

March 24, 2017

Dear Mayor Gregor Robertson, City Councillors and City Planners:

Re: Proposed Economic Revitalization Update and Improvements to Development Policies

On behalf of _____, we are writing on to oppose the subject proposed subject Development Policies. As noted by our stakeholders, the revitalization and future development of historic Vancouver Chinatown is a subject that is near and dear to the hearts of all the community groups in Chinatown.

Upon receiving knowledge of the City's proposed Development Policies, the Chinese Benevolent Association of Vancouver (CBA) coordinated with the City Planners to host a presentation session at the CBA hall on January 8, 2017. There were 53 people in attendance representing 47 community organizations. We wish to thank City Planners, Tom Wanklin and Helen Ma, for providing a very comprehensive presentation and responding to all the questions that were raised.

After the City Planners' presentation, the community groups deliberated at length on the merits of the proposed Development Policies. While the community groups are not opposed to development and senior housing, they have unanimously opposed the proposed 'inclusionary zoning area' to increase the current zoning height to 120 feet if social and/or senior housing is provided. The community groups are very much concerned with the prospect of having a blanket height increase in the 'inclusionary zoning area' where final approval on a development proposal will be made by City staff. They strongly believe that City Council should be held accountable to review each proposal in the current HA-1 Zoning with a building development exceeding the current maximum height 90 feet.

The community groups also unanimously objected to the proposed Development Policies to increase the current maximum frontage to 200 feet. One again, 'heritage character and scale' is of utmost importance to the stakeholders of the community.

We urge the City to revise its 'Economic Revitalization and Improvement to Development Policies' strategy to reflect the concerns of the community stakeholders. Thank you for your consideration!

Sincerely,