

**Dragnea, Irina**

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**From:** Caroline Adderson s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 3:38 PM  
**To:** Public Hearing  
**Subject:** Chinatown rezoning

Dear Mayor and Council,

I'm writing to ask you to protect the special character of Chinatown. Please keep lot assemblies out of this historical area. Limit the outright development lot widths to 25ft or the existing lot size.

Secondly, please encourage social housing development and retention of existing affordable housing and commercial spaces.

Make dwelling use conditional unless 100% of the building is for social housing as City staff recommended in an earlier version of the proposed zoning.

Many of you will not be returning to council by choice. This is your opportunity to leave a lasting legacy in this city for some of our neediest people and for future generations.

Sincerely,

Caroline Adderson

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**TAKE NEXT ACTION >**

## Dragnea, Irina

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**From:** Kelly Chen <[REDACTED] s.22(1) Personal and Confidential">  
**Sent:** Wednesday, June 27, 2018 3:59 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 am writing today about the new Chinatown zoning policies.

I am concerned that there are not enough strong policies in place to support social and affordable housing. And I am concerned that the lack of lot size restrictions will encourage lot assemblies and the erasure of character/historical buildings in Chinatown.

Please amend the new zoning policies to **1) limit outright development lot widths to 25ft or existing lot size** and **2) make dwelling use conditional unless 100% social housing**.

My family lived in and around Chinatown for several generations, and though we have moved to other areas of Vancouver, we still shop at and support Chinatown's businesses.

Chinatown is a unique community with a long history that deserves to be preserved and told. Allowing still more new developments to go up while shutting out the elderly and those with low-income does not make a city vibrant or more "livable". Gentrification erases culture and history.

Again, I urge you to amend these zoning policies.

Yours sincerely,

Kelly Chen  
V5M 1Z7

YWCA Program Centre  
535 Hornby Street  
Vancouver, BC V6C 2E8

tel 604 895 5766  
fax 604 684 9171  
ywcavan.org



June 26, 2018

Mayor and Council  
City of Vancouver

Re: *Chinatown Development Policies and Zoning Changes*

Dear Mayor Robertson and Members of Council:

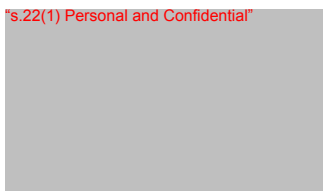
The YWCA Metro Vancouver has a 40-year history of serving the Chinatown/Downtown Eastside/Strathcona communities through YWCA Crabtree Corner. More recently, we have been delighted to work with the Vancouver Public Library to develop the new community centre at Strathcona Branch and YWCA Cause We Care House, providing 21 units of affordable housing and services for women and children.

In recent years we have had many opportunities to be involved with innovative projects providing housing for low-income women and children. Through housing being built both above community amenities and in private developments. We cherish these partnerships and look forward to additional opportunities to creatively meet the needs of the community. A healthy housing market includes all forms of housing - including market, non-market and social housing. Some of our housing has been made possible through collaboration and partnerships with the real estate development community in Vancouver.

We continue to see a need for affordable housing for women and children in the Chinatown/Downtown Eastside/Strathcona communities. The concentration of services and supports available in the community makes these neighbourhoods a convenient and vibrant place for families to call home. We encourage Mayor and Council to continue to provide oversight and leadership in the development of additional social and non-market housing in these communities.

Sincerely,

"s.22(1) Personal and Confidential"



Michelle Sing  
Interim CEO, YWCA Metro Vancouver

## Dragnea, Irina

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**From:** Jeanette Jones s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 4:30 PM  
**To:** Public Hearing  
**Subject:** Amendments to the Chinatown HA-1 and HA-1A Dist. Schedule, Design Guidelines and Policies

Re: Public Hearing June 28, 2019/<http://council.vancouver.ca/20180515/documents/p8.pdf>

I am in support of the proposed amendments in the above report for Chinatown  
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 (both residents and businesses) through the 2011 Heritage Area Height Review (HAHR) policies. Vancouver's Chinatown is one of its most iconic heritage sites. The area and its residents need to be protected from the overdevelopment plaguing much of the rest of the city.

Jeanette Jones

# ALBERT LAM

Architectural Technologist AIBC, MBA, B. Tech

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Attn: Mayor and Council  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

## Chinatown Rezoning Amendment: Collective Memory of Community

Dear Councillors, thank you for receiving my letter regarding the Rezoning Amendment for Chinatown. I support the Rezoning Amendment, but I condition this by highlight the fracturing of the community of Chinatown, and the tangible issues that will continue to worsen if the City does not commit to reconciliation.

Let me be clear: from the community leaders involved over the last 3½ years, I have only heard positive comments about the City Team: Helen Ma, Tom Wanklin and Gil Kelley. Key comments include the responsiveness of staff, the well reasoned iterations presented each time and the assurance that the public has someone to talk to, regardless of Mayor and Councils actions or political shifts.

However, I also heard many outstanding issues: preventing land speculation, managing developer interest, discouraging "astroturfing" and extremism and addressing social inequality and housing, to name a few. More importantly, these issues have led to dangerous levels factionalism, with the divisive posturing tangibly affecting everything from trust and community, to cultural and economic development.

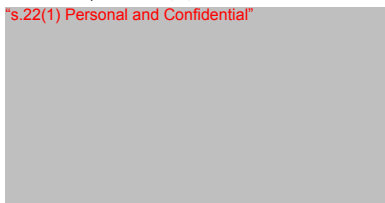
Urban Planning must evolve: it is no longer simply about uses, FSR or city development. Recognizing planning's impact on socioeconomic conditions, community unity, and the ability of Council to govern, we can begin to see the tangible impact of outdated assumptions: time and money lost by activated citizens, stalled projects and investment, and wasted City effort. When I see protests, community groups and growing division, I recall the actions that enfranchised the Chinese after World War 2, and the protests that stopped the "Urban Renewal" project that led to the Vancouver being one of the world's best cities. Looking at City Council, I wonder how many of you would not be sitting there today, if not for the fight for change, against past incumbent interests and attitudes.

The Rezoning Amendment must acknowledgment that the Amendment is only the beginning of long process of reconciliation in Chinatown. We all share a desire to rebuild Chinatown, recognizing it as a place with priceless intangible value and resilience, rather than as a real estate development with limitless profit. That is what the City committed to with the Historic Apology to Chinese and with UNESCO Heritage Designation.

Demonstrate the City has learned from the past and is moving away from the narrative we see today around the world, towards one of consensus rather than defensive. You already have the capable staff; demonstrate this with actions: engage the public, acknowledge the challenges and commit to a transparent and collaborative process built on positive change today, and not on laying the ground work for Council apologies in the future.

Respectfully yours,

s.22(1) Personal and Confidential



**Albert Lam**

Architectural Technologist AIBC, MBA, B. Tech


27th June 2018



## Mount Pleasant Heritage Group

mountpleasanth heritage@gmail.com

www.mountpleasanth heritagegroup.org

 @MPheritagegroup

June 27, 2018

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

Dear Mayor Robertson and Members of Council,

We are writing in support of the proposed amendments aimed at addressing community concerns about the changing character and pace of redevelopment in Chinatown as well as calming speculation and the rapid rise of land values.

As one of the City's original communities, with a unique and recognizable character that comes not only from its urban fabric and heritage buildings but also from its residents, local businesses and community groups, it is important that both the tangible and intangible aspects of Chinatown's character and heritage are recognized, respected and conserved.

We appreciate the City acknowledging that large-scale market-driven development is happening too quickly and taking action to adjust the base zoning to slow down the pace and allow for more gradual, incremental development with a mix of heritage and older buildings combined with lower, narrower newer buildings. As civic historian John Atkin has pointed out, Chinatown has continually evolved over the decades, "But if you set in motion a rate of change that doesn't allow for the evolution, then you stand to wipe it out and you don't get it back."

This action not only fits with Chinatown's character but is also in keeping with a recent study cited in a July 10, 2017 Vancouver City Planning Commission (VCPC) memorandum. The study shows that older, smaller buildings provide space for a strong local economy compared to new buildings and are key contributors to a neighbourhood's livability. The study, by the National Trust for Historic Preservation, also demonstrates empirically that areas with smaller lots and more human-scaled buildings of diverse age support greater levels of positive economic and social activity than those characterized by larger lots and structures.

The VCPC memorandum went on to recommend that the City review and evaluate initiatives on retention of intangible heritage values in other cities and develop a methodology for a social heritage inventory in Chinatown centred on the leadership and experiences of different communities affected by development there. It also said that the issues facing Chinatown are not exclusive to it and lessons learned may have implications for other cultural and historic districts in the City. We believe that it is critical that the City, in consultation with neighbourhood groups, make creating a city-wide inventory of tangible and intangible heritage assets a priority and that this inventory be used to set the tone for development instead of developers leading the process.

We applaud the City for conducting the review of its development policies for Chinatown, heeding public feedback and proposing changes aimed at ensuring that this treasured historic neighbourhood will continue to thrive and honour its history and character. At a time when the City is becoming more uniform and generic looking and long-time residents, community groups and local businesses are being pushed out the City must find ways to hold onto what citizens hold so dear and what is meeting society's collective need for local identity, sense of place and connection to neighbourhoods.

We thank you for this opportunity to provide comments.

Sincerely,

Alyssa Myshok & Danielle Peacock  
(for MPHG)



## Dragnea, Irina

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**From:** Michael Tan "s.22(1) Personal and Confidential"  
**Sent:** Wednesday, June 27, 2018 6:08 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear Mayor, Council, and City Staff,

I am writing to support the amendments to the HA-1A guidelines proposed.

I believe that strong guidelines are necessary to ensure that real estate developers do not have free reign over Chinatown and that the cultural heritage of this important neighborhood be preserved.

Stronger guidelines are not anti development. Strong guidelines are meant to ensure that real estate developers, who prioritize profit maximization only, will build community appropriate structures and also have clear criteria in order to do so.

As a Director of Finance, having worked in industries encompassing technology, mining, and real estate, I am acutely aware of the profit maximizing objectives of most corporations.

Last year, the application for a development permit relating to 105 Keefer was rejected by the DP Board on the rationale being the building was inappropriate to the community.

Stronger and clearer guidelines like the ones proposed as amendments to HA-1A will actually ensure that real estate developers have better definitions of what is appropriate in Chinatown and reduce the costs associated with rejected DP applications so late into the development process.

Better defined development guidelines will actually lead to reduced ambiguity, which lead to better investment decisions for those in the real estate industry.

To that, I would additionally advocate that council add the following amendment: To make dwelling use conditional unless 100% social housing. There is a critical need for more social housing in Vancouver, and Chinatown specifically.

Thank you

Michael S.Tan

## Dragnea, Irina

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**From:** Candie Tanaka s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 6:41 PM  
**To:** Public Hearing  
**Subject:** New Chinatown Zoning Policies

Dear Mayor Robertson and City Council,

First of all, thank-you for taking the community's concerns into consideration and drafting up the new Chinatown Zoning Policies.

As a Vancouver artist with a studio space in the BC Artscape Building on Keefer Street and as a member of the public whose family has traditional cultural Chinese and Japanese roots in Chinatown it is much appreciated. I also work in the area at the Carnegie library branch, so I spend much of my daily life in this area. My mother is Chinese and grew up in this area, telling me many stories about our family life and the strong ties they have to this land. My father has also ties there as well and this is the area they lived in before and after WWII. This is also the area where they met and fell in love. Our family history here goes back to the late 1800's when both sides of the family first came to Canada. They worked in this neighbourhood, went to school in this area and built a loving community here with other Vancouverites, planting hopeful seeds for future generations.

It breaks my heart to see what some of Chinatown has become and is becoming. We need to stand up to greedy developers and look at the potential to save this historic area as a potential UNESCO heritage site. Vancouver has more than enough condos that are being built and purchased on speculation purposes, overpriced retail stores that don't fit into the neighbourhood and restaurants that only the wealthy can afford. Who is really profiting here? This type of behaviour is tearing the neighbourhood and vibrant social community of Chinatown apart. There is too much division and fighting here with some people having their own self interests at hand.

I've lived here in Vancouver all of my life and never have I ever felt the need to stand up and protect Chinatown more than in the last five years, while viewing all of the rapid development in this area. Chinatown will cease to be a Chinatown anymore if we continue along this path. It's like wiping out an entire area and colonizing it again with whoever has the most money, this type of behaviour is disgusting and shameful. We need to uphold ourselves as a community to better standards and start caring about each other again. We can't begin to eradicate homelessness by driving up the price of real estate and then not building enough social housing, retaining existing affordable housing and having vital commercial spaces. It doesn't make any sense and the city becomes a soulless shell without any character.

Please remember why you originally decided to represent the people of Vancouver, surely it was with a plan to make the city better than when you first took office. There are still things that can be done and helping to preserve Chinatown and standing up to big money condo bullies is one of them and one of the most important things you can do for this community.

To reiterate though, I support and thank-you for the work that you all have done with the new Chinatown Zoning Policies in principle but am also asking for the following amendments be made:

1) Stronger protection to prevent lot assemblies.

*To be amended to:* Limiting the outright development of lot widths to 25ft or keep the existing lot size.

We don't need existing buildings to be wiped out by having large lot sizes to encourage development. It disrupts what is already in place and doesn't fit in with the existing neighbourhood businesses and societies. I think transit in Vancouver is great, there is no need for more parkades in this area. If we truly want to be a greener city then we need to have people consider alternative forms of transportation.

2) Encourage social housing development and retention of existing affordable housing and commercial spaces.

*To be amended to:* Make dwelling use conditional unless 100% social housing.

Chinese seniors and the community need vital social housing in this area that retains Chinatown's cultural heritage. The existing affordable housing already in this area needs to stay and creative solutions for building new social housing should also be a leading concern in all development plans going forward. It is also essential that there is some accountability built into any future proposed construction.

Please find it in your hearts to do the right thing.

Sincerely,

Candie Tanaka

"s.22(1) Personal and Confidential"

"s.22(1) Personal and Confidential"

## Dragnea, Irina

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**From:** Lawrence Der s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 6:42 PM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Bremner, Hector; Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Bremner, Hector  
**Subject:** letter to city

### Chau Luen Kon Sol Society

s.22(1) Personal and Confidential

June 25, 2017

Dear Mayor and Council,

The Chau Luen Society has a long history in Vancouver. This year we celebrated the 75th anniversary of our incorporation.

The Chau Luen Society's mission is to better the community through programming directed at immigrants, seniors and youth. Programs have included tax return assistance, settlement services for new immigrants, English as Second Language tutoring, and legal assistance.

The society provides non market housing for low-income Chinese seniors at the Chau Luen Tower at 325 Keefer St. The Chau Luen Tower was completed in 1971 as an 12 storey, 81 home, non-market housing complex for seniors. We have successfully fundraised and developed this building, and have been managing and running this housing for the past 47 years.

Since completion many hundreds of families have come to call the Chau Luen Tower home.

Our society has been a part of Chinatown for a long time and we want to see Chinatown not just survive, but thrive.

To ensure that, we are asking that the City vote in favour of stronger policies like the amendments to the HA-1A guidelines in front of you today.

Luxury condominiums are not what we need in Chinatown. We ask that the city make development of new buildings conditional unless it is for 100% social housing.

Lawrence Der  
President  
Chau Luen Kon Sol Society of Vancouver

## Dragnea, Irina

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**From:** G wl Wong s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 8:32 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

hi everyone,

Chinatown need to regenerate..

we want all to envision Chinatown in the next 100 years.

with great heights and density

with 1/2 market housing and 1/2 social housing

with half of business for market needs and half of business using the traditional Chinatown model

we should not have design guidelines that quash developers ambitions

but proposals for great heights and density

must be visionary

the designs must be consultative and competitive,

designs from developers should be welcome, but if a grand design with great heights and density does not win the confidence of the community. then the city can reject the current version.

the developers then can repeat and renegotiate the design,

the guidelines are not limits

chinatown regeneration is about breaking the limits set in the old century

but the developers who aspire to break these limits need to present visions that inspire the confidence of the community

thank you

George W L Wong

s.22(1) Personal and Confidential

**Dragnea, Irina**

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**From:** Patsy McMillan s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 8:39 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies.

Dear Mayor Robertson and Councillors

I am writing in support of the Amendments proposed by the Chinatown YVR group. I attended the civic discussion re changes to this District Plan which would, in effect, destroy the the very nature and culture of Chinatown as we know and love it. As a neighbour of Chinatown I ask that you please be thoughtful in your response to developers who want to change Chinatown . Be especially thoughtful and purposeful in not allowing large land assemblies for hugely dense buildings to be developed . Chinatown is not this and once it has been destroyed it will never return to its quaint culture.

It needs to be respected and cherished - not destroyed for the sake of profit.

Respectfully  
Patsy McMillan

Patsy McMillan  
s.22(1) Personal and Confidential

Sent from my iPhone

## Dragnea, Irina

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**From:** Dana Mah s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 9:04 PM  
**To:** Public Hearing  
**Subject:** I Support the Proposed Amendments for Chinatown HA-1 and HA-1A

Dear Mayor and Council,

*I like to begin by acknowledging that I am fortunate to share my thoughts with you on the unceded Traditional Territories of the Musqueam, Squamish and Tsleil-Waututh First Nations.*

I am writing to you as a private citizen on this important matter as the Historic District of Vancouver Chinatown has been a large part of my life here in Vancouver. I've lived in this beautiful city since 1990 (best move I've ever made) and have a young family here. I am expressing my support of the Proposed Amendments as presented by City Staff now referred to Public Hearing.

I recall the very first time I set foot on East Pender Street when the street was ablaze with the light of many neon signs marking the various restaurants and shops within the unique looking buildings lining on either side of the street. It left an indelible impression on me and I wanted to come back to this magical place.

Little did I realize at that time of that first visit that the buildings were the physical testament to the Chinese Canadian experience, of the stories of the men seeking to raise their families from afar in their quest to find their wealth on Gold Mountain and the struggles of those who were forced to remain apart from loved ones and marooned in a country that became hostile to their presence.

Which brings me to this moment after seeing the rapid development of very dense buildings that architecturally conflicted with the surrounding community landscape created significant concerns to me as the pressures to provide housing threatened the very unique character of the neighbourhood. The Chinatown as I knew it was being transformed too quickly and harshly. I've witnessed this before when I was still living in Calgary and had spent a good amount of my childhood in its Chinatown there.

I have many memories of the area, of the people living in the 1910 built houses along 3rd Avenue SW and the feeling of belonging. Now, Calgary's Chinatown is but a shadow of itself, being hemmed in by large towering buildings owned or occupied by large corporations.

Seeing what was transpiring here, I didn't want to see the character of the neighbourhood diminished to a shadow of itself in the similar fashion that Calgary experienced. The community served as a teacher of the Chinese experience to me as I got involved with first the Mah Benevolent Society of Vancouver then the Mah Society of Canada.

I was fortunate to have met the late Roy Mah, one of the stalwart voices of Chinatown and had read of his life and experiences. And hanging out with Fred has taught quite a lot about advocacy for a part of your life and home...and I consider Vancouver Chinatown to be home for me.

Over time, the community has changed and the energy I felt earlier in my life here has diminished significantly. It's not been an easy journey for those seeking to revitalize the Community, but the path has to be walked. And there are individuals with the same aim, but expressed in different ways, which makes it challenging at times.



I am expressing my support of the Proposed Amendments because I feel that the recommendations strikes a balance that takes into consideration all elements (Cultural, Historical, Architectural, Social and Economic) vital to a sustainable Chinatown. This ensures that the Vancouver Chinatown that I participate in and advocate for retains its unique character as a living heritage and cultural centre to teach others about its past presently and for future generations to come. I acknowledge that there needs to be sustainable development that a community needs for growth but it should never be at the pressurized pace that we witnessed that had led rise to this present moment. The cost would be too much to pay for...

I strongly urge you all to approve the Proposed Amendments of the Chinatown HA-1 and HA-1A as policy - having regulations in place for this Historic Neighbourhood is long overdue and is one crucial step towards the goal of attaining World Heritage Site status for the neighbourhood, which I think would be a very cool change for all of us.

Thank you for taking the time to read this long winded dissertation. And may the proceedings be smooth and the dialogue and discussions from proponents and opponents are conducted with the utmost respect and consideration for one another.

Cheers,

Dana

## Dragnea, Irina

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**From:** gabi dao s.22(1) Personal and Confidential  
**Sent:** Wednesday, June 27, 2018 11:15 PM  
**To:** Public Hearing  
**Subject:** Support for new zoning policies in Chinatown

Dear City Council Staff,

I'd like to take this opportunity to express support for the new zoning policies that will be sent to hearing tomorrow, June 28th. Thank you for taking steps towards considering and acting upon Chinatown as an important cultural space and home for a culturally rich community that must be protected as the population ages and as new interest in the neighbourhood exponentially grows.

I would like to highlight that I am however concerned about the clause regarding the development of lot assemblies. Please consider my concern regarding the proposed expansion to sites HA-1 and HA-1A. I am concerned that the development of these lot sizes, to ostensibly provide more space for vehicles does not serve the community members of Chinatown. Spending my childhood weekends in Chinatown, I can attest that longtime community members are generally not motorists, being unable to afford cars anyhow. Who are the motorists that these plans are meant to accommodate for? Expanded lot sizes seem to serve motorists passing through Chinatown or those looking to occupy space in Chinatown. Taking up parking space is also another form of taking up space and I question who this serves, the Chinese, low-income, seniors community, or those interested in the ownership of space. Also urgently, consider the way this space could be used to serve those without homes in Chinatown as well. Consider funds that could be channeled into improving the resources of existing non-profit, community housing. I also see speculative buying being reverted to lots if being allowed to expand to 50ft/75 ft, a gateway to further real estate speculation.

To expand upon this concern, I also urge city council to protect existing social and non-profit housing and additionally instigate 100% social housing initiatives. By this, I am expressing an urgency towards an amendment that will create and protect *non-market* housing. *Not* mixed-use, but **100%** social housing. Recent history has shown that a building that facilitates market housing dominates units for market cause where the median of Chinese seniors live under 20K. Please think about the underlying objectives of protecting Chinatown, the heritage of Chinatown is nothing without it's community who is aging and need homes to live in that are affordable and businesses that serve them, not potential buyers.

Thank you for your time,

Gabi Dao





Oylin Kong Show Benevolent Association

周愛蓮公所

2/F., 37 EAST PENDER STREET, VANCOUVER, B.C., CANADA V6A 1S9

June 25<sup>th</sup>, 2018

Dear Mayor Gregor Robertson and City Council,

Amendments to Chinatown HA-1/HA-1A

On Wai Resident Society has 91 years of history in Vancouver. We has members of approximately 1,000. We supported and involved in the community activities.

We write to express our serious concern about the future development proposed amendments to HA-1/HA-1A zoning in China Town. We do agreed to keep the characteristics of the building in Pender Street so when people on the street can feel they are in Chinatown. Nowadays, the Greater Vancouver people can buy Chinese supplies almost everywhere and no need for them to come Chinatown to buy their supplies as the old time, in order to keep Chinatown alive, it is also important to have sufficient location residents.

We hope the Mayor and the Councils can choose a balance between keeping the Chinatown characteristics and the sufficient location resident. We suggested in HA-1, building to be 75 feet, if the building designs comply with the Chinatown characteristics, an incentive should be grant for after 50% of site depth, and buildings can be built to ten stories or higher. In this way, people on street level feel they are in Chinatown and shops at ground floors will have sufficient customers to keep alive.

"s.22(1) Personal and Confidential"

Yours truly

"s.22(1) Personal and Confidential"

VENICE CHOW.

Venice Chow, Vice President



*Ottawa*

Room 930, Confederation Building  
Ottawa, ON K1A 0A6  
Tel/Tél: 613-992-6030  
Fax/Télec: 613-995-7412



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

*Jenny Kwan*

Member of Parliament for Vancouver East  
Députée de Vancouver-Est

*Constituency*

2572 East Hastings Street  
Vancouver, BC V5K 1Z3  
Tel/Tél: 604-775-5800  
Fax/Télec: 604-775-5811

June 27, 2018

Dear Mayor and Council,

I writing with regard to the "Text amendment: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies."

Let me first acknowledge and thank the Council's effort in re-evaluating the character and impacts of new buildings under development policies adopted in 2011 for Chinatown. I particularly want to extend my appreciation to Council for recognizing the ongoing developmental pressures this policy has had on Chinatown. I would also like to thank the City staff who have worked closely with community members to develop the proposed policy changes.

Please be advised that I am generally supportive of the proposed policy amendments and agree that the proposed changes will contribute to a sustainable future of historic Chinatown. With that being said, I would like to raise my concerns about the proposal's silence around the issue of affordability and the lack of policies and tools that could be utilized to facilitate and encourage the construction and preservation of social and affordable housing.

While the report acknowledges the repeated calls and emphasis on preserving the cultural heritage of Chinatown and respecting its surroundings voiced by community members, the same community members, activists and myself have also placed equal, if not greater emphasis on the importance of accessibility and affordable housing as a top priority for Chinatown. For decades, the Chinatown community have been calling for social housing and affordable housing in the area. We have seen that recent housing developments in Chinatown have been

nearly all dedicated to the building of market housing, at rates that are beyond the average or median income of Vancouver residents, and especially inaccessible to the many low-income seniors and families who call the neighbourhood home. With the increasing housing and rent pushing low-income residents and small, family-owned businesses out of Chinatown, the situation has become very dire. The mounting pressure on housing and rent costs for small businesses and community serving organizations have led to activists and community members calling for the complete halt of further developments in Chinatown unless the developments proposed are for 100% social housing.

I cannot stress enough the importance and need for affordable housing and social housing in Chinatown. As a long time affordable housing advocate, I would like to see as much construction of social and affordable housing in Chinatown and surrounding areas as possible. Historically, the city's formulation of a balance mix income building consisted of 1/3 of the units be set at deep subsidy (welfare rates), a third at shallow subsidy (rent at 30 per cent of the person's income, for those who are low-income but not on welfare), and a third at prevailing market rates. Over time, this requirement was eroded and developments were required to set aside only 20% of the units for social housing. Eventually, even the 20% requirement was eliminated. This policy change came about primarily as a result the lack of senior governments contributions to social housing to the City. In particular, in 1993, the Federal government cancelled the National Affordable Housing program and the ripple effect of this was significant.

With the announcement of a new national affordable housing program and a new Provincial Government that has prioritized affordable housing in its mandate and given the urgent need for affordable housing in the area, I would strongly urge that Council adopt, in the minimum, the City's historic formulation of a 1/3; 1/3; 1/3 mix income for new developments in Chinatown.

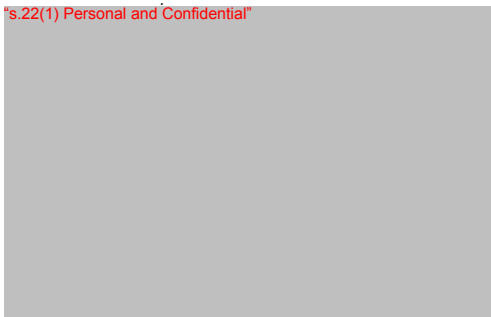
In addition, I have noted that the proposed zoning policy changes sets the new maximum allowable width for storefronts at 50 ft. wide and that a wider storefront may add to the versatility of a space, I would also ask that Council keep in mind that a narrower storefront more akin to existing businesses in Chinatown, also has its unique advantages and could encourage smaller scaled businesses akin to the small stores found in cities like New York and Tokyo.

You have heard me say that for our community, historic Chinatown is experienced, through both its physical structures, and its ambience. When our community thinks about protecting the heritage of Vancouver's Chinatown, the size, scale and architecture of the exterior of the building is just as important as the use of the building. When community members think about the ambience of Chinatown, we are envisioning a Chinatown vibrant with aromatic food stalls, similar to the food streets in Hong Kong and China. We are imagining a hub of intergenerational activities, where elders share stories of the past, teach the youth various traditions and the secret of how to make homemade Chinese delicacies in celebration of different cultural festivals, or play mah-jong together. It is my belief and hope that with the proper policies and support in place, the vision that we have for a vibrant, accessible, and intergenerational Chinatown can be realized.

In closing, I would like reiterate my support for the proposed changes with the added component to address affordability as described above. I hope Council accepts the merit of the recommendations as proposed by staff along with the suggested measure to address the affordability concern and act with urgency to adopt these changes so that we can finally see an end to further speculation about the future of Chinatown and focus on helping revitalize Chinatown and Council's pursuit to have Vancouver's historic Chinatown designated as a UNESCO World Heritage Site.

Respectfully submitted,

s.22(1) Personal and Confidential



Jenny Kwan  
Member of Parliament for Vancouver East

## Dragnea, Irina

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**From:** Stephen Bohus <s.22(1) Personal and Confidential>  
**Sent:** Thursday, June 28, 2018 7:33 AM  
**To:** Public Hearing  
**Subject:** support for item 1. TEXT AMENDMENT: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Re: Support for item #1 Public Hearing June 28, 2018 (Amendments to HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies)

Dear Mayor and Council,

Could you kindly record my support for the text amendments to the HA-1 and HA-1A zoning and design guidelines?

In 2011, I spoke at the HAHR (Historical Area Height Review) Public Hearing. At that time, I raised a number of concerns about the changes that were on the table. I specifically noted that there was no upper limit on FSR apart from the limitation on the floor area that can be put into the maximum heights that were proposed. I also voiced my opposition to the changes to building heights that were made. The new text amendments to be discussed on June 28, 2018 will rectify a number of key shortcomings of the HA-1 and HA-1A zoning and I am in full support of the changes.

In addition, I would ask Council to consider making the By-law come into force immediately or at least much sooner than October 15, 2018.

Furthermore, I would request that Council consider strengthening HA-1 and HA-1A zoning by categorizing dwelling uses that are not 100% social housing as a conditional, and not an outright use. As well, please discourage land assemblies by setting 25 feet or the current lot width for outright development.

Thank you for your willingness to consider making bold changes to the zoning for Chinatown, and to help preserve this vibrant historical area for both the current residents who live there and for future generations.

Sincerely yours,  
Stephen Bohus

## Dragnea, Irina

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**From:** pmocal - s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 8:04 AM  
**To:** Reimer, Andrea; Louie, Raymond; Affleck, George; De Genova, Melissa; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; Jang, Kerry; Stevenson, Tim; Robertson, Gregor; Public Hearing  
**Subject:** Support for Chinatown Policy Changes

Hi there,

I am writing in support of the policy changes to Chinatown zoning at public hearing.

I have been following this issue, and believe that these changes are necessary to help support the culture and heritage of Chinatown, which is a relatively small and sensitive neighbourhood that has seen significant change and upheaval due to development over the last few years.

The proposed changes seem to be appropriate adjustments (if anything, they don't go far enough). They are things like introducing an FSR limit and maximum site widths, which is a common thing in zoning that should be expected! I am disappointed that the Chinatown Voices lobby group is feigning shock over this as if it is some radical decision to have a maximum height or conditional approvals like every other area has. This is especially important for a national historic area like Chinatown!

I have seen rapid development in Chinatown over the last few years. With St Paul's and the viaducts projects coming up, it is silly to believe that somehow setting a maximum FSR (with the same heights as before, I'll add) will kill all development and turn Chinatown into some sort of Dickensian ghetto, as the Chinatown Voices lobby group have claimed. Instead, what we have seen is that unchecked development as currently allowed leads to high-end stores and massive developments that do not support Chinatown character or its existing residents.

This is an important part of Vancouver that deserves Thoughtful and careful development, not just blindly building whatever is possible. These policy changes are an important first step. They also are necessary if council's initiative to pursue UNESCO designation is to succeed. (Can't designate anything if Chinatown is left as all expensive new storefronts with Starbucks).

Thank you,  
Adrian



## Dragnea, Irina

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**From:** Miriam Waldman s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 8:39 AM  
**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:

Here are my concerns sent for your consideration:

Although most of the plan is heading in the right direction, there are two amendments we need to advocate Council to commit to:

1. **Stronger policies to prevent lot assemblies** by making outright development lot width max 25ft (median width in Chinatown) 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

Sincerely,  
Miriam Waldman

**Dragnea, Irina**

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**From:** Justin Fung [REDACTED]  
**Sent:** Thursday, June 28, 2018 8:49 AM  
**To:** Public Hearing  
**Subject:** Re: Support for Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

I've made a few amendments. I'd appreciate if these could be forwarded instead of the original email.

On Wed, Jun 27, 2018 at 11:32 PM, Justin Fung [REDACTED] wrote:  
To Mayor and Council,

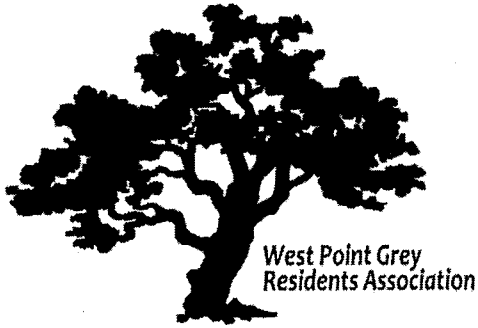
I am writing to express my support for the "Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies" with some amendments.

Introducing specific limitations on maximum heights and widths to buildings will prevent further speculation in Chinatown and to help preserve the historic character of the neighbourhood, which I believe will be critically important when we seek a UNESCO heritage site designation for Vancouver's Chinatown. One thing that makes Chinatown so unique is its smaller storefronts. It allows for small businesses that I love to frequent like Ming Wo and Bamboo Village to survive and thrive, creating an interesting shopping and walking experience for those of us coming to enjoy Chinatown. It is critically important that we do not allow lot assemblies and frontages greater than 25' to so that we can continue to have this incredibly unique character in our Chinatown. Newer businesses like Ai and Om, Bao Bei and Chinatown BBQ are thriving in these smaller spaces. Allowing development frontages to go up to 75' will allow them to grow beyond the current size of many of the lots in Chinatown will drive further speculation and land assemblies which will damage affordability and fast-track gentrification in the neighbourhood.

Chinatown has been a microcosm for how property developers have been using the crusade for "more supply" to justify additional density in their builds buildings that do little to improve housing affordability for local citizens earning local incomes. Of 550 dwelling units constructed since 2011, only 22 have been designated for seniors housing despite Chinatown being one of the poorest postal codes in Canada. The towers along Main Street have done nothing but gentrify the neighbourhood and make it increasingly difficult for older legacy businesses critical to the culture of Chinatown to continue to do business. A much more significant position on social housing needs to be part of these amendments. An earlier version of this document had dwelling use conditional on 100% social housing. This needs to be back on the table.

I can appreciate that land owners and property developers will push back on height and density restrictions as it eats into their profits and easy money. But if Mayor and Council truly want to implement a housing reset, then there is no better place to start than with Chinatown. Implementing these amendments will be City Hall's first steps toward letting property developers know that this city will no longer bend to their will and that they will act to serve the needs of the general public, not simply rubber stamping projects that allow a very select few to prosper at everybody else's expense. Chinatown can be a model for the rest of Vancouver, but it starts with a bold decision on your part.

Thank you for your time in reading this letter.



West Point Grey Residents Association  
Info@wpgra.ca  
www.wpgra.ca

June 27, 2018

City of Vancouver  
453 West 12th Avenue  
Vancouver, BC, V5Y 1V4

Dear Mayor Robertson and Council,

**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 **support** 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. This has 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 a good first step.

Yours truly,

s.22(1) Personal and Confidential

Phyllis Tyers  
On behalf of the  
West Point Grey Residents Association Board of Directors

## Dragnea, Irina

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**From:** Jenny N <[REDACTED] s.22(1) Personal and Confidential >  
**Sent:** Thursday, June 28, 2018 9:41 AM  
**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 am writing to express support for the new Chinatown policies ( Chinatown HA-1 and HA-1A District Schedule), and to also ask for amendments. I appreciate the substantial time you have spent on the subject of Chinatown, and appreciate that you recognize how important your decisions are in preserving the history, culture and communities within Chinatown.

I understand that previous recommendations included that dwelling use would be conditional, unless 100% social housing, and am dismayed to have recently learned that, presumably under the pressure of real-estate developers, that this is no longer the case. Many of our most vulnerable citizens have built strong and loving communities within Chinatown, and our communities deserve to be protected, rather than displaced, forced to desperately find elsewhere to live in an already very expensive city. Communities can only exist when community members are present, and due to the socioeconomic limitations of many within our communities, purchasing, or even renting market rate housing is outside of our possibilities. Therefore, I am advocating for the amendment that dwelling use will be conditional unless 100% social housing.

Similarly, I ask for strong policies to prevent lot assemblies- the nature of the architecture within Chinatown would be destroyed should development lots be permitted beyond a maximum of 25ft, or the existing lot widths. I understand that the proposal for 75ft lots is to accommodate underground parking lots, and I would like to say: we don't need more cars, more isolation and more exclusion. We need more people, pedestrians, on the streets, interacting with each other, building relationships and communities. I like that there are relatively few cars in Chinatown; the neighbourhood does not need more parking lots where people go from their car in the parkade, to their apartment in the condo. I want my streets, my Chinatown, full of people-greeting each other, going about their lives, living and making Chinatown a community. We don't need more cars here to make it more dangerous to be a pedestrian.

One of my favourite parts about Chinatown is that it is walkable; my memories of walking along the lively street with my son, perusing preserved fruits, vegetables, herbs and fish are vivid. I like that every few feet, there is a new scent, something new to examine, peruse, touch. I once read Christopher Alexander's " A Pattern Language," and when I think about the current proposed 75ft width lots, I think about how it would feel empty, cold, isolating and frankly, boring, it would feel to walk through long stretches of buildings in Chinatown should this proposal pass. The current new storefronts and developments in Chinatown have already proven sterile, characterless, and exclusionary- priced way above my price-point and that of many other lower-middle and low-income and no-income

Thank you for taking the time to read my letter, and to consider my requests. As a resident and citizen of Vancouver, a settler on the unceded territories of the Coast Salish people, I ask you to please reconsider your recommendations and to protect the character of Chinatown, its buildings and its people.

With warm regards,  
Stevie ( Jenny) Thuy Anh Nguyen  
pronouns: they/them/theirs

## Dragnea, Irina

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**From:** listen chen <[REDACTED] s.22(1) Personal and Confidential >  
**Sent:** Thursday, June 28, 2018 8:51 AM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hello,

I support the amendment to limit outright development lot widths to 25ft or existing lot size, as well as the amendment to make dwelling use conditional unless 100% social housing, despite the reality that the City's definition of "social housing" is flippant and ridiculous - if possible the amendment should define social housing as government owned housing where 100% of the units are available at welfare and shelter rates. This may require abandoning the phrase "social housing", which has been so drained of relevance to the poor that it serves as an empty husk.

Sincerely,  
Tingchun Chen

## Dragnea, Irina

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**From:** Nico Branham s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 9:40 AM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Although most of the plan is heading in the right direction, there are two amendments I am asking the Council to commit to:

1. **Stronger policies to prevent lot assemblies** by making outright development lot width max 25ft (median width in Chinatown) 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

Nico Branham

s.22(1) Personal and Confidential

## Burke, Teresita

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**From:** John Atkin <[REDACTED] s.22(1) Personal and Confidential">  
**Sent:** Thursday, June 28, 2018 11:45 AM  
**To:** Public Hearing  
**Subject:** Chinatown Zoning Revisions

Dear Mayor and Council,

The public hearing into the zoning revisions for Chinatown is an important turning point for this historic neighbourhood. Many have worked hard to preserve and protect Chinatown over the years. I have had the privilege to co-write Chinatown's application for National Historic District status in 2010, which made the recent announcement of the City's willingness to proceed with a UNESCO application possible.

There are many voices advocating for greater development in the Chinatown area, but an equal or greater number calling for sensitivity and a slower approach so that the community can evolve and develop on its own terms. No one wants a neighbourhood of just dragon lights devoid of a vibrant culture of people, food, and language.

While the zoning revisions may not be perfect they do offer the building blocks for a slower contextual development that will allow Chinatown to prosper. Gil Kelly's memo is an enlightened and detailed look at why the revisions are necessary and I appreciate the understanding he has of this fragile community.

Much more work needs to be done to support the neighbourhood but approving the zoning is a key first step.

Sincerely

John Atkin

## Burke, Teresita

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**From:** Douglas Chang s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 12:06 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

To whom it may concern,

I am writing to you to share with you my experiences and hopefully contribute, in a positive way, to the discussion and The City's decision on development in Chinatown.

Having moved here from another city almost a decade ago, I was immediately attracted to Vancouver because of its passionate and deep scenes and communities. The mountains and the sea were also huge draws as everyday I counted myself lucky to wake up to such beautiful vistas. Over the years however, I noticed the erosion of communities and the shallowing out of what were once vibrant art and craft scenes. My observations are shared by many Vancouverites who have either been born and raised here or are new to this beautiful city. I would like to petition the city as a Vancouverite now and as a business owner in Chinatown to take a moment and breathe. Chinatown is at a tipping point and its future will be determined by what you, our representatives, decide.

*I would like to add my voice to the amendment request to limit outright development lots to widths of 25ft or existing lot sizes. I also support the amendment to make dwelling use conditional unless it is 100% social housing.*

This will give us pause from the development frenzy and give us time to contemplate, discuss and decide on how we as a city can engage communities to move forward with meaningful, thoughtful development. One that respects the history and has a vision for a future.

Thank you for your time.

Best regards,

Douglas Chang  
Ai & Om

s.22(1) Personal and Confidential



## Burke, Teresita

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**From:** rochelle davidson <[REDACTED] s.22(1) Personal and Confidential">  
**Sent:** Thursday, June 28, 2018 12:10 PM  
**To:** Public Hearing  
**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

**Burke, Teresita**

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**From:** Melody Ma <[REDACTED] "s.22(1) Personal and Confidential">  
**Sent:** Thursday, June 28, 2018 1:15 PM  
**To:** Public Hearing  
**Subject:** Chinatown zoning: Data & supporting docs for lot consolidation & dwelling use policies changes



Dear Mayor and Council,

Although I support the new policies in principle, I want to provide some data and timeline background on two additional recommended amendments that should be made for the new Chinatown zoning policies:

**1. Stronger policies to prevent lot consolidations and respect fine-grain character of Chinatown by making max development lot width size 25ft or existing lot width**

Here's the supporting data from City of Vancouver's Van Maps on why that is necessary (3 tabs): <https://docs.google.com/spreadsheets/d/185O4efUi1eZECXddI7dBMqbOK5BZgYJv-mZ04pVoYDw/edit?usp=sharing>

Summary findings of data:

The median lot width across Chinatown and in each zoning area is 25ft.

**HA-1 (59 lots)**

25ft: 63% (37 lots)  
50ft: 24% (14 lots) - Proposed lot width for HA-1 in new policy  
Above 50ft: 14% (8 lots)

**HA-1A (82 lots)**

25ft: 52% (43 lots)  
50ft: 21% (17 lots)  
55 to 75: 11% (9 lots)  
Above 75: 16% (13 lots) - Proposed lot width for HA-1A in new policy

As you can see, the proposed outright development lot widths of 50ft in HA-1 and 75ft in HA-1A would encourage speculative lot assemblies that are not aligned with the median lot size of 25ft across Chinatown and the majority of lot widths within each zoning area. It directly contradicts the City's stated policy goals of wanting to keep the historic fine-grain pattern of Chinatown.

The 75ft proposal for HA-1A is especially troubling, because the reasoning that has been provided by staff is that that would allow for underground parking. Allowing speculative lot assemblies so that cars can sleep underground at night is not an acceptable reason to erase the built character and heritage of Chinatown and people and businesses located within. It only takes a couple 75ft buildings to erase an entire block. Parts of Main, Keefer, E Georgia towards Gore where a majority of buildings are 25ft are especially vulnerable to lot consolidations. There have been attempts at lot consolidations in those areas.

## 2. Dwelling use conditional unless 100% social housing

This was actually a policy recommended by City staff in the March 2018 version of the development zoning guidelines. The reason for this policy was to provide more flexibility for the Development Permit Board when making decisions on use, which has been a controversial issue when considering development proposals in Chinatown. See original documentation here:

<https://pbs.twimg.com/media/DXz8rywVQAAj67p.jpg>  
<https://pbs.twimg.com/media/DXz8ryzU8AAULKN.jpg>

Staff suddenly changed this within a day after complaints by property-owners and real estate developers in a consultation session on April 19th. See email from staff attached below this letter. Changing policy that was generally accepted by the public because private real estate interests want the highest and best use for their property, is highly concerning and not acceptable. With thousands of new market dwellings to be built in NEFC, we need to ensure that social housing, and existing affordable housing and commercial spaces are prioritized and protected in the few blocks in Chinatown. The policy should be reversed back to the April 19th staff proposal of making dwelling use conditional.

Regards,  
Melody

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----- Forwarded message  
From: Local Area Plan <[REDACTED]>  
Date: Fri, Apr 20, 2018 at 4:36 PM  
Subject: Chinatown Policy Changes - amended proposals  
To: Local Area Plan <[REDACTED]>

Hi everyone,

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

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

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

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

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

## Burke, Teresita

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**From:** Teresa Vandertuin s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 1:58 PM  
**To:** Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Bremner, Hector; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Ma, Helen; Wanklin, Tom; Johnston, Sadhu; Kelley, Gil; Public Hearing  
**Subject:** Public Hearing - Chinatown zoning policies

Dear Mayor and Council:

Thank you for referring the report on Chinatown zoning policies to a public hearing this evening. I can not attend in person and send an email of support.

**I support the proposed zoning policies and trust that you will vote in favour.**

The zoning policies and report have taken years of work and countless hours of community consultation from all interests in Chinatown, including my own. City staff and many community members have put a lot of time into proposing these new policies.

**I also support two amendments -**

**1) the protection of site width - 25' wide lots**

I fully support this amendment; the streetscape of Chinatown is unique and the loss of 25' lots on new development on Main street and Keefer is a direct result of that zoning change. Banks do not provide for street activity, just long expanses of glass windows.

**2) the protection of social housing development** - the free market and real estate development do not need our encouragement; the benefits will flow without our involvement but social housing needs a strong commitment from all levels of government and it starts at the municipal level with zoning policies. Please do whatever you can to protect existing social housing and encourage more social housing development in Chinatown.

Again, I thank you for your work on this City-changing achievement!

Teresa Vandertuin

~ live and work in Chinatown/Strathcona/Downtown Eastside

**Ludwig, Nicole**

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**From:** Erin Peters "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 2:25 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Please don't delay this hearing- these zoning changes need the chance to go through!

Erin Peters

Vancouver BC

**Ludwig, Nicole**

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**From:** ze "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 2:31 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear City members,

i have been made aware of pressure that had been put on you to postpone this process given that we were at 100 days of elections.

1/ this process has been going on for over 3 years !!

2/ your mandate is from the start to the end of it, not minus 100 days 3/ is speculators complain that their investment is not returning enough, it is not Vancouverites issue: we suffer enough from their speculations.

Please: SAVE CHINATOWN !!!! by moving forward with this process.

thanks you for listening to my voice,  
i live and work in Vancouver,

Frantz De Rycke

"s.22(1) Personal and Confidential"

Sent from my iPhone

Ludwig, Nicole

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**From:** Shyla Seller "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 2:35 PM  
**To:** Public Hearing  
**Subject:** public hearing tonight

hello,

I wish I could come to the hearing in person but instead am dropping you a note of support for the Chinatown Action Network and their request for two amendments to the zoning policies in Chinatown, which are generally good. The focus on the right kind of supply, social housing not market housing, is crucial for addressing the affordable housing crisis.

Thank you,  
Shyla Seller

"s.22(1) Personal and Confidential"

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



## Burke, Teresita

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**From:** Stephanie Ye s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:19 PM  
**To:** Public Hearing  
**Subject:** Protect Chinatown from real estate speculation.

Dear City Councillors,

I'm writing to support the passing of tonight's motion for the Vancouver Chinatown plan and the proposed HA-1 and HA-1A amendments. I think it's really important for Council to pass this motion especially given that the civic election takes place in several months, which means potential instability for the community. The community needs stability and commitment from the municipal government in order to grow and address challenges such as displacement (of people and businesses). I support the passing of this motion because the plan articulates stronger policies to prevent lot assemblies will help limit speculation and protect the fine-grain character of Chinatown as a neighbourhood with narrow buildings. I support the plan's intention to encourage social housing development and retention of current affordable housing and commercial spaces will truly benefit the neighbourhood.

I believe it's important for people to thrive in Vancouver's historic Chinatown neighbourhood. That means the government must put the needs of regular people before the needs of developers who want to increase profit margins. Please vote to protect character and culture and to ameliorate the housing affordability problem in Vancouver.

Thank you,  
Stephanie Ye

**Ludwig, Nicole**

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**From:** Kevin Ly s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:03 PM  
**To:** Public Hearing  
**Subject:** Support for the passing of tonight's motion

Dear City Councillors,

I'm writing to support the passing of tonight's motion for the Vancouver Chinatown plan and the proposed HA-1 and HA-1A amendments.

It is critical that Council passes this motion especially given that the civic election takes place in several months. The community needs stability and commitment from the municipal government in order to grow and address challenges such as displacement (of people and businesses). I support the passing of this motion because the plan articulates stronger policies to prevent lot assemblies will help limit speculation and protect the fine-grain character of Chinatown as a neighbourhood with narrow buildings. I support the plan's intention to encourage social housing development and retention of current affordable housing and commercial spaces will truly benefit the neighbourhood.

It is essential for people to thrive in Vancouver's historic Chinatown neighbourhood. That means the government must put the needs of regular people before the needs of developers who want to increase profit margins. Please vote to protect character and culture and to ameliorate the housing affordability problem in Vancouver.

With thanks,  
Kevin Ly

**Ludwig, Nicole**

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**From:** Belle Cheung <bctcheung@gmail.com>  
**Sent:** Thursday, June 28, 2018 3:13 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

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,  
Belle Cheung

**Ludwig, Nicole**

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**From:** Bill Chu s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 3:07 PM  
**To:** Public Hearing  
**Subject:** new Chinatown zoning policies

Dear Mayor Robertson and Council,

I hope you are all doing well despite not running into some of you lately. As many of you know me, I am going straight to the issue tonight re new Chinatown zoning policies.

As an observer of history and Vancouver's Chinatown since 1974, I would have to say it is physically disappearing under the pressure of developers. Such is not a surprise since several other Chinatowns disappeared in BC history: from New Westminster, to Cumberland, to Kamloops, Lillooet, etc.. What is odd about this one is that some Chinese are actually for it! While they may not say so publicly, they are the ones who's been shifting the blame to the City e.g. by alleging the City has not consulted them earlier or not supporting revitalizing Chinatown. They are also among property owners from other neighborhoods hoping to benefit from a real estate boom in Chinatown. My suggestion is for you to differentiate such fake Chinese and their interests. While everyone indeed has a right to speak, I hope you will give more consideration to residents within the Chinatown zoning. As there is a sizable number of lower income Chinese seniors within, a liberal up-zoning and densification will convert what's Chinatown into another Yaletown, and displace its senior residents onto the streets.

Another serious consideration is to work together with the property owners to protect this important heritage asset in Vancouver. With Vancouver being the gateway to Asia, how would tourists feel if its Chinatown disappeared? How would they think if they learn the City is applying to get UNESCO World Heritage site designation for Chinatown?

With that backdrop, I am supportive of the Chinatown zoning policies but would request you all to consider the following modifications:

1. As the majority of lot widths within Chinatown is 25 feet, there is no need to increase the outright development lot width to beyond that or the existing lot width. To do so will create more lot assemblies and speculation.
2. Chinatown has served as a residential area for its seniors. The new zoning should make residential use conditional except for social housing. The goal is to retain existing affordable housing and commercial units over market housing.

Thank you for your consideration!

Bill Chu  
Founder, Canadians For Reconciliation Society

**Ludwig, Nicole**

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**From:** Joanna Yang "s.22(1) Personal and Confidential"  
**Sent:** Thursday, June 28, 2018 2:55 PM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear City Councillors,

I'm writing to **support the passing of tonight's motion** for the Vancouver Chinatown plan and the proposed HA-1 and HA-1A amendments. I think it's really important for Council to pass this motion especially given that the civic election takes place in several months, which means potential instability for the community. The community needs stability and commitment from the municipal government in order to grow and address challenges such as displacement (of people and businesses). I support the passing of this motion because the plan articulates stronger policies to prevent lot assemblies will help limit speculation and protect the fine-grain character of Chinatown as a neighbourhood with narrow buildings. I support the plan's intention to encourage social housing development and retention of current affordable housing and commercial spaces will truly benefit the neighbourhood.

I believe it's important for people to thrive in Vancouver's historic Chinatown neighbourhood. That means the government must put the needs of regular people before the needs of developers who want to increase profit margins. Please vote to protect character and culture and to ameliorate the housing affordability problem in Vancouver.

With thanks,  
Joanna Yang

## Dragnea, Irina

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**From:** Anita Romaniuk s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 8:19 AM  
**To:** Public Hearing  
**Subject:** Proposed New Chinatown Policies

Dear Mayor and Councillors and City Planners

I am writing to urge you to not only proceed with the proposed amended policy on Chinatown "development", but to make the protections for residents, small businesses, and Chinatown's history and heritage stronger. In particular, where land assemblies are concerned, the widths should correspond more closely to traditional store widths, either 25 ft or existing lot sizes. Not only does Chinatown lose much of its character if more expansive widths are allowed, but the resulting buildings with larger store widths topped by market condos are invariably much more expensive. This results in retail space that is too expensive for existing store owners and renters, who are either put out of business or relocate elsewhere, thus depriving the residents of the stores they rely on. My understanding is that the proposed 75 ft widths are to facilitate underground parking. Perhaps we should be trying to facilitate alternate forms of transportation such as buses, cycling, and walking! Many existing residents of the area do walk from where they live, or cycle, and would gladly use the buses more often if the service was improved and the fares are kept or even decreased to an affordable level. Do we really need that much car parking? The parking lot adjacent to the building where the Floata restaurant is located is seldom full. Hmm.

Even if there is some rental housing provided in new buildings, the market rental units are also priced beyond what many residents of this area can afford, and the social housing comes at a range of prices. 80% of market rental is not affordable for many people, and even HILS rates are prohibitive for those people with minimal pensions or who rely on welfare. There needs to be more social housing, so dwelling use should be conditional unless there is 100% social housing in new developments.

There has been a concerted effort in the past couple of weeks by a coterie of businesses and developers to overturn some of the proposed amendments to the Chinatown plan, particularly as related to building size and, to a lesser extent, parking (the latter addressed in my previous paragraph). Restrictions on heights and lot widths will still allow for an increase in population in Chinatown. For many seniors, for example, smaller units within a narrower and not-quite-as-high building will still result in a significant number of units, whereas larger units in a larger building will not likely be affordable to them. Development which raises the costs of both housing and retail space will cause a loss of a significant proportion of the existing population who can no longer afford to live and shop there. Large, expensive, bland, out-of-scale buildings that have only a pale nod to "heritage aspects" will not "save" Chinatown. They will destroy it.

Thank you  
Anita Romaniuk

s.22(1) Personal and Confidential

## Dragnea, Irina

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**From:** Sharon s.22(1) Personal and Confidential  
**Sent:** Thursday, June 28, 2018 9:15 AM  
**To:** Public Hearing  
**Subject:** Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Please stop the ongoing homogenization of Vancouver - now appearing in Chinatown.  
Make sure the developers cannot continue to deaden any remaining character in the area with their eyesore boxes.

DON'T LET IT HAPPEN.  
Sharon Burns