

Hildebrandt, Tina

From: Daniel Holloway s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 12:44 PM
To: Public Hearing; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim
Subject: Chinatown Redevelopment

Dear Mayor Robertson and Members of Council,

I am in support of the policies that were previously established to guide the development of Vancouver's Chinatown community, in partnership with community stakeholders, with the intent to revitalize the area. It has been nearly a decade since this planning process was undertaken, and we are now beginning to see results. Some amazing independent, local businesses have sprung up, including gyms, restaurants and bars. I frequent many of these establishments several times per week.

The cultural and economic vibrancy is what attracts many of us to Chinatown – to live, work, dine and play. I want to see this continue. The amendments that have been proposed to Chinatown development guidelines and policies put the revitalization process at risk.

We should support the existing policies that encourage residential development and protect the businesses that contribute to the vibrancy of the Chinatown community.

Please consider the social and economic future of Chinatown.

Sincerely,

Daniel Holloway
s.22(1) Personal and Confidential

Burke, Teresita

From: Cole Brown s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 5:44 PM
To: Public Hearing
Subject: Chinatown Zoning Policies

To whom it may concern:

My name is Nicole Brown and I am a resident of the nearby Olympic Village neighbourhood. I'd like to write in to offer my support for the new zoning protections for historic Chinatown. I believe it is important that we preserve this community and protect it from speculative development, especially as more and more local residents are displaced from affordable units close to Chinatown and forced into homelessness.

While I think the new zoning protections are a strong start, I would like to see requirements for social housing, below-market housing, coops, or other affordable housing options explicitly prioritized over for-profit condos. Chinatown and the Downtown East Side are some of the poorest neighbourhoods in our city; to continue to allow luxury condos to be approved and built in this neighbourhood is morally repugnant while so many people sleep on the streets. Additional luxury developments that most Vancouver residents cannot afford, let alone those who currently live in Chinatown, goes against our government's decision to address the housing crisis and sets a

It is well past time for all of us residents and elected officials to come together to ensure affordable housing for city. To set an example with Chinatown by passing these new zoning protections with an amendment to make dwelling use conditional unless 100% social housing is a good start to showing up for those most negatively impacted by housing market speculation.

Thank you for taking the time to read my feedback, and I hope to see the city take steps to protect Chinatown.

Sincerely,
Nicole Brown

Burke, Teresita

From: Fiona s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 5:44 PM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear Mayor and Council:

Please pass the guidelines that will best protect Chinatown's heritage:

1. **prevent lot assemblies** by making outright development lot width max 25ft or existing lot width
2. **prevent high-priced condos, and ensure housing is 100% affordable and social housing**, so that social housing development and retention of existing affordable housing and commercial units are prioritized before market condos

We need to make all of Vancouver a more affordable city, and Chinatown is the best place to start with the opportunity to retain and protect existing affordable housing and prevent the glut of expensive market condos bought by buyers who do not live and work locally nor contribute to the community on a daily meaningful way.

Yours truly,
F. T. Lam
Vancouver, BC

Burke, Teresita

From: Edmund Ma s.22(1) Personal and Confidential
Sent: Tuesday, June 26, 2018 9:41 PM
To: Public Hearing; Jang, Kerry; Affleck, George; Carr, Adriane; Deal, Heather; De Genova, Melissa; Reimer, Andrea; Stevenson, Tim; Louie, Raymond; Mayor and Council
Subject: Correspondence; Bremner, Hector
SUPPORT for Staff Recommended Amendments to HA-1 and HA-1A

Dear Council,

I am supportive of the proposed amendments recommended by City Staff. A central principal in the field of city planning is to monitor and amend as necessary as the social and economic environments constantly change. Deep dive discussions over the past three years has identified some severely negative impacts to the community that has lived and worked here for decades. I am excited in this time of debate because residents are more educated and understand that planning and policy is full of wicked issues. Issues that are textured and nuanced with no simple black and white solution.

There is limited funding and resources for real economic viability and sustainability studies and more importantly, there is nothing that can prevent chain formula businesses from taking over Chinatown's business landscape. With more construction, the more negative impacts to adjacent businesses who don't have the resources of a Starbucks or Tim Hortons to remain in operation. After 3 years of massive developments of buildings out of scale and out of place, there needs to be a more resources for a management plan for construction as stakeholders work together and program Chinatown better. No one group has sat down to talk about the negative impacts to business and general traffic movement during construction. I'll remind that the Chinatown Night Market was closed one year because of the two residential towers at Main and Keefer and has not come back.

Under current policies, the past development proposals have been sub par and not of the quality of thoughtful design all Vancouverites deserve and demand. Each developer had the opportunity to shine and offer something tangible to the neighbourhood and its future residents. The past few buildings had promised small frontages and space for businesses that are full of Chinatown character. We were deceived. All we have are banks taking up half a block, dental offices that are better located on a second floor, and less than a handful of businesses that blend into the neighbourhood. Developers over promise on retail and we need policies to hold them accountable.

As a community member that sits on a council appointed committee and elected board member of business and property owners, the business community is under represented and property owners have more time and resources to communicate with the City. The intention of adding residents with medium to high income to support businesses has been delivered with new residential buildings. Allowing the same policy to remain that allows for another bank or Whole Foods to occupy spaces where 10 small businesses could be is a major setback to small business and social entrepreneurs. I fully support maximum frontages recommended.

Thank you for the opportunity for me to share my experiences over the past 5 years with you.

--
Edmund Ma
s.22(1) Personal and Confidential

June 27, 2018

City of Vancouver

Dear Mayor Robertson and Council,

Re: Public Hearing June 28, 2018 - **Letter of Support** - Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

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

This letter is in support of the proposed amendments above for Chinatown. This important historic neighbourhood needs these changes as a minimum first step to reverse the substantial damage that has been done to the area under the 2011 Heritage Area Height Review (HAHR) policies.

I was strongly opposed to the increased development approved under the HAHR and spoke against it in 2011. It has proven to be just as damaging to this precious area as expected. The proposed amendments are a good first step to mitigating further damage.

However, I encourage you to add the amendments requested by the community to:

- Limit outright development lot widths to 25ft or existing lot size; and
- Make dwelling use conditional to encourage social housing development and retention of existing affordable housing and commercial spaces.

Further, I would encourage you to take steps to fully reverse the policies under the HAHR and protect all of this important heritage area of Chinatown for current and future generations.

Sincerely,

Elizabeth Murphy
Vancouver, BC

Burke, Teresita

From: Jordan s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 8:30 AM
To: Robertson, Gregor; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Public Hearing
Subject: June 28th Public Hearing for Chinatown's Future
Attachments: Letter to Council Public Hearing June 28-18-from Jordan Eng.pdf

Dear Mayor and Council,

It is with regret that I am unable to attend tomorrow's Public Hearing. I attach my letter for your consideration, and I hope you find some reasonableness in it.

Beyond the rhetoric, the Revitalization Plan was formed on a foundation of three pillars; heritage/cultural preservation, economic revitalization and residential densification.

We aim to be a vibrant living community that respects the heritage of our past, but not to relive it.

Thank you,

Jordan Eng

SUCCESS REALTY & INSURANCE LTD.
145 Keefer Street
Van, BC V6A 1X3
cel (604) 728-0883
off (604) 687-8899

June 25, 2018

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

Attention: Mayor and Council

Dear sirs and madams:

WHAT ARE WE FIGHTING FOR

It is with regret that I am unable to attend in person the June 28th Public Hearing for the Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies. A family vacation was planned months in advance. However, my absence does not diminish the importance and my passion for the issues and concerns that will affect the future of Chinatown.

While not a new thing, the community has been particularly divisive. For the planning staff they have had the unenviable task to deal with the divergent voices, much more extreme than during the HAHR and Chinatown Neighbourhood Plan debate.

The HAHR fight was primarily against the opponents from a bordering neighbourhood. This time the adversaries are within the community. I find the name calling in the public domain particularly disappointing. During the consultation process there were concerns for personal safety, not only physical but verbal and written against supporters of development and new housing options for Chinatown. This has never happened before, nor did we have Twitter accounts and social media.

But what are we fighting for?

I believe that all of us in this struggle are passionate about Chinatown. For the local residents and business owners, it is where we live and play. It is our home.

For the broader population, it is the heart and soul of the Chinese community and provides a sense of identity.

I believe that all of us feel that the cultural and historic integrity must remain intact.

It has been said that Chinatown is not just about the buildings, but it is also the people. I cannot agree more; the seniors, the merchants and the local residents.

It is for this reason that the basic principles of Chinatown Revitalization in the Chinatown Neighbourhood Plan based on the three pillars of cultural/heritage preservation, economic revitalization and residential densification continue to be recognized as equally important.

Different lens

Over Chinatown's 100+ year history, it has continually evolved. HA-1 has always been recognized as the historic precinct and HA-1A has always been recognized as the active business zone.

I have the pleasure of this streetscape outside my office



However, if you grew up in Chinatown in the 1960s it was a much different landscape



Today, Chinatown's character in HA-1A is the result of a building boom that occurred during the late 1970s and 1980s.

The HA-1A precinct should continue to remain distinct from historical HA-1 to allow residential densification to support economic revitalization throughout Chinatown. Without an active residential and business community Chinatown will stagnate and decay. Furthermore, it cannot survive with the support of government funded initiatives alone. We only need to look one block north to see how that experiment has played out.

As a community we must move forward and work together to find a balance, cooperate on the common issues and refine the details to make sure future plans are realistic.

In achieving this common ground, I would respectfully request that City Council support the following amendments to those proposed by City staff:

- 1) *The outright limits for HA-1 and HA-1A remain at 75' and 90' respectively* These have been the historic outright limits before HAHR. Staff's recommendation to have these heights as conditional is already an acknowledgment that they are generally acceptable. **The discretionary height margin will only continue community conflict as developers fight for each extra foot of height on each and every project.** If this latest amendment before Council aims to reduce community conflict it should eliminate as many discretionary conditions possible and focus on strengthening development guidelines and policies for acceptable heritage design.
- 2) *Grandfather lots assembled prior to implementation of revised zoning* I support 75' maximum development width for new projects. However, it is counter intuitive to force property owners that already have properties in excess of that width to be required to build two or more separate buildings to accommodate this regulation. Large lots developments are more cost efficient and able to provide underground parking. The concern of large façade frontage design can be handled in the design guidelines by requiring buildings to appear as if they are more than one building, while still maintaining its interior single structure integrity.
- 3) *Restriction of uses* The requirement for offices on the second floor of new developments should not be imposed but rather be an allowable outright use. The proposed requirement is as ill-conceived a planning policy as encouraging retail activation in the worst lanes in the City. As a commercial Realtor with 30 years of office leasing experience in Downtown Vancouver and Chinatown, small scale office is both impractical and an inefficient use of new development density. The current inventory of Chinatown office space is primarily B or C class building. There is always a rolling inventory of low quality vacant offices. Chinatown remains a tertiary office market behind Downtown Vancouver, Broadway and Cambie Corridor and Railtown reflective in its low rents. Furthermore, much of the office space that is being taken up in the community is by the artist community and high tech startups. These types of occupants while create body heat in the community, do not add to the cultural value of the Chinatown.

From a development perspective, the requirement for second floor offices will kill any potential 25' lot development. **The requirement of three segregated entrances-residential, office, retail compromises any meaningful retail façade.** Given the amount of circulation and common facility space required on the ground floor the balance of the ground floor space available for retail use becomes ancillary.

With the construction of the Saint Paul's Hospital, the office market may improve. At that time developers can and will fill the requirements by building purposed built office buildings.

- 4) *Increase Density 6.0 in HA-1A* There is a housing crisis in Vancouver, both in supply and affordability. Restricting supply affects affordability. With its close proximity to Downtown and other parts of the City, Chinatown is a logical center of residential activity. Densification also supports local businesses in the immediate area. The proposed density caps appear arbitrary given

that building design has been the major issue of community discord. 6.0 FSR is reflective of the maximum allowable density in the Downtown Eastside Oppenheimer District.

- 5) **Increase density for residential rental buildings** All communities across the City are struggling with the lack of supply of affordable housing for working class families and low income service employees. The high cost of land and construction has made it much more lucrative for developers to build market condos rather than rental buildings. However, City initiatives including the Rental 100 and Interim Rezoning Policy, and increased height and density for rental only projects in the Grandview Woodlands neighbourhood have resulted in increased interest to build purpose rental building. Affordable rental housing services the needs of low income workers both Downtown and the future St Pauls hospital. Affordable rental also support the notion of the need for a broad income mix living in Chinatown with sufficient buying power to sustain local businesses.
- 6) **Support for Guidelines to become Policy** It is important that the rules are clearly defined. In the spirit of compromises, everyone must know what to expect. City must define in policy the vision of Chinatown. Policy should properly address structural bulk and building style that fit within the historic neighbourhood. Developers are risk adverse and will respond to policies that are clear and defined.

I ask that Council consider my recommendations so that my family can continue to be an active part of the community for the next 100 years, as it has been for the last 100 years.

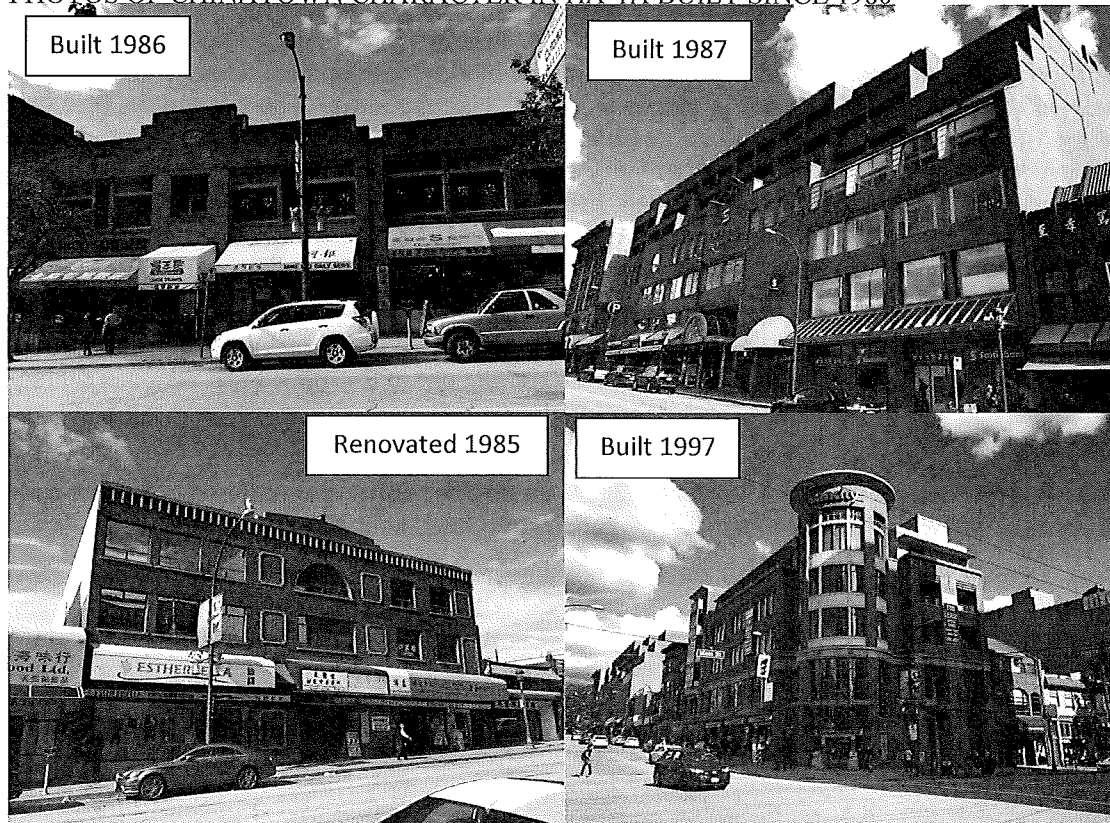
Yours truly,

SUCCESS REALTY & INSURANCE LTD.

s.22(1) Personal and Confidential

Jordan Eng

PHOTOS OF CHINATOWN CHARACTER IN HA-1A BUILT SINCE 1980



Burke, Teresita

From: s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 9:31 AM
To: Public Hearing
Cc: Mayor and Council Correspondence
Subject: Chinatown Heritage Guidelines - June 2018

Dear Mayor & City Councillors,

I am writing in support of the new Chinatown Heritage Guidelines for HA-1 and HA1-A. I agree with rescinding previous policies that were not in the spirit of Chinatown's heritage and architecture, and as represented in these guidelines. I cannot attend the hearing but I support the recommendations and hope you will approve these guidelines, with only a few amendments.

Chinatown's important cultural and historical areas need conservation and protection. Amendments should include, stronger protections against lot assemblies, to discourage big block structures. The greater public values Chinatown for its cultural historical significance and as a unique important neighbourhood. Community and cultural amenities, sensitive design and scale and a diverse vibrant community should be encouraged, for the existing local residents, and local small businesses. New developments should enhance the existing community, not erase and displace nor mimic design elements and good planning.

Another amendment, should include more social and affordable housing thresholds for the community. The residents of Chinatown are part of the living community, multicultural vibrancy, and diversity. There are many low income residents that exist in the Chinatown community for its Chinese cultural and community values. They should not be forced out nor displaced by redevelopments that may erode Chinatown's heritage, community, affordability, the cultural and personal connections, and historical relevance to residents. So in addition, higher percentages for more social and affordable housing should be required in new redevelopments, including: social assistance rate housing, low income, below market seniors and affordable housing for local incomes & assistance levels.

Lastly, the boundaries of historic Chinatown have been reduced, carved up and diminished significantly already, allowing higher densities than before. This is therefore, not a "down-zoning" as some people have promoted. It is a sensible set of guidelines, to protect what's left of sensitive Chinatown's historical cultural areas, house existing local residents in the community that are low income, and encourage the retention and conservation of Chinatown's unique character, culture and design. It is also a correction to previous recent policies that resulted in carving up Chinatown (diminishing its size and area), inappropriate scale, heights and massing, and to deter higher pressures for speculative density redevelopments that became quickly evident. Higher densities can exist outside these two small areas in Chinatown and elsewhere. The City has approved much densification across the city to accommodate population growth, so higher densities are not warranted here.

Please approve these guidelines with the amendments noted above, to honour Chinatown and its community.

Thank you for your consideration,

M. Cheng
Vancouver resident & citizen.

Burke, Teresita

From: christine plishka s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 9:43 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hi there,

My name is Christine Plishka, I grew up in Vancouver. My father was an architect & he enjoyed very much bringing his large brood of children to Chinatown where he would regale us with stories of it's colourful history & culture. I always looked forward to our visits, it was my first experience taking in the wonderful flavours, sights & sounds of a culture so different from my own & it awakened a love & respect for diversity I would carry with me for the rest of my life.

We are very blessed in Vancouver to have this community in the heart of our city. It is important that we preserve the heritage of Chinatown for future generations by maintaining some of the original bylaws that restrict the width of future developments as well as maintaining social housing.

Let's not be short sighted and loose one of the cities most precious neighbourhoods.

Sincerely,
Christine PLISHKA

Sent from my iPhone

Burke, Teresita

From: Dana Mah s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 10:36 AM
To: Robertson, Gregor; Carr, Adriane; Louie, Raymond; Jang, Kerry; Reimer, Andrea; Ball, Elizabeth; De Genova, Melissa; Affleck, George; Deal, Heather; Stevenson, Tim; Bremner, Hector; Public Hearing
Subject: CSHBA Support of Proposed Amendments to Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies for approval.
Attachments: CSHBA Letter of support Proposed Amendments 06272018.docx

Dear Mayor and Council,

Please find enclosed a letter supporting the above noted Proposed Amendments from the Chinatown Society Heritage Buildings Association.

Thank you all once again for your consideration.

Cheers,

Dana Mah, English Secretary
Chinatown Society Heritage Buildings Association

Chinatown Society Heritage Buildings Association

June 27, 2018

Mayor and Councillors of Vancouver City Council
City of Vancouver

Via email

RE: Support of the Proposed Amendments for Chinatown HA-1 and HA-1A Districts Schedule,
Design Guidelines and Policies

*We acknowledge that we are on the Unceded Traditional Territories of the Musqueam,
Squamish and Tsleil-Waututh First Nations.*

Dear Mayor and Councillors of Vancouver City Council,

The Chinatown Society Heritage Buildings Association (CSHBA) expresses our thanks for this opportunity to state our support of the Proposed Amendments for Districts HA-1 and HA-1A as presented on March, 2018 and referred to the Public Hearing of June 28, 2018. It is our sincere hope that these Hearings will be held in an atmosphere of respectful and considerate dialogue.

The Proposed Amendments for Chinatown that was referred to this Public Hearing is seeking to strike a suitable balance based on feedback over the past few years from the public...a sustainable balance that the CSHBA feel addresses all concerns as a whole. The aim is to encourage scaled development suited to the unique character of Chinatown and establishing a fair and just mix of uses respectfully suitable to the unique physical, historical and cultural character that honors and acknowledges the hard work and sacrifice of our forebears.

Chinatown cannot survive when exposed to extremes. The problem of gentrification due to high density development in Chinatown areas is rampant throughout North America if not in other nations around the world where there are similar communities. High density development didn't work so well in Vancouver's Chinatown... and it would be safe to note that restricting and limiting parameters on development will not work either. There needs to be some development that is smart, scaled and suitable that embraces and protects the integrity of all crucial elements of Chinatown.

Contrary to the position to hold to the status quo from the real estate, some development and local business interests, the Proposed Amendments does not represent nor does it imply that this is a moratorium on development. If one sincerely and thoughtfully read the Amendments with an open mind taking the character of the Community into serious consideration, one can see that there is indeed room for development, albeit at a suitable scale that respects the Community.

The view that dense development as a solution in revitalizing Chinatown as well as a means to address the housing affordability problem (a problem that was in part or in whole encouraged by the real estate interests) continues to overlook and ignore the character of the community. To continue to hold to such a limited view is to the detriment of the community in the long term and short term financial gains cannot be made at the expense of the integrity of our Historic Neighborhood. Our organization recognized this and realized that the approach to aid

with Heritage Building revitalization as approved in the original form of the Chinatown Neighborhood Plan was not worth sacrificing the community's integrity. Much to our regret, we must live with the results of the dense and out of place developments in HA-1A and that defines our support of the Proposed Amendments. We do need to have zoning and design regulations in place for Chinatown, being one Historic Neighborhood that does not have established Design and Zoning Regulations, a framework and structure that admittedly is long overdue.

Noting the counter proposal from the kind folks such as #SaveChinatownYvr as presented, the present administrative structure makes it too challenging and costly to achieve 100% social housing within the community. It should be noted that seeking for restrictive lot widths for development could impede sustainable economic and revitalizing community growth that is important for a community...the widths as presently recommended in the Proposed Amendments and perhaps approaching the two higher levels of government to seek ways for a realistic and doable increase in seniors housing as well as encouraging re-establishing small families within the community might be the best approach to take.

At this point, we wish to express our appreciation and give our deepest thanks to the next generation of youth and young adults who passionately advocate for Chinatown and welcome their energy and commitment. It has been noted that the future of Chinatowns lie with them and their role in advocating for our neighbourhood is critical to its ongoing sustainable future and, as members of a free and democratic society, their voices must never be silenced. Through their deep community connections through family, cultural upbringing and personal experience, the next generation are very important stakeholder members of Chinatown.

We also submit that work must be undertaken to find ways to support and work with the local community businesses in encouraging them to advocate for and attract community based small businesses would provide the variability and secures economic viability for the community. We have witnessed the loss of traditional businesses and services that made the living experience in Chinatown a living and vibrant area for people from all walks of life. The new businesses that target a different type of client does not work for all residents of Chinatown and thus, efforts must be continued to explore ways to somehow attract these traditional businesses back to the neighborhood.

As you all have experienced, this process has been challenging and contentious with the unfortunate impacts on many people on all sides, with the unfortunate result of divisions within the community. There is a local effort that has started up in the community by VCRC to reach out between opposing factions to initiate dialogue to seek common ground. It is a good idea to strike up respectful dialogue to determine common ground among the stakeholder groups. It's observed that the common ground is the future of the Community...the differences arise in what is viewed as the priority that would satisfy the central concern of each individual stakeholder group. The difficult challenge is to get everyone to see things in the same way that others see and realize that there is no singular answer. Hard work has to be committed to solidify a balanced approach. It will be an uphill battle.

We wish to address a statement that was issued by an opponent in mid May addressing our motivation for supporting the Proposed Amendments. The statement read as follows:

“ We would rightfully expect the Society Buildings Association who have financially benefitted greatly (<http://council.vancouver.ca/20171017/documents/a3.pdf>) to support planning. “

If one sincerely and thoughtfully reads the Report regarding the Chinatown Society Heritage Building Matching Grants Program with an open mind taking the proper context of the decisions made in Council Chambers that guided the establishment of the Program, **one can see that the participating Societies footed 68% of the repair costs.** How that is interpreted as “ benefitting greatly “ appears to be a misinterpretation and disrespectful on that individual’s part.

Our obligation to the Proposed Amendments is based on our commitment to our community, its cultural history, collective experience and to our forebears who, through their hard work, resilience and sacrifice, granted our community with the privileges and rights enjoyed by all Canadians.

And we deeply thank Council and Staff in engaging to enable the participating Chinatown Societies to take crucial first steps to work towards revitalizing and safeguarding their Heritage Buildings.

In conclusion, the CSHBA supports the Proposed Amendments in its present form and strongly urges City Council to accept the Report to establish long overdue Regulations with Zoning and Design changes for the Districts of HA-1 and HA-1A as means to protect and conserve the integrity of the Community. This continues the City’s on-going commitment to work with the Vancouver Chinese Canadian community and as a important key step towards the UNESCO World Heritage Site initiative.

Thank you all for your kind and thoughtful consideration on this very important matter.

Regards,

s.22(1) Personal and Confidential

for Fred Mah, President

Dana Mah, English Secretary
Chinatown Societies Heritage Buildings Association

Burke, Teresita

From: Judy Lam Maxwell s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 11:44 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

I support ...

1. **Stronger policies to prevent lot assemblies** by making outright development lot width max 25ft or existing lot width
2. **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

The current box condos that are far too high do not suit the neighbourhood and do not respect the Chinatown character of the neighbourhood. There is also a strong need for social housing, which these new buildings do not include.

Please help to preserve and save the neighbourhood by making these changes.

Kind regards,

Judy Lam Maxwell

Burke, Teresita

From: Lee s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 7:33 AM
To: Public Hearing
Subject: Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

I am writing to provide my opinion and ideas on the HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Chinatown has long had a stasis because in the past, merchants and building owners were not allowed to change the heritage of the buildings due to planning and permit restrictions, and now that the government has changed, almost everyone is allowed to do what they like as the city decides that heritage and housing are not top priorities. Lot assemblies are prevalent throughout the city and is destroying the character of such corridors such as Cambie street, and the south portion of Vancouver - around Winona Park - neighbourhoods are now "lot assembly cities with market condo development. I do not want that to happen to Chinatown.

1. I feel that we need to prevent lot assemblies and limit outright development lot widths to 25ft or existing lot size.

I disagree that the city should allow development site widths of 50ft in HA-1 (Pender) and 75ft in HA-1A (everywhere else minus Pender).

2. As our seniors and of course the demographics of Strathcona needs social housing development therefore we should have retention of existing affordable housing and commercial spaces

I believe that we should make dwelling use conditional unless 100% social housing

We should make sure that social housing, and existing affordable housing and commercial spaces for businesses are prioritized.

Yours truly,

Karin Lee
s.22(1) Personal and Confidential

Burke, Teresita

From: Deb Rudo s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 8:41 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Please commit to tough policies that will keep development lot widths to a maximum of 25 feet or the width of the existing lot. We do not want mega developments in Chinatown. They would completely destroy the heritage character.

Please also commit to significant social housing development in Chinatown. Existing affordable housing and affordable commercial units need to be protected!

Thank you,

Deborah Rudo
Vancouver

Burke, Teresita

From: Y LILLQUIST s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 11:59 AM
To: Public Hearing
Subject: Public hearing Thursday June 28, 2018 regarding Chinatown zoning reviews

Dear Mayor and City Council,

I am writing this letter as a concerned local resident of the Chinatown neighborhood regarding the upcoming Zoning review on June 28th.

I continue to be concerned that this unique Chinatown area must be protected from real estate speculation, which has overtaken much of the Vancouver landscape.

I support in principle the hard won accomplishments that have been made after many months of community input and City Council's attentiveness.

There are 2 key amendments that would further protect Chinatown from real estate development pressures:

1. Stronger protection to prevent lot assemblies. Limit outright development lot widths to 25 feet or existing lot size. The median lot size across all of Chinatown is 25 feet. Allowing larger widths than the majority of existing lots in Chinatown will drive further lot assemblies and continued speculation This will encourage real estate developers to wipe out existing buildings and the heritage character of our Chinatown.

Designing this unique heritage enclave around "cars" and "underground parking" is NOT forward thinking and undermines the Chinatown neighborhood of a "walking" community and emphasis on local amenities.

2. The second amendment that is needed: Make dwelling use conditional unless 100% social housing. It is imperative to retain affordability and encourage social housing and local businesses, especially in this critical era of pressures on local seniors and young families for affordable housing. Our City Council staff had actually previously recommended dwelling use to be conditional unless 100% social housing in an earlier version of the zoning, until the real estate industry pushed back.

Let's keep up the good work and momentum begun by the 105 Keefer St rezoning decisions and further City Council's efforts to bring UNESCO World Heritage Status to Vancouver/Canada's Chinatown.

Lets' further the commitment to right past wrongs to Chinatown and Chinese Canadian descendants in good faith after the Public Apology Ceremony so beautifully held just a few months ago by the Mayor and City Council members.

We can make Chinatown the jewel in the North East False Creek Neighborhood Plan. An enclave where the local community and world visitors alike can experience, learn, appreciate a living and vibrant Chinatown.

Respectfully,

Yolanda Lillquist (nee Wang), MD

s.22(1) Personal and Confidential

Burke, Teresita

From: Scott Neufeld s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 12:28 PM
To: Public Hearing
Subject: chinatown rezoning hearing

Dear Mayor, Council, and Staff,

I am a Vancouver resident and PhD student that cares deeply about ensuring Vancouver remains a city where people with low incomes can continue to live and thrive. I also care deeply about addressing the issue of homelessness in Vancouver and have been involved with several of the city's homeless counts in recent years as well as advocacy for social housing in various neighborhoods around Vancouver.

I am unable to attend the public hearing on the Chinatown rezoning but wanted to communicate my support for the planned rezoning. I have been especially concerned by the recent emergence of the group "Chinatown voices", which I believe does not represent the interests of the most marginalized long-time residents of Chinatown, even though it positions itself as representative of Chinatown as a whole in its name. This group is clearly funded and organized by those who stand to profit immensely from the status quo zoning, or a rezoning that would enable large scale market condo development in Chinatown. The city has a unique opportunity with this rezoning to do something significant to preserve an important, historical space for racialized Chinese community members, many of whom have low-incomes or are on pensions. I am concerned that the changes proposed by Chinatown voices will effectively gentrify these people out of the neighborhood, into faraway communities where they might be more isolated, and less culturally supported, or onto the streets as part of the ever-growing population of homeless pensioners in Vancouver. If Vancouver truly cares about addressing the homelessness crisis in our city, we need the kind of zoning that will ensure more welfare and pension rate accessible social housing can be built. I strongly support the recommendations of the Chinatown Concern group, that has been doing the hard work of building community and critical discussion amongst the most marginalized Chinatown community members for many years now in order to empower this community to get the kinds of policy and zoning changes that will actually ensure their continued survival in the neighborhood.

Specifically, I hope the rezoning proposal could include these two amendments:

- 1) Strengthen policies that prevent massive lot assemblies in the neighborhood, capping development lot widths at max 25ft or existing lot width
- 2) Making dwelling use conditional unless 100% social housing. This should be a neighborhood that prioritizes social housing over market housing, and as much as possible curbs gentrification.

Upon perusing some of the letters already submitted that do not support this rezoning I was struck especially by those who say they live in the neighborhood and worry this rezoning will jeopardize their property values and investments in real estate in the neighborhood. I feel that it is an especially cynical and calloused perspective on real estate investment and personal enrichment that depends on the gentrification/'revitalization' of a neighborhood (and inevitable displacement of long-time low-income residents). I do not agree with these concerned residents that their personal enrichment through real estate speculation is justifiable at the expense of displacing low income seniors from Chinatown.

I sincerely hope city staff and council consider how this rezoning (with above amendments) might send an important message about the kind of city Vancouver wants to be. I hope that city is one where our most marginalized and vulnerable residents are prioritized and protected, and people are valued over profits.

Sincerely,

Scott Neufeld, BA (Hons.), MA, PhD Student Simon Fraser University

s.22(1) Personal and
Confidential

A grey rectangular box redacting the text below the 's.22(1) Personal and Confidential' label.

Burke, Teresita

From: Mostow, Joshua Scott s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 1:05 PM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

I write to support Chinatown zoning amendments to

1. keep the lot width 25feet and prevent lot assemblies, and
2. make dwelling use conditional unless 100% social housing.

I understand from the Vancouver Sun that your own staff report has noted the severe impact of recent real estate development on the character of historic Chinatown, with many traditional business priced out of the neighbourhood (Council should also consider support of traditional business, along the lines of the San Francisco model).

I ask you to respect your own staff's report and pass the two amendments listed above.

Thank you,

Joshua Mostow
s.22(1) Personal
and Confidential

Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 1:56 PM
To: Public Hearing
Subject: Weighing in on development in Chinatown

To Vancouver City Mayor and Council,

I want to add my voice to those calling for sensitivity and consideration in the development of the Chinatown neighbourhood. Please add the amendments "Limit development lot widths to 25ft or existing lot size" and "Make dwelling use conditional unless 100% social housing " to the proposed Chinatown policy.

On the first point, Chinatown is one of the last of Vancouver's areas that is full of history, texture, quirkiness. Its built form and neighbourhood character is defined by the small 25' frontages. The difference of these small frontages adds variety and delight to the cityscape that ubiquitous, bland, homogeneous, block-long developments lack.

On the second point, a viable, thriving neighbourhood is a complex ecosystem of symbiotic relationships and networks. Chinatown has been functioning this way for decades, but it is under threat when the long-time residents are priced out of their neighbourhood. Ticking all the right boxes in the design of a new neighbourhood does not immediately recreate the kind of intricate relationships that develop in older communities over time. Please let's protect the unique Chinatown neighbourhood, and ensure that young people and seniors can afford to remain.

The current real estate boom in Vancouver is transforming the city. I'm realistic about the pressures for development, the need for a range of housing options and the rationale for densifying along public transportation routes, and appreciate the City's efforts to address these issues. The profits to be made in a desirable real estate market are an almost irresistible force. We have to weigh carefully how to harness this force toward the public good, and select those special places where non-economic values trump (excuse the expression) profit motive. I believe Chinatown is such a place.

What would Jane Jacobs say?

Thank you,
warm regards,
Robin McIntosh

Dragnea, Irina

From: Jessica Taylor s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 2:22 PM
To: Public Hearing
Subject: Chinatown development

Hello,

My name is Jessi Taylor and I am writing to express concerns about the current Chinatown development plans. While I mostly support the plan, I am concerned over the silence and ambiguities around affordability and affordable housing.

Affordability and affordable housing are extremely important issues throughout Vancouver, but especially in Chinatown which houses low income Chinese seniors and other low income residents. Rezoning and development without taking decisive, dedicated, and intentional measures will lead to gentrification and displacement. Displacement of seniors and other low income residents is not an acceptable strategy or side effect. We need more clarification on these issues.

Sincerely,

Jessi Taylor, PhD

Dragnea, Irina

From: Deer, Glenn s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 2:42 PM
To: Public Hearing
Cc: <janicewongstudio@gmail.com>
Subject: New Chinatown Zoning Policy

TO: The Mayor and Council

I am writing in my role as a university professor who regularly teaches courses in the Asian Canadian and Asian Migration Studies Program at the University of British Columbia. I also teach Canadian Studies and a course on "Reading and Writing Vancouver" in the Department of English Language and Literatures.

Over several decades, I have worked with the Asian Canadian Writer's Workshop, often meeting in Chinatown for the LiterAsian Writing Festival, at the UBC Learning Exchange on Main Street. I have also served twice on the jury for the City of Vancouver Book Prize. I have a personal investment in Chinese Canadian history since my late father paid the Chinese Canadian Head Tax and immigrated from China many years ago.

Vancouver's Chinatown has been a lively and inspiring urban space for my students to learn first-hand about local history, urban politics, culture, food, architecture, literature, and art. While facing many pressures for large scale tower developments, I hope that the unique diversity and scale of Chinatown will be protected and even enhanced.

Vancouver's Chinatown is a unique and historic community that should be protected and enhanced for future generations. Vancouver City Council now stands at an important crossroads of development. The decision to protect the cultural character of Chinatown could provide a lasting legacy for future generations. Think of how desolate and bland this area could become if the right decisions are not made.

Both local residents and visitors to Chinatown appreciate the vitality that is created by its special architectural diversity and mixture of experiences. As you know, this special diversity depends on narrow storefronts that encourage lively engagement between the open and canopy-sheltered storefronts and the public. Smaller storefront widths also permit the diverse range of shops and services that will draw regular visitors from within the community and across the GVRD. Big box storefronts would destroy the character of Chinatown.

Also vital to the maintenance of Chinatown's heritage are the availability of robust social housing and facilities for seniors: at its core, Chinatown must have affordable and safe housing for its residents. It should not become a zone of empty condominiums.

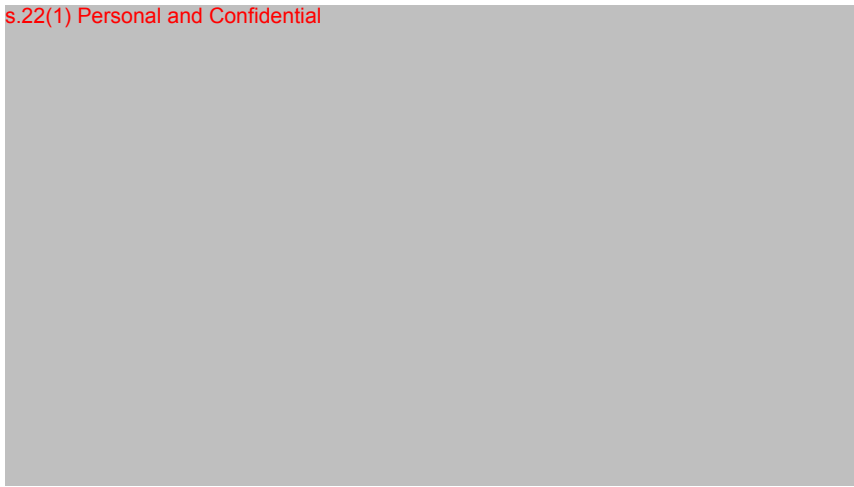
I applaud City Council for its careful oversight on these matters, and wish you all the best in these deliberations. I hope that the new zoning policies will be adopted.

Sincerely,

Dr. Glenn Deer

Department of English Language and Literatures

The University of British Columbia



Dragnea, Irina

From: s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 3:27 PM
To: Public Hearing
Subject: Public Hearing June 28, 2018. SUPPORT: Amendments to Chinatown HA-1 and HA-1A
Attachments: CVN Letter to council-Chinatown-06-27-2018-V2.pdf

June 27, 2018

City of Vancouver Mayor & Council

Dear Mayor Gregor Robertson and Councillors,

Re: Public Hearing June 28, 2018
Amendments to the Chinatown HA-1 and HA-1A Dist. Schedule, Design Guidelines and Policies
<http://council.vancouver.ca/20180515/documents/p8.pdf>

We are in SUPPORT of the proposed amendments in the above report for Chinatown.

We also encourage you to add the amendments requested by the community to:

1.Limit outright development lot widths to 25ft or existing lot size; and 2.Make dwelling use conditional to encourage social housing development and retention of existing affordable housing and commercial spaces.

These proposed amendments are the first step in reversing the harm done to Chinatown through the 2011 Heritage Area Height Review (HAHR) policies.

Neighbourhoods and individuals from across the city were strongly opposed to these changes in 2011. They have proven to be very destructive to the important historic area's architecture, culture and affordability for both residential and commercial businesses.

It is urgent that Council take action now to reverse the damage from the HAHR and the recommendations above are a good first step.

Sincerely,
Larry Benge, Co-Chair

s.22(1) Personal and Confidential

Dorothy Barkley, Co-Chair

s.22(1) Personal and Confidential

On behalf of the Coalition of Vancouver Neighbourhoods Member Groups of the Coalition of Vancouver Neighbourhoods

Arbutus Ridge Community Association
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions Cedar Cottage Area Neighbours Chinatown Action Group
Citygate Intertower Group Community Association of New Yaletown Crosstown Residents Association
Downtown Eastside Neighbourhood Council Dunbar Residents Association False Creek Residents Association
Grandview Woodland Area Council Granville Burrard Residents & Business Assn.
Joyce Area Residents
Kitsilano-Arbutus Residents Association
Kits Point Residents Association
Marpole Residents Coalition

Norquay Residents
NW Point Grey Home Owners Association
Oakridge Langara Area Residents
Residents Association Mount Pleasant
Riley Park/South Cambie Visions
Shaughnessy Heights Property Owners Association Strathcona Residents Association Upper Kitsilano
Residents Association West End Neighbours Society West Kitsilano Residents Association West Point Grey
Residents Association



COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

June 27, 2018

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West End Neighbours Society
West Kitsilano Residents Association
West Point Grey Residents Association

Burke, Teresita

From: Iajla nuhic s.22(1) Personal and Confidential
Sent: Wednesday, June 27, 2018 1:09 PM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Our Chinatown is important in the history and culture of Chinese immigrants and even more in the history of Vancouver! By protecting its uniqueness we are making our city richer - visually, culturally and economically.

Respecting the urban and architectural language in this precious part of Vancouver is highly important!

By choosing to PRESERVE existing buildings and RESPECT THE SCALE of the original neighbourhood with narrow fronts and historic heights we save the image and spirit of our Chinatown for our citizens and all the visitors who come to Vancouver.

Lets place beauty and care before profit! We have to protect affordable housing and commercial spaces for businesses that already exist - we don't need impersonal and monotonous market condos in Chinatown!!!!

i want to be proud of our actions and be able to tell my children we did our best to preserve the soul of Chinatown by carefully planing and building!

Thank you,
Lajla Nuhic
Vancouver