

Dragnea, Irina

From: Miranda Eng s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 1:54 PM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hi there,

Thank you for your efforts, consultation, and investment to date on the new zoning policies in Chinatown. I wanted to quickly express my appreciation for your time in this process, and keeping the community and interested individuals updated and informed.

While I support the new zoning policies in principle, I request an amendment for dwelling use conditional unless 100% social housing. It is crucial that we retain and invest in actual affordable housing in the community such that its members, fabric and culture aren't pushed out from new market condos and gentrification. I also request an amendment for stronger policies to prevent lot assemblies. With this, my hope is that Chinatown grows in a careful and respectful way that does not alienate its community members.

Many thanks for your time,
Miranda, MSc BCOM

Dragnea, Irina

From: Derrick O'Keefe s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 9:13 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Mayor and Council,

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

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

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

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

A recently published study by the United Way found that 41.9% of seniors in Chinatown were poor, as compared to 15% of seniors citywide. This is unacceptable. But, sadly, it was also predictable.

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

I agree with the approach and conclusions of the Chinatown Action Group, who spent years intensively working with community to develop a People's Vision for Chinatown. They state: "We need a vision for the social and economic development of Chinatown that serves the people of the community, especially those who are most likely to be displaced by gentrification. Our community members have the greatest need to remain in Chinatown. Chinatown is not a collection of old buildings and exotic signs, but a living community that has been built over one hundred years so that our people could remain independent, even if they are poor, immigrant, senior, do not speak English, or have otherwise been excluded from society."

The People's Vision sets important targets, like having the number of social housing units in the neighbourhood match the number of non-social housing units. Once this is achieved, they recommend 50% of new units should be social housing, and by the way "social housing" should mean no more than the welfare/pension rates or 30% of income.

In summary, I would join my voice with all those urging council to keep the aspects of this rezoning proposal that disallow towers and wide frontages, both of which have contributed to displacement and loss of cultural amenities; to restore the language that make non social housing dwelling uses conditional; and to engage with the community to implement the People's Vision for Chinatown. Serve the people, not the profiteers. This should be our motto as we move forward to protect Chinatown and its most vulnerable inhabitants. Thank you.

Derrick O'Keefe

July 4, 2018

City of Vancouver

Dear Mayor Robertson and Council,

Re: Public Hearing July 4, 2018 - **Letter of Support** - Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

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

This letter is in addition to my letter of June 27, 2018 and continues to be in support of the proposed amendments above for Chinatown, but encourage further amendments.

This important historic neighbourhood needs these changes as a minimum first step to reverse the substantial damage that has been done to the area under the 2011 Heritage Area Height Review (HAHR) policies. But it also needs to reverse increased development policies adopted by the city since the Heritage Districts of Chinatown and Gastown were transferred from the provincial jurisdiction to the city.

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

I continue to support amendments requested by the community to:

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

Further, I would encourage you to:

- Reduce the height and density added to the Historic Districts since they were transferred to the city from the province. The Historic District of Chinatown (the whole of the neighbourhood, not just one area of Pender St.) should be limited in height and density to the historical forms and that favour retention of the existing buildings.
- All new development should be conditional on retention of existing historic buildings where they exist, design guidelines, and new development that is in the scale of exiting adjacent historic buildings in order to reduce inflationary pressure on land values. For example, since most of area is historically 2-4 storeys, a **maximum of 50 ft. should be conditional only**. Current proposals of 75 ft outright and 90 ft conditional are still way too high and add tremendous amounts of speculative land inflation pressure.

Please take steps to fully reverse the increased development in the heritage districts including under the HAHR and protect all of this important heritage area of Chinatown for current and future generations. Chinatown should be a destination for adjacent and city-wide population, not to significantly increase development within Chinatown. However, passing the current report is an important first step.

Sincerely,
Elizabeth Murphy