

## **Chinatown Development Policies Review Talk Vancouver Survey**

### **SUMMARY OF FEEDBACK**

**May 3, 2018**

#### ***Talk Vancouver Survey***

A Talk Vancouver survey on the proposed changes to the Chinatown development policies took place from March 27<sup>th</sup> to April 22<sup>nd</sup> 2018 to solicit input from the community. The survey was available online through the Talk Vancouver website and was open for anyone to participate regardless of whether or not they had an account. This survey was available both in English and Chinese.

Paper copies in both languages were also available beginning prior to the launch of the online survey at various public events including:

- Chinatown Tea Cart Pop-up, March 24<sup>th</sup>
- Chinatown Tea Cart Pop-up, March 27<sup>th</sup>
- Chinatown Development Policy Info Session, April 3<sup>rd</sup>
- Chinatown Development Policy Info Session #2, April 19<sup>th</sup>

At the request of the community the survey was extended from the original closing date of April 10<sup>th</sup> to April 22<sup>nd</sup> 2018 to allow for more feedback.

#### ***Public Response***

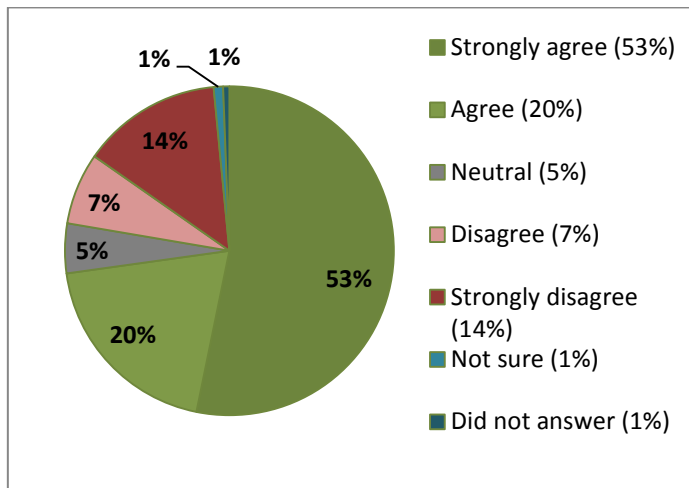
A total of 328 responses were received including online and in paper form. The survey included multiple choices questions as well as areas for further comments and suggestions. This summary includes responses to the multiple choices questions and selection of further comments and suggestions received.

## Responses to Multiple Choices Questions

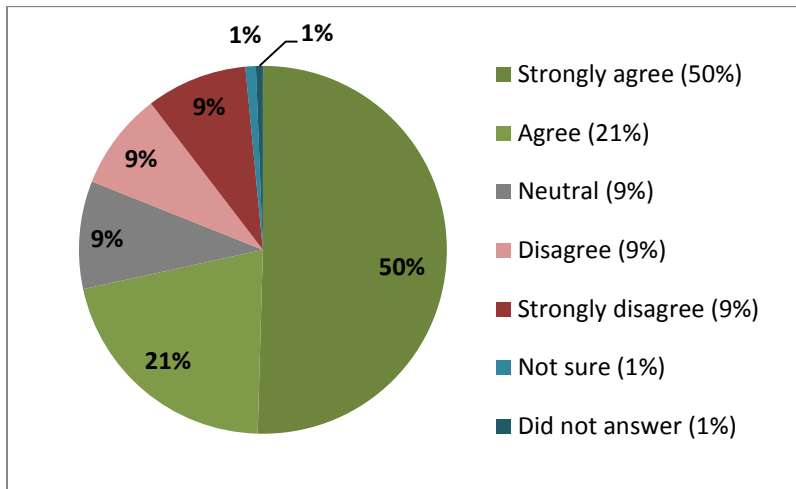
1. The proposed changes to the Chinatown development policies could help calm land speculation and manage the pace of development. The recommended changes allow for development to proceed gradually, with a mix of newer and older buildings that respect Chinatown's character. The recommendations are that:

- Tall and wide buildings will no longer be considered.
  - Cancel the Rezoning Policy for Chinatown South. Over-height buildings (above 90 ft) will no longer be considered.
  - Instead allow buildings to proceed under the base zoning height of up to 75 ft on Pender Street and up to 90 ft in Chinatown South.
- New buildings should be smaller, built on narrow lots with smaller storefronts.
  - Improve the base zoning by introducing more tools for greater character fit with the surrounding neighbourhood.
  - Remove parking and reduce loading required to help smaller developments.
- Involve the community more in the review of new developments
  - Review the role of the Chinatown Historic Area Planning Committee.

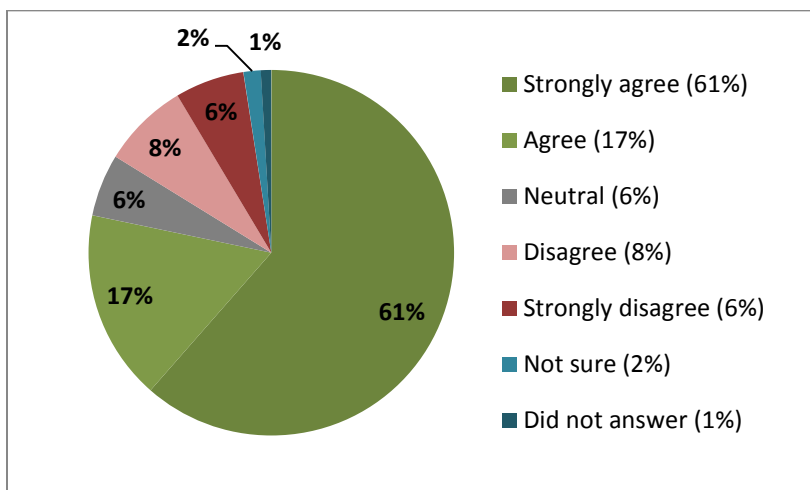
1a. In general, do you agree or disagree that tall and wide buildings should no longer be considered?



1b. In general, do you agree or disagree that buildings should be smaller, on narrow lots, and with smaller footprints?



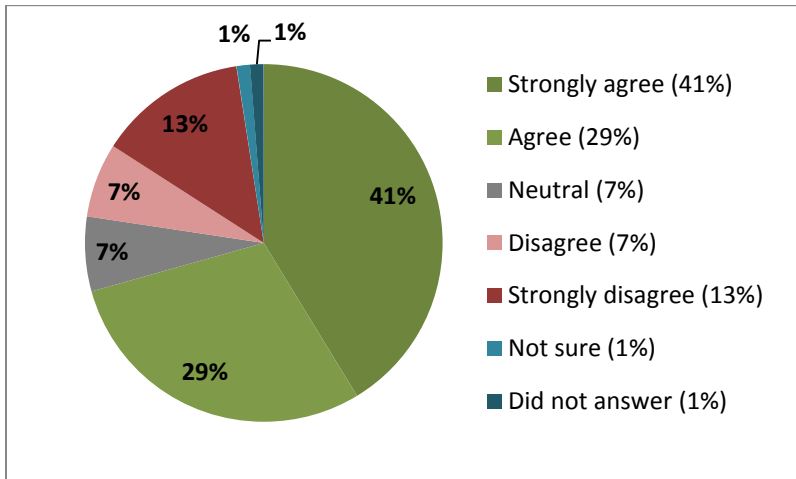
1c. In general, do you agree or disagree that the community should be involved more in the review of new developments?



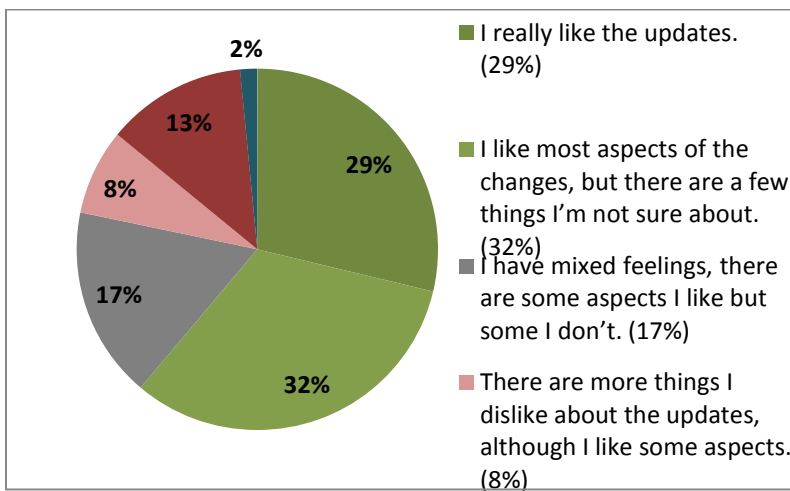
2. Further updates were made in March 2018 to reflect the community’s desire to make sure development fits with the historic and cultural context of Chinatown. The revised development policies are intended to allow for stronger oversight and community input for new developments, including:

- Expand the ability to require design conditions on all buildings above 1 storey (floor space ratio above 1.0).
- Review design guidelines to improve how we manage change and protect intangible culture and heritage assets. Design Guidelines available online: <http://vancouver.ca/files/cov/Chinatown-HA1A-Design-Guidelines.pdf>

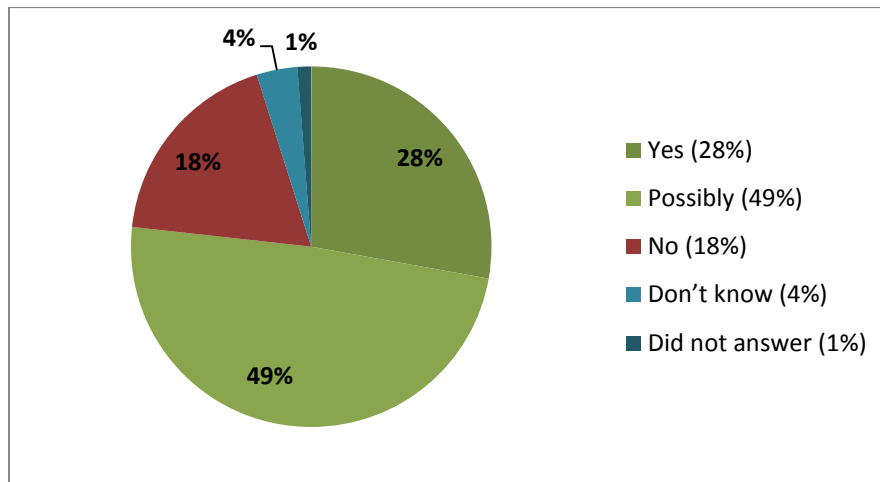
2a. In general, do you agree or disagree with the March 2018 recommended changes?



3. Overall, which of these statements best reflects your feelings about the proposed changes to the Chinatown development policies?



3a. Do you think the proposed changes will help protect Chinatown's character?



### ***Selection of Comments and Suggestions***

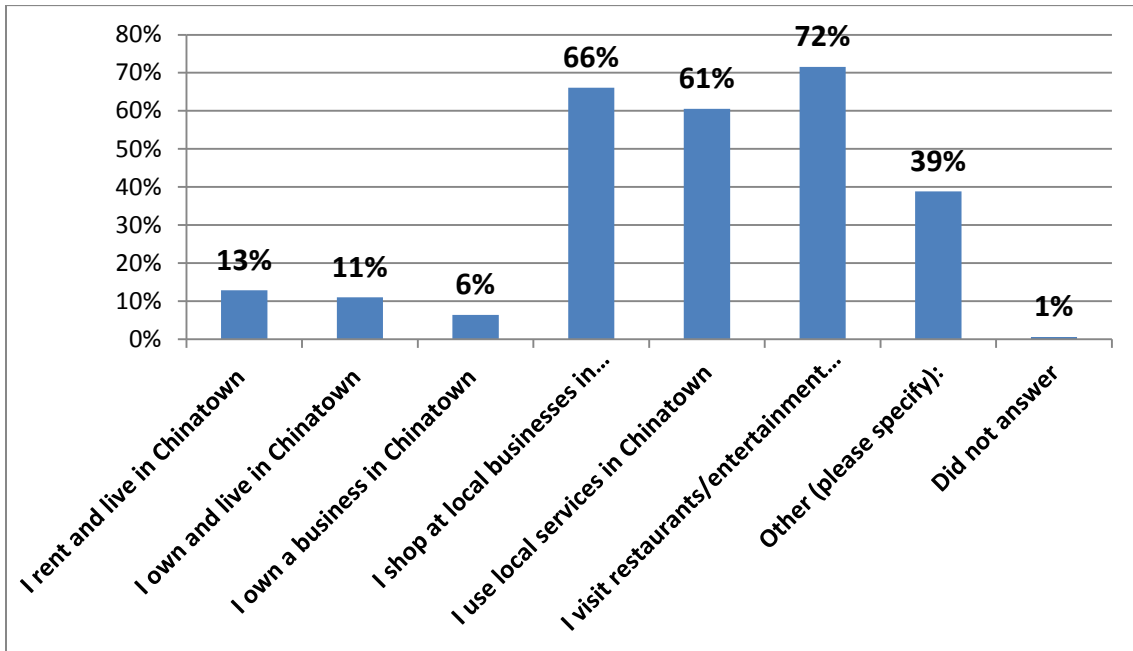
#### **Comments of Support**

- *“It is the mix of uses and scale of the built form that creates the unique character of Chinatown. Allow new development, but that which is not done at the expense of this existing character.”*
- *“Speculation and rapidly rising land price could be curbed by limiting the scale of buildings so this is good. Locals always need to be involved - they are the ones who know the issues.”*
- *“It's moving in the right direction, seemingly.”*
- *“This is finally going in the right direction, hope it will adequately address errors in previous policies.”*
- *“Glad you are listening.”*
- *“The inclusion of the community and preservation of community history is important and should be included in development policy.”*
- *“Important to continue to have dialogue with the community. Any development must consider the needs of the existing community including Chinese seniors, working poor and low to no income folks. Must save our existing supply of SROs. Look to San Francisco for a model on how this can be done.”*  
*“The parking requirements for narrow-lot buildings should be eliminated. The neighbourhood is well served by transit and already has a large parkade. This could help make narrow lot buildings a success, which is crucial to the whole enterprise of retaining Chinatown's character.”*

## Comments of Concerns and Suggestions for Improvement:

- *“Allowing taller buildings in neighbourhoods that are in close proximity to downtown should be a goal, not something to be frightened of, and heritage and respect to a neighbourhood's history can still be paid without stifling development.”*
- *“Using development policy to ‘protect heritage’ is frankly ridiculous. Development should serve the uses of the present population, the tax base and the future generations.”*
- *“A mix of tall and small buildings exists throughout the city. 90 ft is not overly tall. In order to grow the city must go skyward.”*
- *“Encourage Chinese businesses to start up business in Chinatown. Whether this takes the form of an incentive or training program, keeping Chinatown ‘Chinese’ is most important. Stop gentrifying the area. Chinatown and the DTES are the only areas that have affordable housing and rents in Vancouver. If this area is gentrified, the poor and homeless are going to increase. If the city is willing to protect Chinatown and prevent rises in land and property values in Chinatown, then that's a lot of people will NOT be homeless. That means the city just saved itself a lot of money put into homelessness and drug prevention. It just makes more sense to protect Chinatown's culture, heritage, and community.”*
- *“I would like to recommend the following:*
  - *Limit lot consolidations in Chinatown.*
  - *Update design guidelines so that culturally-appropriative designs are discouraged.*
  - *Discourage inappropriate office use on the ground floor of buildings be discouraged. Office use on the ground floor does not activate the street.*
  - *Retain and recruit culturally-appropriate businesses to Chinatown.*
  - *Secure the culturally-appropriate affordable food assets of the neighbourhood, so that we do not lose them to large supermarkets or real estate pressures.*
  - *No large supermarkets in Northeast False Creek Main St blocks.*
  - *Create affordable housing for seniors and low-income people in and around Chinatown.*
  - *Limit chain stores and hotels.*
  - *Make sure all new signage and facade updates are appropriately vetted for Chinatown.*
  - *Implement heritage/legacy business strategy.”*
- *“I would like to discourage inappropriate office use on the ground floor.”*
- *“Some other points regarding living in Chinatown. We need more people moving into this neighbourhood to help the business grow and the neighbourhood thrive. The bottom line is that without people to support the local shops that make Chinatown what it is (butcher, veg, fishmongers, dry goods) these businesses will die. The current traditional residence of the area are getting older. To attract people in there has to be nice places to live, and that means new or newly renovated buildings.”*

### What is your connection to Chinatown?



### Which age group do you belong to?

