

Hildebrandt, Tina

From: Angela Kruger s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 2:13 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,

I spoke (Speaker #40) at the public hearing on Thursday, June 28, but I want to clarify my support for passing these amendments in the form of a letter as well.

Although I do think the protective force of these amendments could be made stronger (start by passing policy to spur the creation of 100% welfare/pension rate social housing!), which would go a long way to showing your support for protecting Chinatown, if all you are willing to do is pass these amendments, then please pass them.

Sincerely,

Angela Kruger
Speaker 40

Hildebrandt, Tina

From: Qara Clemente s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 10:26 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,

I am writing to let you know that I strongly support the plan for new zoning policies in Chinatown. I believe it is important to protect Chinatown's heritage and keep it as an area for its existing residents, particularly for low-income seniors. Alongside other folks, the new zoning policies needs to be strengthened to prevent lot assemblies and to make dwelling use conditional unless it's for 100% social housing, as such:

- Limit outright development lot widths to 25ft or existing lot size
- Amendment to request: Make dwelling use conditional unless 100% social housing

Thank you,
Qara

Hildebrandt, Tina

From: janice wong s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 10:06 AM
To: Public Hearing
Subject: New Zoning Proposal for Chinatown | letter update

Hello,

On June 26, I sent a letter re: the new zoning proposal for Chinatown. I realized that I had sent an earlier draft, and ask that you use this letter, attached, to supersede the earlier send.

Thank you,
Janice Wong

Dear Mayor + Council,

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

In light of the council supported Unesco bid, this zoning proposal, dovetailed with the new Chinatown Transformation Team, constitutes a step in the right direction. It acknowledges Chinatown's current position as a National historic site and provides an initial framework for serious stewardship towards a successful Unesco World Heritage Site bid.

It's also an initial step towards supporting a community in transition. Over the past 6 years, the existing HAHR2012 zoning, has proved to negatively impact the established community, with escalating speculation, ballooning land values, taxes, and rents. The pressure on the community has been immeasurable, exemplified in the Hua Foundation's statistics on the loss of 50% of culturally appropriate food assets.

While the new zoning proposal is moving in the right direction, I ask that Staff improve the protections for existing affordable housing, social housing and affordable commercial spaces. Given the affordability and displacement issues in the community, I ask that staff prioritize non-market housing, by making dwelling use in new developments conditional unless the development is for 100% social housing. Please make this a priority in Chinatown as the mass of market condo developments comes on stream in Northeast False Creek.

I also ask that the proposal set guidelines to prevent out-of-scale buildings, lot assembly and big-box retail by limiting outright lot widths to match Chinatown's median 25 foot frontages or existing lot size. Limiting lot widths to match current scale will help to retain the existing fine-grain, smaller building character of Chinatown.

The Chinatown Transformation Team is a valuable asset, and I hope that Staff will enlist them, on an ongoing basis, to help refine zoning policy so that all initiatives in Chinatown will hold a balance between heritage, development, access and affordability.

Vancouver's heritage neighbourhoods are rare, and of the few that exist, Chinatown has a singular history, one of resilience and resistance, with a deep, cultural history that has uniquely played out in our Canadian multicultural landscape. It's history and heritage evolved with the city, to become something that all

Vancouverites share. While our Chinatown developed in tandem with others across North America, ours is unique to Vancouver. Chinatown's very existence, as a strong element in our city's multicultural fabric is something that's really special, really rare, and so worth protecting. As we erode our heritage in order to build ever more unaffordable neighbourhoods, we lose a part of our city's collective soul.

To this end, the new zoning policy, with its deeper acknowledgement of Chinatown's history and existing structures, is heading in the right direction to enable the community to move more sensitively towards its future form.

Thank you to city staff for the public information meetings, the consultation and documentation, and all of their work to bring this new zoning proposal to public hearing.

Sincerely,

Janice Wong

Hildebrandt, Tina

From: vanessa richards s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 9:09 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 hope this note finds you all well.

You've got a beautiful opportunity to continue to support Vancouver's liveable future.

On Wednesday I urge you to stay bold and progressive when considering who gets to live in their own neighbourhood.

Thank you Councillor Jang for addressing with verve the issue of who is 'Good'.

I appreciate the hard work and choices before you and trust you will uphold the values of inclusion, affordability, redress and reconciliation as laid out in the NEFC plan.

All my best,
Vanessa Richards

Sent from my iPhone

Hildebrandt, Tina

From: william booth s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 8:30 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Dear Council Members, I wish to express my gratitude to Council Member Chang for asking the speaker to define 'good people' and 'bad people'. The statement by the speaker clearly draws a line by which some people choose to see the DTES Community.

Please vote to support these two amendments which will help to maintain Chinatown which hopefully will become a UNESCO World Heritage Site and continue to make Vancouverites proud.

1. **Stronger policies to prevent lot assemblies** by making outright development lot width max 25ft or existing lot width
2. **Dwelling use conditional unless 100% social housing**, so that social housing development and retention of existing affordable housing and commercial units are prioritized before market condos

Many thanks for your ongoing support to the citizens of the district, all of whom, are not able to speak for themselves.

William Booth

Hildebrandt, Tina

From: Miriam Waldman s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 8:22 AM
To: Public Hearing
Subject: July 4 Public Hearing re: Save Vancouver Chinatown

Mayor and counselors:

I write to express my concerns regarding the development of Chinatown. I fully support the *#SaveChinatownYVR* committee and realize their recommendations of amendments to the new zoning changes have been written as well as I could possibly explain in my own words.

Therefore I will indeed copy their words in this email. Please note it expresses IN TOTAL my support of the new zoning changes that must take place in the development of Chinatown. Again I fully support their position.

1. Stronger protections to prevent lot assemblies

Amendment to request: Limit outright development lot widths to 25ft or existing lot size

Reasoning: The median lot size across all of Chinatown is 25ft, but the City is allowing outright development site widths of 50ft in HA-1 (Pender) and 75ft in HA-1A (everywhere else minus Pender).

Allowing outright development site widths larger than the majority of the lots in Chinatown will drive lot assemblies and continue speculation. This will encourage developers to wipe out existing buildings and destroy the existing fine-grain character of Chinatown.

The reason for the 75ft widths in HA-1A is to allow car parkades underground for buildings as 75ft is the minimum width required. Designing a neighbourhood around cars first is never a good idea.

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

Amendment to request: Make dwelling use conditional unless 100% social housing

Reasoning: Developers will always want to build market condos, which is the most profitable use for them. We need to make sure that social housing, and existing affordable housing and commercial spaces for businesses are prioritized. Dwelling use as "conditional" as opposed to "outright" means developers must work harder to "earn" the right to build condos at the discretion of the Development Permit Board.

Of 550 dwelling units constructed since 2011, only 22 were seniors housing even though the median family income in Chinatown is less than \$20k a year. In the Northeast False Creek neighbourhood plan, there will also be over a thousand new market dwelling units created right next door to Chinatown.

City staff actually recommended dwelling use to be conditional unless 100% social housing in an earlier version of the zoning ([see original proposal here](#)) until the real estate industry pushed back ([see email from staff dated April 20](#), after April 19 consultation with property owners and real estate industry).

Please note that the City's current definition of social housing means non-profit or government-owned rental housing where at least 30% of the dwelling units are occupied by households with incomes below housing income limits as set out by BC Housing.

I live on Victoria and cannot attend the hearings but I am counting on Council to SUPPORT MY and #SaveChinatownYVR's POSITION.

Sincerely,

Miriam Waldman

Hildebrandt, Tina

From: Carol Herter s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 8:17 AM
To: Public Hearing
Subject: Chinatown planning policies public hearing

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

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

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

Regards,

Carol Herter
Vancouver, BC

Hildebrandt, Tina

From: Meriah Schultz s 22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 7:51 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hello,

I am a resident of the 800 block of East Pender Street.

I am writing to ask that you consider the request to not accept any more land assemblies in Chinatown, and that social housing be kept at a 100% dwelling rate.

Chinatown could be a rich and vibrant neighbourhood. Instead, it is being gutted and feels like a ghost town at night and early in the morning. There should be incentives for Chinese businesses to be opening rather than prioritizing chains and banks.

Cities that are exciting and vibrant are the result of a tapestry of different types of people living together. The city needs to encourage people of different income levels to be living together and contributing to the community. This can only happen if there are reasonable rentals available for both housing and retail opportunities.

Thank you,
Meriah Schultz

Hildebrandt, Tina

From: Pete Fry s.22(1) Personal and Confidential
Sent: Friday, June 29, 2018 7:28 PM
To: Public Hearing
Subject: Comments on Chinatown zoning

Mayor and Council,

I write you as a long time resident, local shopper, community advocate, and keen watcher of the planning and local economic development process in Chinatown over the almost thirty years I have lived in the area.

I was a committee member on the Downtown Eastside Local Area Planning Process, itself a direct result of the 2012 Chinatown Historic Area Heights Review, and have studied the planning and development history and context to the area for several years now.

I ask that you support the staff proposed policy, with a few possible amendments.

1. Curtail storefront widths to 25' and lot assemblies to 50' as a better fit for Chinatown's finegrain character.
2. Conditional allowance of 75' assemblies only for cultural or 100% social housing projects.
3. Exempt 25% 2BR conditions for 100% social housing units.
4. Add conditions that would support the development of shelter/OAS rate housing at the same or better rate of market housing development.

Otherwise, the proposed policy changes offer reasonable and equanimous solutions toward preserving and revitalizing Chinatown. I think staff have done a very good job with an extremely challenging

I fully support and appreciate the City's efforts to have Chinatown designated a UNESCO World Heritage Site, it a precious asset we must preserve for residents and visitors alike. City staff have done an excellent job with these revised planning policies and with or without the above proposed amendments I urge you to support this work.

Thank you

Pete Fry
s.22(1) Personal and Confidential

Hildebrandt, Tina

From: James Bligh s.22(1) Personal and Confidential
Sent: Thursday, June 28, 2018 8:09 PM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hello! My name is James Bligh and I am speaker 45 for Chinatown tonight. I had to leave City Hall because I accidentally locked my wife out of the apartment!!! If it's not too late can someone read my letter below?

Hello my name is James Bligh and I am an Intern Architect living just down the street from Chinatown in Gastown.

I support the amendment to the policies as proposed by Gil Kelley. Reduced building height has been critical to the natural daylight of bustling streets like Davie, Robson, and Main Street.

The UDI recently penned a letter in opposition to these amendments. The letter suggests the downsizing of Chinatown is akin to a homeowner losing the option to build a carriage home to sustain their family, referring to them as "mortgage helpers."

I offer a few remarks in response: It's not quite the same, because these lost market housing units are only affordable for the lucky of us, especially in the wake of a doubled land value since 2011 - partially a result of the upzoning.

My wife and I serve as an example of the kind of family that would be able to afford these these types of market residential units lost under the downzoning. We both have respectable salaries and no kids. We barely afforded a 20% down payment last year. We poured everything we had into it to get it, over asking.

Anyone who falls under that financial threshold would be unlikely to afford these "mortgage helpers" lost under the downzoning, and many at risk community member fall below this cutoff.

In summary:

1. I support the amendments
2. I advocate for market residential should be conditional
3. I advocate to commit to max 25' frontages. Walking by 50' to pass a bank one doesn't use creates dead streets. Any frontage over 50' should be able to demonstrate a significant community benefit, and not in the form of a one time payment but in the form of its substance and its design.