

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, July 04, 2018 8:33 AM
To: Public Hearing
Subject: FW: Public Hearing -- Amendments to the Chinatown HA-1 and HA-1A Districts Schedule

From: Guy Cross s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 12:15 AM
To: Mayor and Council Correspondence; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor; Correspondence Group, City Clerk's Office
Cc: Kelley, Gil; Johnston, Sadhu
Subject: Public Hearing -- Amendments to the Chinatown HA-1 and HA-1A Districts Schedule

Dear Mayor and Council.

I am writing to express my general support for subject proposed amendments to Chinatown Heritage District schedules, guidelines and policies..

Moreover, I am supportive of additional adjustments advocated by #SaveChinatownYVR, including stronger protections to prevent lot assemblies, and appropriate measures to encourage social housing development and retention of existing affordable housing and commercial spaces.

What Vancouverites collectively understand is that local heritage and character are essential elements of a diverse, engaging and livable city, and that these values are increasing at odds with interests and expectations of the local planning and development industry (within and beyond Vancouver City Hall). Chinatown is a perfect example of this conflict of interests, and proposed amendments are an encouraging sign that local area planning can rise above the monotonous drumbeat of a profit-driven city-wide development agenda.

I respect and appreciate the sustained efforts by #SaveChinatownYVR to promote local values and perspectives, and the City's willingness to listen.

Guy Cross
Vancouver

Ludwig, Nicole

From: Dan Pon s.22(1) Personal and
Sent: Tuesday, July 03, 2018 6:33 PM
To: Public Hearing; Jang, Kerry; Robertson, Gregor; Carr, Adriane; Reimer, Andrea; Ball, Elizabeth; Affleck, George; Deal, Heather; De Genova, Melissa; Louie, Raymond; Stevenson, Tim; Bremner, Hector
Subject: Re: Public Hearing for new zoning policies in Chinatown

Dear Mayor and Council,

My name is Dan Pon and I am writing in support of the proposed changes in zoning policy to the HA-1 and HA-1A areas, Chinatown. I am a working resident of Vancouver and while I do not currently live in Chinatown, I have a personal connection to this neighbourhood due to my Chinese Canadian heritage and I regularly go there for food, services, leisure, and work purposes.

The zoning changes were developed via an extensive consultation process with local residents and stakeholders, I believe they do represent a step in good faith to protecting Chinatown's heritage both built and living. The changes to building height limits, FSR, and in particular the revoking of the rezoning in HA-1A, which is especially vulnerable to unhealthy speculation and development, will help to control the scale of development in a way that will help prevent buildings like 105 Keefer, the resistance to and defeats of show the community's true priority for the future of Chinatown.

I also like many of the changes that will support traditional businesses and models of retail layout, such as laneway and mezzanine retail. It is interesting that both of these are features of living Chinatowns around the world and it would be a great experiment to see how this could work to activate space in ours. I think it would also be great to think about ways we could support small, cheap prepared food and produce stalls as another means of supporting traditional Chinatown practices.

Additional amendments I would like to see would be toward stronger protection against lot assemblies: storefronts are much narrower in this neighbourhood than what is being allowed, which invites the homogenization of the streetscape by operators with more money, typically speculators who often take value from the neighbourhood but do not contribute to the continuance of it's vital heritage, which as you well know may one day soon be a UNESCO World Heritage site.

I would also like to see the encouragement of social housing projects that prioritize this purpose rather than concede it in the name of making market profits. I like that it is mentioned in the new changes, but I think the incentives could be stronger and the way forward clearer and with the city leading the way. The support of the Chinese elders who live in Chinatown and form the heart of its community is, in my opinion, the most pressing issue facing Chinatown and should be top priority in legislated protections. Many of these folks are on fixed income, many are on welfare, and they have nowhere to go if they are forced out into a city in a housing crisis. Their survival is so important to Chinatown. I support the People's Vision for Chinatown, as articulated by the Chinatown Action Group and its demands for social housing and cultural services for Chinese seniors.

I understand this hearing has generated a lot of input from the community, from folks for and opposed. I know you are familiar with this struggle, and I would like to add my voice to those who want Chinatown to be liveable for the folks whose exclusion from mainstream society is what created it in the first place, not capital interests who have decided they will remake it in a way that will render it a small static museum surrounded by luxury residences and businesses.

Thank you for extending the hearing and correspondence deadline for written input. I am unable to make it to the hearing tomorrow morning but could I then I would be proud to speak in person. I believe in Chinatown YVR!

sincerely,

Dan Pon

Ludwig, Nicole

From: Leslie Shieh s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 8:00 AM
To: Public Hearing
Subject: Support Amendments to Chinatown HA-1 and HA-1A District Schedule

Dear Mayor and Council

I am writing to support the Amendments to the Chinatown HA-1 and HA-1A District Schedule, Guidelines and Policies.

Like many Asian immigrants who grew up in Vancouver in the 1980s, Chinatown was where our family went weekly to buy Chinese grocery, to access services, and to maintain cultural ties. Today, I live in Strathcona and frequent Chinatown regularly. Our development firm owns properties in Chinatown and Downtown Eastside. I also worked with the Chinatown Society Heritage Buildings Association on the Chinese Society Legacy Program. I am grateful for Chinatown's existence and familiar with the challenges it faces.

Over the last three years, I've attend several public consultations held by City staff. Through open houses and information sessions, I have seen the proposed amendments evolve over time. I believe the proposed amendments are a good first step toward building Chinatown's community resilience.

Chinatown is a small 10-block historic neighbourhood that is experiencing tremendous and rapid change. Researchers in the field of disaster planning define a resilient community as one that can withstand disruptions, including socioeconomic disruptions such as gentrification pressures, and *still retain its essential character*. It feels like this historic neighbourhood is under chronic stress. It faces not only escalating land prices and lease rates and the closure of long-time businesses but also the gradual loss of its essential character – the identities, cultural life, and histories that form a sense of place.

While much of the discussion is about a vibrant and revitalized Chinatown, we also need to give attention to the broader goal of building community resilience. I am not convinced that greater height and density will contribute to Chinatown's resilience. Staff's review of 2011 Rezoning Policy and studies done by academics and consultants show that increasing height and density do not necessarily result in local economic development. For instance, Hua Foundation has found that in recent years Chinatown has lost 50% of cultural food assets.

The proposed amendments and design guidelines are not against development in Chinatown. But, they seek to ensure that development projects are adequately reviewed so that neighbourhood character is protected as part of a broader goal of strengthening Chinatown's community resilience, that includes other initiatives such as a survey of legacy businesses, the rehabilitation of society heritage buildings, and the pursuit of UNESCO World Heritage Site designation.

Thank you for the opportunity to comment.

Respectfully,
Leslie Shieh

Ludwig, Nicole

From: placida_dendritica s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 4:46 AM
To: Public Hearing
Subject: Letter to Mayor and Council: Amendments to the Chinatown HA-1 HA-1A District Schedule, Design Guidelines and Policies.

June 28, 2018.

Dear Mayor and Council,

[I registered as Speaker #70 but have work scheduled during the morning continuation of the public hearing. Please allow someone to read my letter out loud during the hearing.]

I am writing this letter as a low-income resident of Vancouver. I don't live in Chinatown- I come to visit friends, to practice Cantonese, to shop for fresh vegetables. Sometimes I volunteer or play mahjong. It's not quite my neighborhood, but this neighborhood is a important part of my life.

Sometimes it's hard to know what a community needs. Sometimes it is very clear.

The impacts of the *Rezoning policy for Chinatown South (HA-1A)* and the *Chinatown Neighborhood Plan and Economic Revitalization Strategy* were largely negative. Construction of very large out-of-scale market condos priced far above neighborhood budgets, no noticeable effect on the ongoing loss of traditional businesses, and new real-estate speculation. Along with these, the public benefits have been inadequate. The very minimal gains in seniors housing required a full two-thirds of the investment to come from SUCCESS and a City grant. Funding from Community Amenity Contributions intended to assist in the repair of Society buildings have been wholly inadequate.

When we touch fire, we pull back. No one says 'let's keep burning'.
When we have the right tools at hand we should put out the fire.

Gentrification is a process that pushes the most vulnerable people out of a community. People with social connection and long history in a place are the foundation of any community.

Previous speakers have talked about how they have benefitted from recently moving into Chinatown. Gentrification does benefit some obviously. People who buy and sell land. People who can build. People who can afford to buy or rent a home at market rates. People who open shops and franchises that serve the new residents. People who collect rents.

But as they benefit, many others lose. Who benefits and who loses cuts along class lines.

This is a poor neighborhood rich in cultural heritage.

These two facts are not up for discussion. The Community Plan says Chinatown and the broader neighborhood is unarguably the Downtown Eastside.

I appreciate that extensive public consultation was the basis for the proposed amendments discussed today. I also appreciate that the city has brought these *Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies* to public hearing.

I urge the city to make outstanding efforts to ensure that public hearings and all public processes truly accessible to those who do not speak English.

I support the Amendments, design guidelines, and policies in principle with specific additional amendments. I support all of the specific demands raised by Chinatown Concern Group. I have three proposed amendments along those lines.

1. Zone Chinatown as a unified district with identical requirements for social housing and heights matching the Downtown Eastside Oppenheimer District (Sub-District 2,3,4). Ensure that social housing is present within all new residential buildings and that low-income residents are the majority in every new dwelling developed.
2. Ensure that the definition of social housing in Chinatown is relevant to long-time neighborhood residents who receive income assistance or GIS/OAS. Reserve a significant portion of all social housing units (at least 30%) at rates that are accessible to those with very low annual income. Social housing must be available for to those facing the worst financial barriers when accessing housing.
3. Limit outright development lot widths to 25ft or existing lot size. I understand that cars can make the world much more accessible for those who use mobility aids. I also need to state that these accessibility barriers are worse for low-income disabled people who will never afford a car and need affordable accessible housing. Chinatown is a compact neighborhood well-served by transit. Some lots in Chinatown are already wide and most should stay narrow. Not all dwellings require underground parking.

Thank you,

Meris Ngan Colby

PS: Many sidewalks and crosswalks in Chinatown are in very poor repair. I request that the City put in the work to make these pedestrian walkways safe and easy to navigate.

Ludwig, Nicole

From: Geoff Wing s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 12:30 AM
To: Public Hearing
Subject: 9:30AM July 4 Hearing on Chinatown Policies

To Mayor Robertson and Vancouver City Council:

I am unable to attend the 9:30AM July 4 hearing on Chinatown policies, so present this by e-mail.

I write from the perspective of a 4th generation Cantonese Chinese Canadian with ancestral history in Chinatown and Kamloops traceable to the late 1890's. I am interested in having Chinatown develop in a way that lets it keep its cultural character, and hopefully educate Vancouver and the world about the unique Cantonese culture it has always contained. I hope that Chinatown can conserve itself, hopefully following UNESCO methods to conserve the intangible cultural heritage and activities of its Szeyup Cantonese communities.

I'd like to ask City Council to:

- Limit the width of development lots to 25 feet, or to existing lot size. This will conserve Chinatown's walkability, and its unique physical infrastructure that creates large numbers of contiguous small commercial storefronts affordable to small businesses. Chinatown has always been about small storefronts, so this conserves Chinatown's physical and economic infrastructure.
- Make dwelling use conditional unless 100% social housing. This will conserve Chinatown's population of Chinese seniors, who are important to Chinatown's Cantonese culture because they are the keepers of memories and cultural traditions that can be passed on to younger generations only in face to face relationships, and because elders form the social core of Chinese extended families. This conserves Chinatown's unique social and cultural infrastructure. It also gives Chinese Canadian families living outside of Chinatown reasons to visit.

My perspectives on these issues come from my participation in the November 2017 Chinese Canadian Historical Society of BC's historical guided tour of Guangdong (Canton) Province's Szeyup Counties, where most of Canada's pre-1980's Chinese came from.

<http://www.cchsbca.ca/heritage-of-cantonese-migration.html>

Led by Dr. Henry Yu of UBC, the tour brought me to Cangdong Village, a UNESCO-recognized restored village and cultural conservation and educational project where I spent several days. <http://cangdongproject.org/cangdong-xmgken.asp>

Cangdong village works to conserve and educate about its local Szeyup traditions, arts, heritage, and history. This is important because Szeyup culture is a subculture being erased by China's dominant Mandarin culture. The village has succeeded in its goal of conserving and teaching Szeyup culture because the it has worked hard to conserve the physical infrastructure of the village (its traditional buildings and roads) and its social infrastructure (the people who remember the culture and want to teach it to younger generations). There's not enough space here to explain in detail, here but Szeyup culture is a transnational Chinese culture that for hundreds of years has sent Szeyup diaspora from Szeyup Counties to places like Vancouver, Victoria, Thailand, Vietnam, Singapore, Malaysia, Indonesia, Australia, New Zealand, USA, Central and South America, Africa, etc. Cangdong Village is a place that educates the world about this Szeyup transnational diaspora as experienced from the Szeyup Counties

Vancouver's Chinatown can do the same as it works to become a UNESCO heritage site. It could become a place that educates the world about the Szeyup and the later Chinese diaspora, as experienced in Canada. For this reason, I ask Vancouver City Council to help Chinatown become a UNESCO heritage site by preserving its physical infrastructure (25 foot lots), and its social infrastructure (housing for Chinese elders).

Regards:

Geoff Wing
Vancouver, BC

Ludwig, Nicole

From: Doris Chow s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 11:50 PM
To: Public Hearing
Cc: Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Reimer, Andrea; Stevenson, Tim; Bremner, Hector; Robertson, Gregor
Subject: Amendments to Chinatown HA-1 and HA-1A Districts Schedule

Dear Mayor and Council,

I write at this time in support of the proposed amendments to HA-1 and HA-1A.

First, I would like to commend City Council and City staff who have worked tirelessly on the proposed amendments. For the past 3+ years, City Council and staff have listened to the multitude of growing concerns raised by Chinatown residents, property owners, business owners and community advocates in reaction to the rapid development in Chinatown. While the 2011 Historic Area Heights Review (HAHR) was well intentioned, in just a few short years, we have witnessed what former Clr. Geoff Meggs warned - that density does not equal revitalization. The proposed amendments are the result of years of engagement and consultation with community members and aim to temper the unintended consequences of the HAHR that have led to rampant land speculation, gentrification and displacement.

The recommended changes are also highly consistent with the aspirations and intentions of both community members and City council. Most notably being the expressed interest and direct investment in pursuing a UNESCO bid to designate Vancouver's Chinatown as a World Heritage Site. It is exciting and encouraging to finally see community members and City Council adopt a meaningful, unique and concrete long-term vision for Chinatown that is being embraced by so many.

With that said, while the proposed changes help address many design issues with new developments, **I urge City Council to further strengthen the recommendations with an amendment to make dwelling use conditional unless it is 100% seniors social housing to prioritize affordable housing** that is so desperately needed in Chinatown and the Downtown Eastside (DTES). Just a few weeks ago, United Way and the Social Planning and Research Council of BC released the [BC Seniors Poverty Report Card](#), which found that over 40% of seniors in Chinatown and DTES live in poverty, compared to 15% city-wide. One of the original intentions of the 2011 HAHR was that rezonings would bring about Community Amenity Contributions to fulfill much needed seniors housing. Yet, we have only seen 22 such units built, along with 550 new market units.

There is also an indication that this was the original intent by City staff. Having been a participant in the many consultation sessions leading up to this current public hearing, a March 2018 draft of the proposed changes included dwelling use as conditional, yet in May 2018, I learned of the rather significant change to make dwelling use outright. I sincerely hope that City Council and staff are not compromising the integrity of what has been a robust and comprehensive 3+ year process with the sudden and alarming emergence of the new group, "Chinatown Voices".

After hearing a number of people from Chinatown Voices on June 28th, much of the argument is that Chinatown needs more "heads in beds" and people with incomes in order to support local businesses. If this were indeed true, the addition of 550 new units should have contributed to the revitalization of Chinatown. Rather, it has only served to increase economic pressures on traditional businesses, resulting in steeply rising rents and property taxes and store closures. The rate of change has been so alarming that in response, City Council invested in the [Chinatown Legacy Business Study](#). I think this is a clear indication that the current policies are not working to protect Chinatown.

The point of policy is to manage change. I urge City Council to adopt and further strengthen the proposed amendments to help manage the relentless change we have been witnessing so that community members, businesses, community organizations and City staff can truly work towards supporting and growing Chinatown's unique living culture and heritage.

Thank you for your time and consideration,
Doris Chow

s.22(1) Personal and Confidential

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July 3rd, 2018

Dear Mayor and Council,

RE: Proposed Development Policy Changes in Chinatown

I have been coming to Chinatown since I was a child. I have been working in Chinatown as a community interpreter since 2015. I now own a small business in Chinatown. On June 28th, I attended City Hall to speak on this issue as speaker #47. Unfortunately, I am unavailable to speak before you on Wednesday, July 4th at 9:30am. I am frustrated and dismayed by your decision to reconvene at a time when those of us who work are unable to attend and have our voices heard.

I will begin by saying that I support the spirit of the proposed policy changes, which appears to be to curb the rapid and out-of-scope redevelopment of Chinatown and the inevitable mass displacement that accompanies such redevelopment. However, I wish to express my dismay that the proposed policy changes do not currently meet my needs and expectations as both a business owner in Chinatown and as an individual with familial ties to Chinatown.

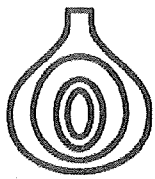
As a small business owner, I find the yellow memo of June 22, 2018 to be particularly damning. Of the proposed actions of the *Chinatown Neighbourhood Plan and Economic Revitalization Strategy 2012* that are supposed to “directly support” me and my business, I am shocked to see that the majority are still “actions that have yet to be implemented.” (pg. 5) It has been six years and more has been done to mask vacant storefronts than has been done to retain the businesses that are being lost. We should all feel insulted when the update provided regarding the Tenant Retention Strategy is simply that it’s “challenging.”

In Appendix F of the Policy Report, the proposed changes which apply to my small business are stated as follows:

- Adjust the base zoning to limit storefront width to 25 feet on Pender Street and 50 feet in Chinatown South.
- Continue to work with the Chinatown BIA and property owners on a retail recruitment strategy to attract appropriate type of businesses.
- Complete the historic business study, and explore incentives for the retention of local-serving, traditional businesses.

I believe the Report is claiming that narrower lots will mean smaller retail and business spaces, where rents will presumably be lower than if they were enormous consolidated spaces like that of HSBC on Main. Even if I believed (I don't) that the resulting narrower storefronts would be anywhere near affordable for small businesses, this does absolutely nothing to address the pressures businesses are already facing with rising land costs currently being downloaded onto them via rent increases.

Furthermore, the notion that the City can continue to work with the Chinatown BIA and property owners on a retail recruitment strategy seems naïve given the dismal performance of the Chinatown BIA over the past six years. Why is there nothing in the Report about what this strategy



consists of? Is it because the strategy is yet still a figment of our collective imagination? In a similar vein, the Tourism and Marketing Strategy currently appears to consist of "Distributing Chinatown maps" and installing "Chinatown street banners." The City needs to take leadership on this because it is clear that this particular "lead community partner" has dropped the ball.

As for the historic business study, I would like to see more concrete actions taken by the City in the interim to protect what we currently have from disappearing while the study is being carried out.

As an individual with familial ties to Chinatown, I do not feel that the proposed changes do enough to address the biggest and most important ask that so many Chinatown stakeholders, across generations, have expressed through Public Hearings, Information Sessions, Open Houses, Consultations, Comment Forms and so on. The highest frequency topic, with approximately 199 responses in Written Feedback, (Policy Report, Appendix F) was "Seniors' social housing."

The Report seeks to address this concern as follows:

- Continue to work with Society buildings to upgrade and secure existing affordable housing units and spaces for cultural activities for seniors and youth.
- Continue to advocate to senior levels of government for funding for affordable seniors housing.

This does not come anywhere near addressing the lack of affordable social housing in Chinatown. The Report even effectively eliminates one of the only tools the City had at its disposal to build any social housing at all. The answer to social housing in exchange for building height not being "worth it" is not to throw away the existing broken tools, but to fix them. As it stands, unless the City can ensure that lobbying senior levels of government will be successful (it can't), it is highly likely that the proposed policy changes will result in a bunch of 90-foot market-rate condos and no social housing to show for it.

For that reason, I echo the demands of the Chinatown Concern Group, specifically the demands to "pause new market-rate developments in Chinatown until the number of social housing units at welfare-pension rates in the neighbourhood matches the current number of market-rate housing units" and subsequently "50% of all new residential housing in Chinatown must be for social housing at welfare and pension rates."

In sum, I cannot support the proposed policy changes unless they are amended to include a commitment from the City to achieve equilibrium between social housing at welfare and pension rates and new market-rate developments.

Sincerely,

s.22(1) Personal and Confidential

President

Ludwig, Nicole

From: June Chow s.22(1) Personal and Confidential
Sent: Tuesday, July 03, 2018 10:21 PM
To: Public Hearing
Subject: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

I write in support of city staff's recommended changes to Chinatown's rezoning policies, as per Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies.

I write after attending the first day of public hearing last week, and hearing speakers' arguments both in support and against the amendments. I was particularly drawn to those who spoke in favour of development restrictions, and for even further restrictions beyond those outlined in staff's policy report, which I also support, including a maximum lot width of 25ft or existing, and conditional dwelling use unless 100% social housing.

Development restrictions are being argued against by developers and property owners as barriers or impediments to new development, however, restrictions work to challenge the architects and designers in our city towards the expression of true creativity and innovation in the built form across our neighbourhoods. One only need to look to the 25ft building in Chinatown on East Georgia Street with the yellow shutters to see the creativity possible under a range of development and design restrictions. This building stands in contrast to the half-block monstrosities of the nearby Bosa and Westbank developments that are merely a "cut-and-paste" 25ft design across its sprawling frontage.

I support the amendments designed to temper real estate speculation in Chinatown, and invite developers to meet the challenge or go elsewhere.

Thank you,

June Chow

Ludwig, Nicole

s.22(1) Personal and Confidential

From: Orbaugh, Sharalyn
Sent: Tuesday, July 03, 2018 8:56 PM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

Hello,

I am writing about the upcoming hearing regarding Guidelines and Policies for Chinatown. I live on Union Street, 4 blocks from Chinatown. Before this I lived on Keefer Place, above T & T supermarket. I've lived in Vancouver for 20 years now, and I chose **these** places to live because they were within easy walk of Vancouver's Chinatown, where I regularly shop and eat. But Chinatown is being ruined by development. The 200 block of Union used to be all Chinese shops, now only one remains. The block of Gore between Georgia and Union used to be all Chinese and Vietnamese. Now none of that remains. It's all turned into market housing and hipster restaurants and shops.

Cities are dynamic, they go through changes. And some of the new shops/restaurants in Chinatown are great, keeping up the character of the area and making it more attractive to young people, tourists, and Vancouverites in general. (Rhinofish, Greenderful, Bao Bei, Kissa Tanto, etc—modern but still Chinese/Asian. And some old favorites are still hanging on and doing good business, like Phnom Penh, The Boss, Gain Wah.) But a lot of favorites have disappeared just in the past couple of years: Hon's, the place on Pender where I used to buy poultry, the place on Keefer that sold frozen dim sum, the vegetable market on the corner of Georgia and Gore.

This is a precious, historical site that is (or was, until recently) still alive, full of character. It deserves to become a World Heritage Site. But things are changing so rapidly and with no thought for what's being lost, there will soon be no heritage left.

It won't be Chinatown if all the vegetable and dried food Chinese markets that cater to elderly Chinese people (who make up a large percentage of my neighbours) are replaced by slick new restaurants. It won't be Chinatown if existing buildings are torn down to make room for more and bigger condos. More height, more width—both will destroy the character of the place. The Guidelines to be voted on are good, but could be even stronger, restricting width to 25 feet or existing footprint.

The city wanted to destroy Strathcona at one point. Now it is a jewel of a neighbourhood BECAUSE, not in spite of, the mix of income levels and ethnicities who all mix together here—I will not voluntarily live anywhere else for the rest of my life. Chinatown should similarly be treated as a jewel and its mix of poorer and wealthier people should also be protected. Wealthier people can always find a congenial place to live, but not the poorer ones, and particularly not poor and elderly Chinese (and other Asian) people.

Why would you choose to destroy something that is so special, so historic, such a great tourist destination, such a congenial place to live? Please vote to retain Chinatown's unique character, and in fact please **tighten** the proposed Guidelines to prevent developers from putting up wide and tall buildings for residences at market price.

Best wishes, Sharalyn Orbaugh

s.22(1) Personal and Confidential

Dragnea, Irina

From: Frances Huynh s.22(1) Personal and Confidential
Sent: Wednesday, July 04, 2018 9:01 AM
To: Public Hearing
Subject: Comments on Amendments to the Chinatown HA-1 and HA-1A District Schedule, Design Guidelines and Policies

1. New development in Chinatown needs to prioritize the needs of the poor and working-class in the community. We want 100% social housing. If it's not, dwelling use should be conditional! Chinatown residents should be driving the decisions over what happens to the neighborhood.

Frances Huynh