

## Heritage Vancouver

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Canada

June 27, 2018

Mayor Robertson and Vancouver City Council  
Vancouver City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver BC V5V 1V4

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

Dear Mayor and Council,

We are writing to voice general support for the proposed amendments to the HA-1 and HA-1A Districts Schedule and the revocation of the Rezoning Policy for Chinatown South (HA-1A).

Documents such as the Downtown Eastside Plan and Historic Area Height Review: Conclusion and Recommendations 2010 ground Chinatown revitalization upon recognizing “the issues of gentrification and potential displacement in light of revitalization efforts” and “how development activities can be done in a way that benefits the whole community and brings about change that is inclusive.”

It has been pointed out that the Rezoning Policy for Chinatown South has brought in more residents to the area and there are more people spending time there. While this may be true, this is not the same as reaching the goals of revitalization without displacement and revitalization without Chinatown “losing its culture and heritage - assets that define its identity and set it apart from other neighbourhoods” as specified in the Chinatown Neighbourhood Plan.

Projects that continually strip Vancouver’s Chinatown of its key distinguishing characteristics and force it to be just another commodified generic neighbourhood are pervasive and damaging. Many of the density landing projects coming from the enactment of the Rezoning Policy for Chinatown South have led to deterioration of this integrity of Chinatown as a place of powerful meaning. As we have noted on a number of occasions, the type of heritage that is critical here (and one that is part of a contemporary, recognized and widely accepted approach to heritage) goes over and beyond the preservation of Chinatown architecture and visual compatibility by new developments. Narrow focus on that as the sole determinant of heritage value and an oversimplified take on residential and human intensification in the area undermines the very nature of Vancouver Chinatown.

We wish to emphasize that heritage conservation in these terms is not a demand for no development. Rather it is asking for a type of development where not just architectural appearances are maintained and the area turned into a shell that is

stripped of the ideas that sustain Vancouver Chinatown as a place with a meaningful spirit. Much more thought and care are needed to be put into how Chinatown is to be developed so that development strengthens the values integral to the place.

We also need to note that the changing understanding of Chinatown as a heritage area is not fully captured in the HA-1 and HA-1A planning map. While HA-1A may be considered less historically and architecturally significant as HA-1, HA-1A is taking on important newer significance. As others have pointed out, certain sections in HA-1A such as East Georgia have a concentration of small scale shops that are characteristic of the neighbourhood street and retail experience. Storefront width of a maximum of 25 feet would also be of importance here and should not necessarily be treated differently from HA-1; at a minimum, it is necessary to maintain a decent proportion of 25 foot wide storefronts throughout the Chinatown area as it is character defining.

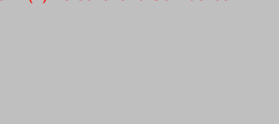
Additionally, a number of these type of shops are important for providing affordable daily goods where lower income neighbourhood residents feel welcome shopping. The issue of retail gentrification, to raise just one example, which is exacerbated by land assemblies with allowed site frontage of 50 feet (HA-1) and 75 feet (HA-1A) can be of concern. Even if fine grained character can be maintained with a 25 foot wide storefront despite it being on an assembled lot, there remains a social aspect needing attention. This is expressed in a memorandum on July 10, 2017 from the Vancouver City Planning Commission (VCPC) to Mayor and Council that reads:

*Even if the fine-scale physical fabric is retained, there is concern over social sustainability - how existing residents, shop owners, and community organizations that form the cultural and social fabric of the neighbourhood would survive the escalating land rents and redevelopment pressures.*

In conclusion, we are generally in support of the proposed amendments. In order to make Chinatown better through development, there needs to be an array of new policy tools and incentives that tackle not just the physical qualities of Chinatown, but also the non-physical qualities that are critical to these meaningful relationships with place. Importantly, these are not entirely new concepts but rather ones that are grounded in the initial goals of the revitalization plan for Chinatown. We feel the proposed amendments are an important start to bringing about the kind of development that can “be done in a way that benefits the whole community and brings about change that is inclusive” and without Chinatown “losing its culture and heritage.”

Sincerely,

s.22(1) Personal and Confidential



Bill Yuen  
Executive Director, Heritage Vancouver Society

## Dragnea, Irina

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**From:** Peter D. Yang s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:32 PM  
**To:** Public Hearing  
**Subject:** Amend Chinatown Plan

Dear City of Vancouver,

**Please vote to pass the motion to amend the Chinatown Plan** (HA-1 HA-1A) tonight. This council group will not be the same in a matter of months and the community needs stability in policy to move forwards to address our problems re: gentrification, displacement, housing for vulnerable populations.

As a born and raised Vancouverite, who like many others, are concerned about the community, I support the passing of this motion because the plan articulates stronger policies to prevent lot assemblies will help limit speculation and protect the tangible and intangible character of Chinatown.

I agree with the plan's intention to encourage social housing development and retention of current affordable housing and commercial spaces will truly benefit the neighbourhood.

**Please vote to let people to thrive in Vancouver's historic Chinatown neighbourhood.** You are stewards of public good and so I would hope that you will put the needs of regular people before the needs of developers who want to increase profit margins.

Please vote to protect people and Chinatown as one of Vancouver's most iconic and historic neighbourhoods.

Regards,

**Peter D. Yang** | [peter.d.yang@gmail.com](mailto:peter.d.yang@gmail.com)

**Dragnea, Irina**

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**From:** Andrew Yang s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:35 PM  
**To:** Public Hearing  
**Subject:** Save Chinatown

Hello,

Please vote to pass the motion to amend the Chinatown Plan (HA-1 HA-1A) tonight. This council group will not be the same in a matter of months and the community needs stability in policy to move forwards to address our problems re: gentrification, displacement, housing for vulnerable populations.

Like many people concerned about the community, I support the passing of this motion because the plan articulates stronger policies to prevent lot assemblies will help limit speculation and protect the tangible and intangible character of Chinatown.

I agree with the plan's intention to encourage social housing development and retention of current affordable housing and commercial spaces will truly benefit the neighbourhood.

Please vote to let people to thrive in Vancouver's historic Chinatown neighbourhood. You are stewards of public good and so I would hope that you will put the needs of regular people before the needs of developers who want to increase profit margins.

Please vote to protect people and Chinatown as one of Vancouver's most iconic neighbourhoods.

Regards,  
Andrew Yang

**Dragnea, Irina**

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**From:** Lama Mugabo [s.22(1) Personal and Confidential]  
**Sent:** Thursday, June 28, 2018 3:45 PM  
**To:** Public Hearing  
**Subject:** Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Dear Vancouver City Council,

My name is Lama Mugabo. I work as a Community Organizer at CCAP - Carnegie Community Action Project.

As a resident of the City of Vancouver who works in the Downtown Eastside, I'm concerned about the housing crisis, both in the DTES and Chinatown. These two low income communities are facing a major housing affordability crisis. Not only do residents of these communities watch their housing gentrified and residents priced out of their communities, they are also losing affordable shops where low income people can buy fruit and vegetables.

We desperately need the City Council to intervene and make Chinatown more livable and affordable to everyone who lives there.

Almost all new housing developments that are currently built are condo that senior Chinese and low-income residents cannot afford. In order to make Chinatown livable, we need to put a moratorium on condominium development and instead work with senior levels of government to build housing that low income residents can afford. We need to prioritize Chinese seniors who have helped build Vancouver. These seniors live on fix income and cannot afford to pay market rental prices. In this period of reconciliation, we need to ensure that Vancouver is enjoyed by a variety of people and not only the wealthy. We want to stop the displacement of low income residents from their communities.

My recommendations to Council are as the following:

1. Keep the part of the rezoning proposal that disallows towers and large frontages,
2. Re-insert the part that says residential uses that aren't social housing will be conditional,
3. Strengthen policies to prevent lot assemblies by restricting lot widths to 25ft or the existing lot width;
4. Work with the working and low-income community to implement the People's Vision for Chinatown

Sincerely,

Lama Mugabo

**Dragnea, Irina**

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**From:** Bryan Chong s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 4:06 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

June 28, 2018 (amended letter from Bryan Chong – please remove my my previous letter sent on June 27 and replace with this one)

**Letter to Vancouver City Council re: Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies**

I am writing to give you my thoughts of the Chinese community in Chinatown, and the values that are important to many of us.

The range of ideas for the revitalization of Chinatown is broad, maybe even polarized, ranging from what affluent professionals want, to the very different interests of low income residents, small business shopkeepers and elderly seniors.

I know that many of the affluent are for condo development, more density and upscale retail as their solution to improve the Chinatown experience and to restore economic vitality. But at the heart of the matter, the community disagreement is not over building heights, the number of market units or FSRs. The bigger question is: do we want to address the current issues Vancouver and Chinatown are facing with regard to income inequality, lack of affordable housing, and displacement of residents due to rising property values and the elimination of affordable rental units brought about by development?

In effect, the current development direction and zoning amendments are seen as a solution for revitalizing Chinatown by creating new communities that contain more desirable people and places. Hence previous inhabitants, renters, and small businesses are regarded as non-community, or pre-community and less worthy. Current development direction is not about improving the community, comprising seniors and the poor, but on replacing these “lesser communities” with more affluent ones.

The low income residents and shop keepers will get pushed out due to the demolition of existing buildings and resultant rising rents in new buildings. Seniors during the transition will feel uncomfortable, even shunned walking in their own neighbourhood amidst the up-scale shops and restaurants. When residents can no longer afford to live here, where will they go? Who will care about them? They have no social or financial capital.

What do we believe makes a good city? What are our core beliefs as citizens? If it is not you with the power and resources who will care, then we as citizens of Vancouver are nothing special, no different than hundreds of other cities. We are no more socially responsible, no more sustainable, and no more meaningful about a future place where we can be proud that we care for all, and not just the affluent. We need long term thinking and solutions - someone in the planning and development community with the vision to step up and take leadership for this.

Please give this some thought. **I support the proposed zoning amendments for Chinatown.** Thank you very much.

Yours sincerely,

Bryan Chong

**Dragnea, Irina**

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**From:** Lily Lee "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 4:17 PM  
**To:** Public Hearing  
**Subject:** June 28, 2018 Public Hearing Agenda Item: Text Amendment: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Dear Mayor and Council,

As a local-born Vancouverite with deep social and cultural ties to Chinatown, I **support** the proposed amendments to the Chinatown HA-1 and HA-1A district schedule, design guidelines and policies. The proposed amendments would provide an acceptable interim solution to protect Chinatown from future development that may be incompatible or inappropriate with this important National Historic Site. As Council has agreed to the designation of Vancouver Chinatown as a UNESCO World Heritage Site, it is important that we don't allow further destruction or deterioration of Chinatown's unique cultural heritage. I would also recommend that serious consideration be given to support the following amendments:

1. We need stronger protections to prevent lot assemblies. Historically, lot widths in Chinatown have been either 25 feet or 50 feet in width with a few exceptions. Wider frontages do not contribute to an interesting or lively streetscape and should be discouraged. It is therefore recommended to limit the outright development lot widths to 25 feet or the existing lot width.
2. We should encourage a healthy and balanced housing mix by changing 'dwelling use' to a conditional use, unless it is designated for non-market housing, e.g. affordable housing, seniors housing units etc.

Thank you for your attention and consideration on this important matter.

Sincerely,

Lily Lee

## Dragnea, Irina

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**From:** Christina Lee "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 4:22 PM  
**To:** Public Hearing  
**Cc:** Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa  
**Subject:** Chinatown Zoning Policies

Mayor and Council,

I am writing to offer my conditional support for the proposed changes to the Chinatown HA-1 and HA-1A Districts Schedule.

During the adoption of the original 2012 Chinatown Neighbourhood Plan and Economic Revitalization Strategy, it was understood that these changes would be monitored closely by staff, with the possibility of amendment in the future. This plan was not intended to be the final policy for Chinatown forever; to work towards a sustainable and inclusive city, we have to understand and learn from our mistakes, particularly when our most vulnerable populations are being threatened by displacement.

As a community member, stakeholder, and researcher working and volunteering in the neighbourhood for the past five years, it is clear to me that the original goals of the Historic Area Height Review (to support market residential development and height increases with the assumption that a larger population would support local businesses) have not been met. Noting hua foundation's 2017 report, we have seen the loss of 50% of the neighbourhood's fresh food assets over a very short period of time. This is not the support for local businesses that we had all been hoping for.

Through my current research, speaking with business owners (new and old), we are just beginning to understand the prohibitive nature of increasing property values on the viability of small businesses in Vancouver. These new amendments are not 'down-zoning,' as many in the development community would have us believe; they are precautionary, preventative, and meant to protect what is left of the intangible heritage of Chinatown.

Associated with this, I would support an amendment to the policy to limit development lot widths to 25ft, as the proliferation of large blocks has severely limited the ability for smaller businesses to open up in Chinatown. Not only are the spaces far too expensive, the types of businesses that are able to afford them increase competition for existing businesses, in many cases forcing them to close down due to the vast difference in profit margins.

As many businesses within the community possess triple net leases, the pressures of skyrocketing property values are felt most strongly by those with the lowest margins: those who provide affordable goods, services, and employment to low-income members of our community. By limiting aspects like FSR, building heights, and site frontages, there is potential to slow down land speculation, and by association, property values. This could potentially provide a much-needed reprieve for small businesses.

I am, thus, also supportive of amending an aspect of the original proposal that recommended dwelling use to be conditional unless it is 100% social housing. Chinatown's mixed income population has always contributed to its vibrancy, and to continue to displace low-income members of the community would be a great disservice and disgrace to their legacies.



By placing limits on the rapid development of the community, we have an opportunity to slow down, and think carefully about what we want to see in Chinatown in the future. Throughout the rest of the region, we have seen what uncapped development has done: renovations, displacement, and unaffordability to the highest degree.

Finally, I would like to acknowledge the tremendous amount of work that council and staff have put into this new zoning policy. As a community member, I have felt that there was a significant amount of meaningful consultation throughout the entire process. It is clear, through the creation of the Chinatown Transformation team, that there is a significant collective desire for Chinatown's unique and important history and culture to be protected, and requires a continued investment and constant reevaluation, to make sure that we are doing the best we can for this neighbourhood.

Regards,

christina lee

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Christina Lee | 李嘉明

s.22(1) Personal and Confidential



## Dragnea, Irina

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**From:** Melissa Fong "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 4:25 PM  
**To:** Public Hearing; Mayor and Council Correspondence  
**Subject:** June 28 Public Hearing Speech #54  
**Attachments:** Thursday, June 28, 2018- Chinatown Amendments (2).pdf



Regretfully I may not make it to speak tonight. I am speaker #54. Please see attached comments. I would have been speaking in favour of the Staff Recommendations with amendments. Thank you, Melissa Fong

Dear Mayor and Council,

I am scheduled to speak as #54 at the public hearing but may not be able to make it depending on the timeline of the other speakers. Therefore, I'd like to write in my statement in case I do not have the chance to deliver this speech in person.

I am writing in to support with amendments.

I am in support of returning heights and FSR back to a human-scale. I endorse the Amendment document because it demonstrates a measured response to the failed attempts of HAHR (2011) to achieve the goals of the Chinatown Revitalization Plan (2012).

I do believe it was with well-intentioned support that led to HAHR and the HA-1A zoning area. The intentions were to assist re-investment into Chinatown and hopefully attract a critical mass of local residents who would revitalize commerce in the neighbourhood and help support small businesses, in particular, Chinatown heritage/legacy-type businesses. CACs from the increased building density were supposed to help provide non-market seniors housing and cultural/social amenities that would benefit the Chinatown community. Unfortunately, HAHR has just resulted in heavy residentialization of unaffordable units and a paltry sum of CAC dollars that have made no proportional improvement to Chinatown.

Many Chinatown advocates saw this failure of HAHR/HA-1A a few years ago and it was in 2015 where a number of us began organizing to speak our concerns to planning staff and council. The late Joe Wai, who originally supported HAHR, dedicated his remaining energy to Chinatown by helping to rescind the height and limitless FSR. I want the whole audience in the room of the public hearing to really understand the dedication Joe, the architect of Chinatown, had to making sure Chinatown honoured a human-scale approach and wanted to spend his last days advocating for the protection of heritage through smarter design, which included lower heights and FSR limitations.

During many publicly accessible meetings with VCRC- a membership group that invites all Chinatown stakeholders, including BIA and Merchants Assoc, we discussed concerns with Chinatown Planning Staff who listened judiciously. I applaud Wendy Au, Helen Ma and Tom Wanklin for meeting with Chinatown communities regularly over three years to assess and reassess what was working and what wasn't working. Over three laborious years they sat down with many Chinatown groups and achieved the community consultation necessary to make some compromises and introduce this current Amendment that attempts to close the gaps on many concerns.

In the excellent Memorandum prepared by staff you can see the development of these recommendations are sound. The tenets of the Chinatown Neighbourhood Plan were to support existing businesses, encourage retention and develop an intergenerational community where youth could support elders in our community. If those tenets don't come before recruitment and attraction of external businesses/residents then we only have a "displacement and replacement plan"- we do not have a true revitalization plan for the Chinatown community.

The condominiums that have been built in Chinatown are not housing our vulnerable Chinese seniors nor are they affordable to the majority of the existing Chinatown community that we wanted to serve with this Chinatown revitalization plan. Furthermore, the CACs have either not properly materialized or been enough to make a sizeable contribution to our low-income community. What has resulted are small units of housing that are vacant, or occupied by folks who are not even shopping or supporting heritage businesses and, instead, encouraging the supply of high-end retailers who are displacing greengrocers and local shops.

The height increases and complete oversight to set an initial FSR in HA-1A should be considered a failed experiment and should be allowed to lapse in recognition of the rapid pace of displacement we have observed in Chinatown.

I urge Mayor and Council to revisit the original Chinatown Neighbourhood Plan and Revitalization Plan documents, look at the hopes and aspirations of the Chinatown plans, and ask themselves whether or not HAHR/ HA-1A, in its current form, truly meets the needs of the Chinatown community.

The Amendments proposed by staff are a positive first step towards achieving the goals of the Chinatown community plan. However, more needs to be done. We need to look at the gaps, such as the current allowance for lot assembly and the ways that incentivizes wide-scale demolition; destroys the design principles for human-scale fine-grain buildings; and encourages the replacement of traditional mom and pop stores with large lot commercial- all aspects that contradict the Chinatown Neighbourhood Plan and retention goals of the Revitalization Plan. We need stronger policies to prevent lot assemblies that are turning Chinatown into an ongoing speculative construction zone.

We also need to go back to the basics and find ways to incentivize social housing, non-market housing and seniors-specific housing. As explained above, and by the Staff Memorandum, the heavy handedness of market-condo residentialization-friendly policy we currently see is not providing the social, nonmarket or seniors housing units Chinatown needs. The increased density of market condos has just increased speculation and created upward pressure on housing prices. If our definitive goals are to increase affordability in this city, house seniors and decrease homelessness, then we must do something to incentivize the building of social housing and other non-market forms of housing. The original recommendations of this Amendment included, "Dwelling use to be conditional unless 100% social housing" and I believe this should still be included in the current recommendation. The only reason why it was dropped was because the real estate lobby and a minority of land owners created opposition at the very last moment. I hope council won't be swayed by those who seek profit over the well-being of Chinatown.

I read some of the at-large comments who are opposed to these Amendments and particularly people who are opposed to incentivizing concentrations of social housing in Chinatown and the DTES. Some of these folks fear "ghettoization" of Chinatown. I hope we can be clear about this: Chinatown was ghettoized due to systemic discrimination and racism by barring the Chinese of land, work and mobility in this city. Chinatown was never a "ghetto" just because poor people lived here. I hope Mayor and Council will advocate Staff revision to include, once again, that dwelling use should be conditional unless 100% social housing.

Thank you for your time, Melissa Fong.

**Dragnea, Irina**

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**From:** SaRaH C. s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 8:47 PM  
**To:** Public Hearing  
**Subject:** Fwd: HEARING RE CHINATOWN TODAY 6PM

Dear Mayor & Council,

RE: LETTER SENT EARLIER, COPIED BELOW

Please forgive omission of my full signature on letter i sent earlier & add the following information:

Sarah Chesterman

s.22(1) Personal and Confidential

Thank you very much.

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

**From:** SaRaH C. s.22(1) Personal and Confidential  
**Date:** Thursday, June 28, 2018  
**Subject:** HEARING RE CHINATOWN TODAY 6PM  
**To:** [publichearing@vancouver.ca](mailto:publichearing@vancouver.ca)

Dear Mayor & Council,

RE: HEARING RE CHINATOWN TODAY 6PM

Please accept this letter as written record of my strong support for Chinatown Heritage group & all they are proposing today & otherwise to protect the historic built character of the neighbourhood. Please legislate their amendments to zoning changes in order to move forward with the City Council-directed UNESCO bid to designate Chinatown as 1 --which is the only point of view in this with any merit whatsoever.

Please note that every point made in favour of retaining Chinatown Heritage is the ONLY argument with integrity, being not solely favoringt real estate profits over Chinatown advocates & keeping our city tourist-friendly & unique.

Plrase quit pandering to real estate profits & listen to the demands of your constituents.

Thank you.

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SaRah-c.

## Dragnea, Irina

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**From:** s.22(1) Personal and Confidential on behalf of Sarah Ling s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 4:40 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,

I currently serve as the President of the Chinese Canadian Historical Society of BC, and I work as a Project Manager on Indigenous and Chinese Canadian educational initiatives at the University of British Columbia.

First off, I would like to thank and commend all of you for supporting the Apology events that occurred on April 22, 2018 to recognize historical discrimination against Chinese people in Vancouver. One of the HDC advisory committee's recommendations that was adopted as a legacy action was to pursue the UNESCO WHS bid for Vancouver's Chinatown. This is a long-term commitment that will involve the development of a strong cultural assets management plan. Implementing the new rezoning policy is a crucial step towards laying a solid foundation for the newly formed Chinatown Transformation Team, City of Vancouver, and community partners to build upon for the hard work ahead to restore and rejuvenate Chinatown.

If some of these policy amendments do not get put in place as soon as possible, it impossible for all of us to move forward with the City's plans to pursue to the UNESCO bid to designate Chinatown as a World Heritage Site.

Considering this commitment, in addition to the following key reasons, I strongly support the passing of the new Chinatown rezoning policies:

- Rescinding of rezoning policy that allowed for higher heights
- Restoration of the historic heights of the neighbourhood
- Addition of density, site width, and retail width limits that were never in place before

The sudden emergence of the group called "Chinatown Voices" was alarming to many community organizations who have long been working in Chinatown, and alongside staff from the City of Vancouver to maintain Chinatown as a sustainable and liveable heritage community in transparent and collaborative ways. This group consists largely of new property and business owners. One of the arguments they raise through their website is that an increase in density would support the business community. This begs the question - what type of businesses would this support? Our legacy businesses that have longstanding roots in Chinatown are at risk. We must come together as a community to find ways to support the legacy businesses we have left before it is too late.

Thank you for your time and consideration.

Sincerely,  
Sarah Ling

## Dragnea, Irina

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**From:** albert lee s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 4:49 PM  
**To:** Public Hearing  
**Subject:** Re: Zoning amendments to be heard tonight at the Public Hearing

**Importance:** High

Dear Mayor % Councillors,

While I cannot attend tonight's hearing I would like to express my view towards the two important aspects of the zoning amendments.

1. Stronger Protection to Prevent Lot Assembly

We definitely need strong policy to prevent lot assembly. We need to protect the fine grain characteristics that the Chinatown has right now. This is its heritage that we cannot afford to destroy. Without this protection the developers and whoever could profit from this type of development would stop at nothing to maximize their profit through the larger scale development. We need to stop this for the sake of keeping Chinatown's heritage so that the buildings with significance in the Chinatown history would be preserved and not bulldozed to make way for their 'private' benefits.

2. Retention of existing affordable housing and commercial spaces

Data shows that higher density development has not benefited social housing unless the existing affordable housing is not compromised. We need stronger policy to protect the vulnerable population in the Chinatown. When 100% social housing is not guaranteed the dwelling use has to be conditional so that the residential use in the new development can be regulated to preserve existing affordable housing, and at the same time allows the mix of commercial uses be preserved.

Thank you.

Sincerely,

Albert Lee

## Dragnea, Irina

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**From:** Kiku Hawkes s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 4:41 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

To Mayor and Council,

As a citizen and area resident who participated in the pushback against the badly designed and inappropriately sited 105 Keefer Street project, I urge this government body to continue with the process of re-zoning Chinatown.

- Restrict heights and density
- Restrict projects to the area's traditional 25 ft. frontage, and apply this template to all current and future design plans.
- Ensure housing that actually affordable to area residents. Make this THE priority.
- Refine design parameters to better reflect the area's built form

Today UDI wrote to City Hall, "Our members bought land in Chinatown..." The letter seems to indicate the organisation and its membership believe City Council has a responsibility to ensure particular property rights and profit margins for their businesses.

Why should the citizens and residents in any way subsidize or support this organisation, its membership or their goals? Cui Bono? Who benefits? Neither local residents not businesses do, in fact, time and time again, we see community driven from neighbourhood, and the elimination of cultural and economic diversity

During the 105 Keefer debate, a number of new business owners spoke on Beedie group's behalf. They felt their businesses would not survive without a significant influx of people like themselves.

While these individuals are welcome to live in Chinatown, as are their clients, isn't it more sensible, sensitive, and frankly, civilised to expect them to adjust to the local population?

Reconciliation has many forms.

best regards

Kiku Hawkes

## Dragnea, Irina

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**From:** Derrick O'Keefe s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 6:06 PM  
**To:** Public Hearing  
**Subject:** Thought I was on speakers list - here's written submission

Good evening.

I'm speaking tonight as a Vancouver renter and a COPE city council candidate -- as an ally who has been inspired by the remarkable multi-generational coalition of Chinatown organizers who have come together in recent years to defend their neighborhood from the land speculators and condo developers whose pursuit of profits has done real harm to people and community.

I've seen some of these amazing Chinese organizers dismissed as "disrespectful" or even as NIMBYs for opposing obnoxious condo projects, and for defending the low-income residents of Chinatown. But these insults, I believe, thankfully only represent the views of a minority.

The majority of people in Vancouver can see that the people who have come together to defend this community -- which began as a home for Chinese people who were subject to the most vicious racism and exclusion -- have performed a great service for our whole city. They have reminded us that when profits take priority over all else, the most marginalized people suffer. And they have reminded us that if you fight back, you can win.

I'm pleased to see the City staff's report catalogue some of the harmful effects of the upzoning and gentrification that has been allowed to hit Chinatown in recent years including the further marginalization of Chinese seniors and the loss of food security -- so thoroughly documented by the Hua Foundation's 2017 report.

A recently published study by the United Way found that 41.9 percent of seniors in Chinatown were poor, as compared to 15 percent of seniors citywide.

This is unacceptable.

But, sadly, it was predictable.

The current mayor and council majority approved the Chinatown Heights rezoning in 2011 despite warnings and opposition from many long-time residents. We have now seen the harmful effects of this decision, the harmful effects of putting the needs of developers first and trusting that benefits would trickle down to the poor and the marginalized. We need to flip the script, and take an approach that puts people first -- and that's why I think the current proposals don't go far enough.

I agree with the approach and conclusions of the Chinatown Action Group, who spent years intensively working with community to develop a People's Vision for Chinatown. They state:

"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."



The People's Vision sets important targets, like having the number of social housing units in the neighbourhood match the number of non-social housing units. Once this is achieved, they recommend 50% of new units should be social housing, and "social housing" should mean no more than the welfare/pension rates or 30% of net income (it shouldn't be gross income, imho, but that's another discussion).

In summary, I would join my voice with all those urging council to keep the aspects of this rezoning proposal that disallow towers and wide frontages -- both of which have contributed to displacement and loss of cultural amenities; to restore the language that make non social housing dwelling uses conditional; and to engage with the community to implement the People's Vision for Chinatown.

Serve the people, not the profiteers. This should be our motto as we move forward to protect Chinatown and its most vulnerable inhabitants. Thank you.

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Sent from Gmail Mobile

**Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies  
Public Hearing on June 28, 2018**

Mayor Gregor Robertson and Council  
Vancouver City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

The Chinatown Historic Area Planning Committee is committed to the preservation and protection of the heritage and character of Vancouver's historic Chinatown. Its members, which represent diverse voices within the community (including property owners, merchants, local and professional organizations and members of the public) support policies, regulations and projects that help to preserve and protect this National Historic Site.

Since 2015, staff attended five CHAPC meetings, giving presentations and providing updates on proposed amendments for Chinatown, as well as receiving comments and suggestions from members. Each time, staff returned with an improved version which had taken into consideration comments gathered from earlier consultations with stakeholders.

The proposed amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies are generally supported by CHAPC for the following reasons:

1. It sets maximum Floor Space Ratios (FSR) and building heights that are more in line with the character of Chinatown and existing buildings on the Vancouver Heritage Register.
2. It provides greater opportunities for and supports the retention of small-scale or local businesses.
3. It recognizes Chinatown's tangible and intangible heritage, acknowledging the need to retain both its physical building fabric and culture.
4. By revoking the rezoning policy, the community will no longer need to choose between the provision of public benefits, such as social housing, or higher and incompatible buildings.

The dialogue on Chinatown's future will not end with the adoption of these proposed amendments and we look forward to continuing this discussion and contributing to Chinatown's success.

Thank you for considering these changes that would preserve and protect the heritage and character of Chinatown and a potential future UNESCO World Heritage Site.

Edmund Ma  
Vice-Chair  
On behalf of Chinatown Historic Area Planning Committee (CHAPC)

## Dragnea, Irina

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**From:** Denise Fong s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 6:57 PM  
**To:** Public Hearing  
**Subject:** June 28th - Public Hearing New Chinatown HA-1 and HA-1A Policies

Dear Mayor Robertson and Members of Council,

Over the past decade, Vancouver's Chinatown has been a place of learning and a site where many meaningful community relationships have been cultivated for both myself and many other young adults. As a PhD student interested in cultural heritage conservation and overseas Chinese history, I believe that urban development can be approached in a culturally sensitive manner that honours the heritage character of a place.

I acknowledge that the City staff have put in dedicated effort over recent years to reach the current policy amendments and would like to acknowledge their commendable work. However, reversibility is a key consideration when determining the treatment of a heritage site. Should the City proceed with a policy that destroys the fine-grained character of Chinatown (i.e., smaller store fronts) by permitting 50-75ft lots for condo/parking lot construction, it will further destroy the spirit of Vancouver's Chinatown by driving out senior residences and heritage business which form the fabric of Chinatown's heritage.

While the proposed zoning policy for Chinatown is heading in the right direction, amendments are needed to ensure Chinatown's tangible (i.e., buildings) and intangible (i.e., seniors residents, business practices, livelihood) cultural heritage are protected.

As such, I write in support of the new zoning policy with the following amendments: limiting outright development lot widths to 25ft or existing lot size, and achieving more balanced and better quality development that accommodates urban development and housing needs of Chinatown's low-income seniors residents. This entails continued involvement of local community members in development consultations, and better representation of community input throughout the development process.

In light of the City's commitment to pursuing UNESCO World Heritage designation, I urge Mayor and Council to consider the above amendments to help preserve the spirit of Vancouver's Chinatown.

Regards,  
Denise

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Denise Fong  
PhD student  
UBC Interdisciplinary Studies Graduate Program

## Dragnea, Irina

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**From:** rochelle davidson "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 7:11 PM  
**To:** Public Hearing  
**Subject:** Re: #SaveChinatownYVR - meeting tonight @ 6 pm

Dear Mayor and Council:

Further to my earlier letter, below, I forgot to mention a few items:

1) Chinatown is home to many artists, most of whom are struggling and definitely contribute economically and culturally to the community. The square foot price of \$2.00, which is for space in old or derelict buildings is already too high for many artists, such as potters, painters, who are struggling. I would like to propose that not only is all existing art space protected, but that any new buildings need to incorporate this space with an increase. What happened in the demolition development of South False Creek leading up to the Olympics, is that many of the 'warehouse' building sublet to artists. Those spaces were not considered or protected in the new building. It is not affordable to have \$3,000 studio rentals for most applied arts. Perhaps for gaming, computer design kind of businesses, but for the majority, it is unfeasible. As a potter, we don't need pretty or fancy: ground floor, bare concrete, sufficient power, lots of open space, and a sink. High ceilings (over 9 feet), hi speed fancy internet, lounges, pretty spaces, none of this is needed.

Looking at the March rezoning proposals:

District HA - 1 - Historic Pender Street:

a) Maximum Height - ask that if the original character building is preserved (inside with upgrades and improvements, but the essential nature retained, and outside wholly, of course) then the height is also preserved, no additions. If the building is allowed to decay and then demolished, the allowable height is diminished by at least one floor if not two.

b) Maximum Density - conditional reduced to 3.5, anymore equals towers and claustrophobia

c) Maximum Widths - reduce to 25' or same as original building

as to heights - they should be broken up to allow light and breathing space in and also not be built to the edge of the public sidewalk (as has happened along Cambie which has created a claustrophobic corridor feel and also reduced park like affect of private yards and gardens of the original houses that once lined Cambie street), but be set back to allow flow of people, events, sidewalk cafes, more trees and little potted gardens etc.

d) Family Housing Units - 50% be 3 bedroom or larger and to have proper rooms, i.e. a LR, DR, Laundry room and green space onsite - either as an inner courtyard, with trees and benches, or building scooped in to allow for this, as families need to go outside and it is too difficult with children to have to walk or drive a distance just for a little play area. It also creates beauty, clean area, quiet and privacy. The fenced in 3 foot wide fenced "yards" on the ground floor of the cambie corridor developments are a disgrace and do not fulfill this need.

District HA - 1A - Chinatown south:

- a) Maximum Height - ask that if the original character building is preserved (inside with upgrades and improvements, but the essential nature retained, and outside wholly, of course) then the height is also preserved, no additions. If the building is allowed to decay and then demolished, the allowable height is diminished by at least one floor if not two.
- b) Maximum number of floors, keep to historic heights and to be varied to allow space, air, privacy and sunshine between buildings. No increase to existing heights.
- c) Maximum FSR - reduce conditional to 3.5
- d) Maximum width - single original building size or max 50 feet
- e) Family Housing Units - 50% be 3 bedroom or larger and to have proper rooms, i.e. a LR, DR, Laundry room and green space onsite
- f) rear set backs - doubled

thank you

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**From:** rochelle davidson s.22(1) Personal and Confidential  
**Sent:** June 28, 2018 12:10:11 PM  
**To:** publichearing@vancouver.ca  
**Subject:** #SaveChinatownYVR - meeting tonight @ 6 pm

Dear Mayor and Council:

I am a citizen of Vancouver, and have been my whole life. I have lived in all areas of Vancouver, except for Shaughnessy. I have worked in many areas of Vancouver. I have had many jobs and for the past 18 years have worked with the public who feel comfortable to share their experience of the impact on them of housing changes in Vancouver, with me. Vancouver receives a failing grade. Many are struggling to find affordable living places that not only house the body but the soul. Many have left Vancouver and the GVRD. All of them are professionals, either self employed or employed in a company. They come from all different professions and points of view. When riding my bike, I see in minute detail the uniqueness of the different communities and for the past 15 years the shattering (for the most part) impact of development that is driven by developers, rather than the community's economic, unique, social and cultural needs and existing capital. These attributes require humans to create, often with little capital but lots of effort and creativity. It is these actions that have increased community values and often when that happens they are driven out once their lease expires due to threefold or more rental increases.

I am also a member of and support #SaveChinatownYVR's proposals to retain and revitalize Chinatown. It is a complex and long (by our standards) history, full of economic, cultural and social capital and history, it's building full of fine grain character and masterly detail: held in each door, window, design flair, material used, unique inner courtyards, staggered hallways and stairs, in the various small businesses, art stores, coffee

shops, small clubs (not speaking to the recent sport bars on Main street). The practice of gutting the inside of heritage/character building while keeping a plastic developer version of the facade contributes to the increasing lifeless, bland, cold building stock that Vancouver has now become known for. What is happening is that the warm, well crafted, character and heritage buildings are being dumped (not very green) in landfills, when they should not have been, did not need to be.

It is long past due to designate Chinatown a national heritage site! For inspiration, look at Victoria, whose Chinatown is minute compared to ours. Or look at Townsite in Powell River.

In addition to councils proposed zoning changes:

- 1) Stronger and explicit protection to prevent land assemblies (and this should be done to the whole of Vancouver). Individual lot size be limited to 25' or less (if original lot size is less). Lot assemblies are for developers only, both because the property values are increased way above market value and more than one are joined for a single sale, so that leaves the properties out of the reach of individuals. They group adjoining lots so that high rises, which need bigger properties, can be built.
- 2) Retention and upgrades to current social housing and affordable commercial space AND enforce adequate new social housing (30%?), affordable housing and affordable commercial and art studio space in new or renovated buildings. After social units there needs to be a large percentage of affordable housing. This community makes on average \$20,000. I teach in community centres and make less than \$40,000. The average income was \$48,000 a few years ago. Is it fair that people who are working full time doing support work (teaching, child care of all kinds, cleaning, old age care, restaurant and entertainment services) are forced to live way out of the city where they work? Vancouver needs to get back to it's roots and control the opportunism that is driving the expansion and future of Vancouver

I looked at what ChinatownVoices mandate is, and it seems clear that this group is created and represents the interests of developers. I think this group hopes to undermine and dilute the integrity and informed positions of #SaveChinatown.

Many developments I have seen in Chinatown retain only a diminutive shadow of historic Chinatown, lost amongst a forest of ugly no-name brand towers whose doors open only to those that earn 6 digit incomes.

I ask that my letter be shared with the Mayor and Council and my name be added to the support of #SaveChinatownYVR as I cannot attend tonight due to working.

thank you,

Rochelle Davidson

## Dragnea, Irina

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**From:** walter britton s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 4:01 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Save Chinatown We won't regret it !!!

## Dragnea, Irina

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**From:** Empty TinCans s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:34 PM  
**To:** Public Hearing  
**Subject:** Worries about Vancouver's Chinatown

Hello to whom this may concern:

I am a worried resident of Vancouver's Chinatown. I have lived in Vancouver my entire life and I have seen the vibrancy of Chinatown at its peak. There needs to be more action to revive this neighborhood to its former glory. I know the City of Vancouver is trying to help all parties of Chinatown, but I am worried that the City is not doing enough and the erosion of heritage and culture will happen extremely rapidly because the efforts of the City are not significant enough to curb the growing influence of Vancouver real estate developers. What is happening to Chinatown with gentrification and the rapid changes in its original heritage/culture (due to building high rises from real estate developers) is similar to what happened when Canada and its First Nations were exploited by the explorers and subsequent colonists encroaching on their land and ultimately expulsion. I cannot watch idly by as the City of Vancouver destroys more of our "original" culture. By not enforcing more drastic amendments the City of Vancouver is directly destroying and allowing the erosion of Chinatown's heritage that needs protection and revival.

More specifically the City of Vancouver urgently needs to prevent lot assemblies so that developers can only build to existing lot sizes or up to 25 feet. This way any future buildings will not gentrify or significantly change the landscape of Chinatown. By allowing developers to build to more than 25 feet, the City of Vancouver is eroding the heritage spirit and character of Chinatown by allowing too much density in the neighborhood. Historically Chinatown was always an area where one walked around the streets - this should be further developed perhaps with Vancouver walking tours of Chinatown and points of interests for tourists so that when they visit, they can pick up a pamphlet to do a DIY tour and this is where the City can develop different areas to bring more tourists into the community. By outrightly preventing lot assemblies or preventing the building over 25 feet the spirit of Chinatown is preserved. We don't need more density in this area, we need more characteristic neighborhoods that will draw tourists and preserve culture and heritage, things that Vancouver desperately needs instead of clinging to the First Nations past (which they already destroyed), please don't make the mistake of also destroying Chinatown and then feebly trying to cling to whatever is left. This is a chance for the City of Vancouver to make the right choices to protect a sensitive neighborhood with the ability to be a vibrant heritage community.

Lastly, the City of Vancouver NEEDS to retain existing affordable housing and if they haven't already, the City needs to help develop more social housing in this community. Similar to the West End where there is vibrancy, diversity and culture, there is also a lot of affordable housing units; the same needs to be done for Chinatown. Affordable housing gives a neighborhood diversity and when done properly, will help encourage people to engage fully in community life and get their life back on track (if they aren't already). The City needs to do what they preach, and that's not just taxing those with over \$3M homes but also providing more affordable housing to people that need it, in areas that aren't already developed and are family-friendly. Chinatown is the perfect area because there are schools and parks nearby, and by providing affordable housing to families, the community of Chinatown will be further revived as people/families need walkable places to buy groceries and food. Therefore by retaining and providing more affordable housing (especially to families, since housing for families is scarce) the City will positively help Chinatown's vibrancy. Commercial spaces should also be retained for this reason.

Please stop over developing Chinatown. Chinatown is a fragile community with a heritage and character needs to be retained through careful planning. Please do not ruin this community by considering the amendments I've listed above.



Thank you.

Ron

## Dragnea, Irina

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**From:** william weir s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 4:22 PM  
**To:** Carr, Adriane; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Bremner, Hector; Public Hearing  
**Subject:** Chinatown economic revitalization plan

The inter-generational community of Vancouver's Chinatown is alive and well. As you will see tonight. Over the long years the people of this community have built something special. I myself am not of Chinese descent but I do have connections in/to this community. I oppose the plan as it is now. I think you should consult with the elderly and working class residents of the neighbourhood and give groups like Chinatown Concern Group and Chinatown Action Group what they ask for.  
Sincerely, William Weir.