  
**Subject:** Chinatown Zoning Policy

Dear Mayor and Council:

I'm writing to state support for the new Chinatown zoning policy.

We have seen that the existing HAHR 2012 zoning has had a negative impact on the community, with extreme increase in speculation, upward pressure on taxes and affordability and the loss of food businesses and services, amenities which the low-income community relies on.

In addition to the protections laid out in the new Chinatown Zoning Policy, I recommend:

- staff to prioritize social housing development and affordable existing housing and commercial units by making dwelling use in new developments 'conditional' as opposed to outright, unless a development is 100% social housing.
- staff to examine details regarding lot assembly and limit the threat of big box retail, by limiting frontages to 25 feet or the existing width. I would also like to see assurances against informal lot assemblies post-construction, as merely maintaining the "impression" of individual store fronts, while still allowing retailers to be able to rent multiple units and open them in the back, clearly defeats the purpose of limiting big box retail in the community.

I'm very happy about and excited for the new Chinatown Transformation Team initiative. The proposed new zoning policy and the Transformation Team honour Chinatown's current status as a National Historic Site and are key to the success of the Council-supported UNESCO World Heritage Site bid.

I hope that City Staff will dovetail work and improvements on zoning policy for Chinatown with ongoing consultation with the Transformation Team so that Chinatown can balance a future that includes heritage, appropriate development, affordability and access for all.

Thank you to City staff for all of their work on the proposed policy.

Thank you,

George Oud  
s.22(1) Personal and  
Confidential

Hildebrandt, Tina

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From: Janice Wong s.22(1) Personal and Confidential  
Sent: Monday, June 25, 2018 12:10 PM  
To: Public Hearing  
Subject: New Chinatown Zoning Policy

Dear Mayor and Council:

I'm writing to voice my support for the new Chinatown zoning policy.

Thank you to City staff for all of their hard work on the proposed policy.

While the previous plan was developed with the best of intentions, and under circumstances that included the threat of potential 30-storey towers, the past few years has shown that the existing HAHR 2012 zoning has been detrimental to the community, with increased pressure on taxes, affordability and an extreme increase in speculation. This has contributed to harsh circumstances for a fragile community with a median income that falls well below that of other neighbourhoods. In particular, the Hua Foundation has documented the loss of over 50% of shops, related to food security. This is particularly stressing for a community of mixed ages, elders and young families, who depend on nearby sources for food and services.

While the new Chinatown Zoning Policy appears to provide more protection for the community, I also encourage staff to enhance details regarding lot assembly and the threat of big box retail, by limiting frontages to 25 feet or existing width. It will be important for staff to also provide stronger protections against informal assemblies post-construction, as staff have already mentioned it is possible for retailers to rent, post-construction, a string of storefronts and open them through the back).

Unless a development is 100% social housing, I also encourage staff to prioritize social housing development and affordable existing housing and commercial units by making dwelling use in new developments 'conditional' as opposed to outright.

I commend the city for the new Chinatown Transformation Team initiative. Both the proposed zoning policy and the Transformation Team are positive steps forward for the Council-backed UNESCO World Heritage Site bid.

The new zoning policy and the Transformation Team initiative also honour Chinatown's current status as a National Historic Site.

As the Transformation Team is a valuable asset, it is my hope that City Staff will enlist them for ongoing consultation for improvements to Zoning policy so that all City initiatives in Chinatown will clearly show a balance between heritage, development, access and affordability.

Thank you,

Mary Wong

s.22(1) Personal and  
Confidential

Hildebrandt, Tina

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**From:** Lindsay Brown s.22(1) Personal and Confidential  
**Sent:** Sunday, June 24, 2018 5:17 PM  
**To:** Public Hearing  
**Subject:** I demand that City Hall make these two amendments to the new Chinatown policy

Dear mayor and councillors:

I am a neighbour of Chinatown, but I am also more generally concerned about Chinatown as a Vancouverite who cares about Chinatown's history, appearance, and housing fairness.

Many aspects but of the City's proposed policy are good, but in order to protect the aforementioned values, the policy needs two key amendments:

**1. Stronger protections to prevent lot assemblies. Please limit outright development lot widths to 25ft or existing lot size.**

Lot assemblies are bad urbanism generally, but especially in Chinatown. HA-1A allows 75-foot widths to accommodate parkades, but designing for cars is yet another example of bad urbanism. We must keep the fine-grained aspect of Chinatown, especially since too many lot assemblies have been permitted already.

**2. Encourage social housing development and retention of existing affordable housing and commercial spaces by making dwelling use conditional unless it's 100% social housing.**

It is long past time to prioritize non-market housing, especially in Chinatown where displacement has been rapid and extensive and especially considering the mass of market condo development soon coming to the areas surrounding Chinatown, in NE False Creek.

As Chinatown advocates have pointed out, City staff actually recommended dwelling use to be conditional unless 100% social housing in an earlier version of the zoning until the real estate industry pushed back. The City's current definition of social housing means non-profit or government-owned rental housing where at least 30% of the dwelling units are occupied by households with incomes below housing income limits as set out by BC Housing.

Please make these two amendments to the policy.

Thank you for your attention to this matter,

Sincerely

Lindsay Brown  
s.22(1) Personal and Confidential



## Hildebrandt, Tina

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**From:** Sharon Mah s.22(1) Personal and Confidential  
**Sent:** Sunday, June 24, 2018 4:49 PM  
**To:** Public Hearing  
**Subject:** Zoning changes for Chinatown

Dear City of Vancouver,

I am writing to ask you to strongly consider making zoning amendments that will strongly protect Chinatown from developers wishing to establish lot assemblies. While I understand that you are trying to balance demands from multiple parties, the last thing the city needs are more luxury condos for owners who do not live or work in the community, and who are not renting their property to people living and working in the city. The lack of affordable housing has severely impacted entry level and early career workers in our city, making it difficult to retain skilled workers who (reasonably) do not want to spend >50 per cent of their pay cheque on rent. Organizations like the one I work for have felt the impact of the loss of younger workers over the past two years and will continue to do so while the rental market is decoupled from local incomes.

Aside from the loss of social capital from the city, I also feel that the current community of Chinatown should also be preserved. Chinese seniors have lived in the neighborhood for decades and are under threat of being displaced by proposed "below market housing plans" such as was proposed for 105 Keefer. These plans are not affordable for seniors on fixed incomes (and are temporary) and would result in the displacement of these seniors away from their homes of several decades, as well as cultural and social displacement from their long-term communities. There is literally nowhere else in Vancouver where these seniors could afford to live. A city that prioritizes the financial aspirations of developers over the needs of one of the most vulnerable populations is a city that lacks moral authority. The City of Vancouver is already experiencing a lot of pressure from the population about housing - if it allows developers to continue to set the planning agenda, the pressure will get worse, not better, and the population will lose further trust in your group.

I write to ask that the City consider making the following two amendments to protect the vulnerable populations in Chinatown:

1. Limit **outright development lot widths to 25ft or existing lot size**
2. **Make dwelling use conditional unless 100% social housing.**

Thank you for your time and attention.

Sincerely,  
Sharon Mah

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**Hildebrandt, Tina**

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**From:** Lisa MacLean s.22(1) Personal and Confidential  
**Sent:** Friday, June 22, 2018 2:00 PM  
**To:** Public Hearing  
**Subject:** Chinatown Zoning Policies

Tom Whom It May Concern

Re: New zoning policies in Chinatown

I support the City's new zoning policies in Chinatown. However, I urge council to make the following amendments:

- 1) Stronger Protections to prevent land assemblies
- 2) Encouragement of social housing development and the retention of existing affordable housing and commercial spaces

We don't need another whole swath of the city ruined by bland, uninteresting yet extraordinarily expensive condo developments. Vancouver is already unaffordable, leading to increasing numbers of middle class and working class citizens and workers being forced out.

Without these protections, Chinatown will still be vulnerable to ruination by developers. Please protect one of the last vestiges of Vancouver's history and a beacon of cultural diversity in an increasingly homogenised environment.

Thank you,

Lisa MacLean  
s.22(1) Personal and Confidential

Hildebrandt, Tina

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**From:** Marion Lea Jamieson s.22(1) Personal and Confidential  
**Sent:** Friday, June 22, 2018 1:53 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Re: Chinatown zoning policies.

Although the Chinatown zoning policies are heading in the right direction, there are two further amendments necessary to make the zoning work without degrading the character & community of Chinatown. These amendments are:

**Stronger policies to prevent lot assemblies** by making outright development lot width max 25ft or existing lot width. Land assemblies lead to expensive retail construction, displacing smaller, locally owned businesses that give any neighbourhood shopping area its character. Smaller frontages encourage local businesses and create a friendlier, more walkable streetscape.

**Dwelling use conditional unless 100% social housing**, so that social housing development and retention of existing affordable housing and commercial units are prioritized before market condos. There needs to be a stronger political will displayed by this local government in order to counter market forces that favour expensive condos, displacing local residents. Chinatown is a good setting for the City to initiate specific zoning that will encourage social housing, retention of existing affordable housing and commercial units. It's time for the City to take a proactive role in creating & protecting affordable housing & commercial spaces in Chinatown and throughout the City. The City does not have to wait for senior levels of government to take on these roles when the City has ample powers to prevent displacement in Chinatown and other neighbourhood communities.

**Yours truly,**

Marion Jamieson

s.22(1) Personal and Confidential

## Burke, Teresita

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**From:** Cory Yeung s.22(1) Personal and Confidential  
**Sent:** Thursday, June 21, 2018 11:05 AM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear Mayor Gregor Robertson and City Council,

Thank you for revisiting the zoning policies in Chinatown. Following the 105 Keefer proposal alongside the numerous rezones and redevelopments within Chinatown and surrounding streets have been very disappointing and frustrating. However, they also have mobilized many citizens in every generation to fight against the blatant disregard and destroying of the culture of Chinatown. Belonging to this community is a experience I would never have had without these trials.

With these amendments, I think two areas that still need to be amended include limiting outright development lot widths to 25ft or existing lot size. The other is to make dwelling use conditional unless 100% social housing.

To me, Chinatown has always meant wandering between the many storefronts in a fairly small block radius. The excitement of having a hub of many different businesses, all creatively existing in these unique lot sizes allow for an explosion in working within the confines of size really give Chinatown it's distinctive street character of Chinatown. However, we now have cut and cover condos, with lot assemblies of many times more than the existing lot sizes. This coupled with the rise in height of rebuilds have made these buildings imposing and inappropriate in relation to the fine nuances of what we have known as Chinatown's distinct ethos, one with buildings that are scaled to the existing 25ft lot sizes and previous height allowances. Lot assembly may be what developers may think is an appropriate response to the housing crisis elsewhere in the city, but to imagine such things happening in Chinatown is inappropriate as this isn't just another typical area of the city.

As a Canadian born Chinese, I have grown up walking the streets with my great grandma, grandparents, and family. As a millennial, I have also learned more about the reasoning behind the formation of Chinatown, which has made me even more cognizant of what cultural identity we should be focusing when rezoning Chinatown. Developers' description's of how their market condominiums fit into the cultural identity of Chinatown by way of their appropriations of certain design elements borrowed from existing buildings out of context is not fitting in or respectful. Instead we should focus on the realities of a marginalized group of peoples that developed a vibrant community against the racism, and made their buildings functional in design, not just facade beautifications the developers now slap onto their new developments. These facades are culturally loaded and shouldn't be considered as just aesthetic. Walking along the street and seeing businesses housed in lot assembled retail storefronts is really sad for me. This coupled with the lack of storefront translations and staff about to speak Cantonese and Mandarin makes these business totally inappropriate for Chinatown. To be able to connect with a Chinatown that is usable by Chinese seniors like my ancestors is vital to the cultural identity of what Chinatown is, a neighbourhood based off of living in a shared space out of necessity, not the gimmick or tokenization of what developers believe are Chinatown's identity.

With the current community being largely composed of Chinese seniors and homeless, with median incomes of less than \$20K, how are we not to believe they are displaced unless we ensure there be social housing and existing affordable housing be prioritized. Thinking that only 22 of the 550 dwelling units built since 2011 were exclusively for seniors goes against inclusion of the current community which have lived in Chinatown for decades. This is why all dwelling use developed in this community be conditional unless 100% social housing.

Personally, my great grandma spent her days in the Mah Benevolent Association building, along with the atrium of the parking lot everyday. She spent time with her friends and community that all came from elsewhere in the city, believing Chinatown to be their true homes. We must find more spaces that cater to this community alongside cultural institutions that encourage my generation and future generations to learn about from seniors. Eventually, she moved into assisted living with the SUCCESS seniors care building on Pender Street, in the historic Canton and Shanghai alley. Her, alongside my grandma were members of Chinatown. As a family, we would go have weekly dim sum on Saturday mornings at Floata restaurant before her weekly grocery shopping for the extended family meal that night. She knew the green grocers, butchers, and fish mongers through years of weekly patronage. If either of these women walked Chinatown today, they would not be able to recognize it. Not only because of the many empty storefronts once having all these invaluable culturally relevant retail businesses, but also due to the physically amalgamated nature of the buildings and storefronts.

Although it seems I may want things to stay the same as decades past, I do believe in encouraging change for the continued thriving of this community. However, being mindful of existing needs and communities of Chinatown is the route we must go towards. If we are to follow City Council's goal of a UNESCO designation of Chinatown as a World Heritage Site, having businesses culturally relevant and sensitive to the Chinese and lower income demographic is integral to keeping this cultural identity that one requires for a heritage site. We cannot expect anyone to believe this if we continue to close green grocers, butchers, other heritage businesses. Chinatown BBQ and DD Mau are some contemporary examples of how we can have the best of what Vancouver offers.

Being low income, a senior with little education in English, or homeless doesn't mean these people aren't stakeholders of this community. Asking this community what they consider a revitalized Chinatown looks like, it isn't the trajectory we have been on since the first revitalization policy passed in 2012. In my opinion, we had a thriving community in Chinatown that needed the city's help in addressing fundamental needs like affordable housing and the encouragement of cultural and community businesses that were accessible to them. Instead the city policy encouraged for-profit developers to come in, buy up lots, and assemble bland apartment blocks, discouraging the building of much needed social housing and the destruction of existing social housing that needed repair. It also allowed for blind approval of businesses that aren't considering to cater to the existing community, This continually oppresses the community leading to more hardship than ever before.

Again, I want to thank City Council in rethinking the zoning policies of Chinatown. I'm very encouraged by the direction this council has finally started to move towards their goals of housing the homeless and reconciling with the many oppressed and marginalized communities that live in Chinatown. All these amendments will continue this work of righting historical wrongs.

Sincerely,  
Cory Yeung

**Burke, Teresita**

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**From:** Doug Johnstone s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 20, 2018 3:50 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

I wish to add my support to the current process the city has started re: Chinatown.

The real estate/development industry is somewhat odious- they bus in supporters from Richmond to pack public meetings, form industry associations to masquerade as community groups to further their goals, and falsely claim to have the community's best interests at heart.

Let us understand that that the development industry is really only concerned with their and their investors profits.

When my children were young, the family would go to Chinatown on the week-ends to stroll and buy fresh vegetables. It was a dynamic and vibrant community. Now, however, it is in the doldrums, and needs real revitalization. Whatever zoning/planning regime that has been in effect for the past 20 years has done nothing to improve the situation. The housing/commercial mix is crucial for Chinatown. Historically, merchants would live in the back, or on the upper floors of their shops. Putting in block apartments/condos will ruin the historical mix- this is what the developers want to do.

Please let the draft policy go to public hearings and do not cave into this self-absorbed industry. This is what democracy is.

Thank you.

Regards,

***Doug***

Doug Johnstone CPA,CA

s.22(1) Personal and Confidential

## Burke, Teresita

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**From:** Stephen Harrison s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 20, 2018 1:55 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Regarding the public hearing set for Thursday, June 28th.

I ask you to consider the following two proposals at the hearing:

- (1) Limit the outright development of lot widths to 25ft or existing lot size
- (2) Make dwelling use conditional unless 100% social housing

The above two adjustments will help ensure that the character of Vancouver's unique Chinatown does not fall prey to the "resort condominium" development model ubiquitous to the rest of this city.

Regards

Stephen Harrison

## Hildebrandt, Tina

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**From:** karen s.22(1) Personal and Confidential  
**Sent:** Sunday, June 24, 2018 5:16 PM  
**To:** Public Hearing  
**Subject:** Chinatown

Dear people,

I write this letter to you from Hong Kong, where I am not seeing bodies lying in the streets even though when I stay here I am in the areas that the people with less \$\$\$ live. People have stable housing, seniors have places to be.

I would imagine that you are extremely ignorant, as many who live in the wealth bubble here have always been, of the issues that affect the less wealthy. It may come as a surprise for you to learn that they have similar needs. Places that reflect their values, that provide opportunity for social and economic connectivity. Places they recognize as home.

Chinatown was a place where people who were shut out of the larger societal scene made their own home. I doubt I have to review that narrative for you. The seniors who you displace by Yaleizing Chinatown are once again being forced into the nowhere of society by the weight of your pens. This area is vibrant with the people who have long made it home, and to those of us connected to the history.

As such this letter is a means of demanding that Chinatown continue to be protected from the greed of developers and as a space for all. My children who have always thought of Chinatown as a magical space (we live at 11th and Fraser) see their own family history in the characters they meet and the spaces they roam.) if I weren't overseas, I would be speaking to the room, and I would ask, what principles are you relying upon, what connections do you have, who's stories do you depend upon to decide the future of this special place long neglected?

Show some understanding of something outside of the \$\$\$ to be made from what some see as prime real estate as has been shown previously. Our collective values and our stories have great values too. Stand up for us too by protecting Chinatown as a space in which we can continue to feel 'at home'.

Sincerely,

karen tsang

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karen