



Par et pour le Quartier chinois de Montréal

To:

mayor_chow@toronto.ca
councillor_moise@toronto.ca
councillor_malik@toronto.ca
councillor_saxe@toronto.ca
councillor_bravo@toronto.ca
councillor_fletcher@toronto.ca
councillor_matlow@toronto.ca
councillor_perks@toronto.ca
councillor_bradford@toronto.ca
teycc@toronto.ca

Subject: Keep Chinatown Affordable - We Need Real Protections Now

Dear Mayor Chow, Members of the Toronto and East York Community Council and City Clerk,

My name is Sandy Yep, and I am a resident in East Chinatown and a supporter of Chinatown revitalization efforts in Toronto, Montreal and across Canada. Chinatowns matter to me because they represent a historic anchor and built form legacy of Chinese Canadian history.

I am also a 4th generation quebecois-chinois, and our ancestral Montreal home is still standing in its original location in Chinatown. I say still standing because in 2021 our community ['sounded the alarm'](#) on the land assembly and block purchase of the south west corner of Chinatown by developers, where my great grandfather's house stood. The community mobilisation saved our house from demolition and in 2022 Montreal's Chinatown received [official heritage status](#) by both the City of Montreal and the province of Quebec, followed by municipal zoning change to restrict height and density to guard against overdevelopment and protect its historic character, and the adoption of a five-year action plan to stimulate revitalization with funding commitment from the City government.

The [JIA Foundation](#) was born out of that community mobilisation in 2022, of which I am a contributing founding member. Since 2022 the JIA Foundation has been working to protect and promote the tangible and intangible cultural heritage of Montreal's Chinatown through education, space activation and community driven approaches to real estate.

I am here to support the recommendations put forward by the Toronto [Chinatown Advocacy Network \(CAN\)](#), and share some of the relevant lessons from Montreal's Chinatown. The City of Montreal responded to 2021 community mobilisation with swift policy change that goes beyond the empty cultural recognition. It was the zoning and land use policy change that saved Chinatown from active erasure due to real estate speculation and out-of-context developments

that did not respect the human scale and heritage context of the neighbourhood. In addition, similar to the “community improvement project area” that [CAN](#) is advocating for, the five-year action plan in Montreal’s Chinatown provided the basic policy framework to ensure that the City follow-up their policy work with concrete actions. Although the level of funding commitment for community infrastructure investment fell short in the past years in Montreal, such policy measures have seen visible effect, including many initiatives undertaken by the JIA Foundation.

Montreal’s Chinatown, like many historic ones across Canada and North America have been shaped by generations who have lived through systemic discrimination and blatant exclusion. My family, like others, have endured the hardships of paying the [Chinese Head Tax](#) and our Chinatown communities have survived the debilitating impacts of the [Chinese Exclusion Act](#).

I have also witnessed the expropriation of the lands surrounding my great grandfather's house in the 1980's; the impact of gentrification and overdevelopment changing the nature and scale of Montreal’s Chinatown. The film [Big Fight in Little Chinatown](#) documents the active erasure of Chinatowns all over North America which dominates many of our narratives.

Concrete protectionary measures aligned with strong planning policies and dedicated funds for existing community infrastructure will enable Chinatown to retain the legacy businesses, traditional communities and cultural spaces so loved by inhabitants and tourists alike. Governments need to actively provide resources and support anti-displacement tools and initiatives like the [Toronto Chinatown Land Trust](#) and actively work with similar agencies.

The opportunity rests for this City Council to counter the narrative of the ‘disappearing Chinatown’ and develop a ‘Legacy’ Chinatown Planning Framework. I support the ongoing work of the [Chinatown Advocacy Network \(CAN\)](#) and I urge Council to meaningfully engage CAN in this process, and act with the urgency this moment requires.

Thank you for your consideration

Sandy Yep

Sandy Geen Lup Yep

Resident, Toronto East Chinatown
JIA Foundation (Montreal)
<https://jiafoundationmtl.org/>

cc . Jessica Chen, Executive Director, JIA Foundation.



Keep Chinatowns Affordable : We Need Protections NOW!

**Deputation: April 1, 2026
Sandy Geen Lup Yep**



Local News

Alarm in Montreal's Chinatown as developer buys up much of historic block

The Chinatown Working Group is calling for the area to be designated as a protected heritage district.

Marian Scott • Montreal Gazette

Apr 26, 2021 • April 26, 2021 • 5 minute read • [25 Comments](#)



Karen Cho, foreground, and Jonathan Cha, left, with members of the Chinatown Working Group, are seen at the corner of de la Gauchetière and Côté Sts. in the heart of Montreal's Chinatown on Friday, April 23, 2021. PHOTO BY PIERRE OBENDRAUF /Montreal Gazette



Activists cheer as Quebec, Montreal set to protect Chinatown heritage

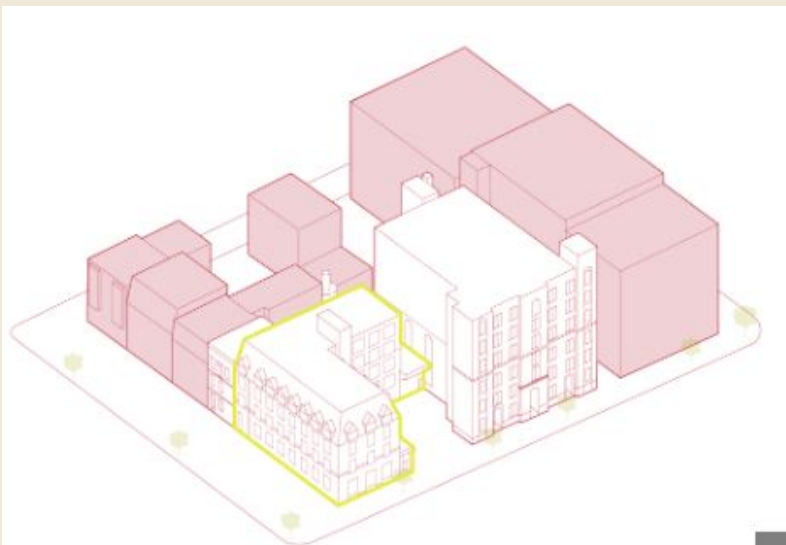
Montreal city council will adopt new zoning limiting building heights and densities in the historic district

Marian Scott • Montreal Gazette

Jan 24, 2022 • January 24, 2022 • 4 minute read • [Join the conversation](#)



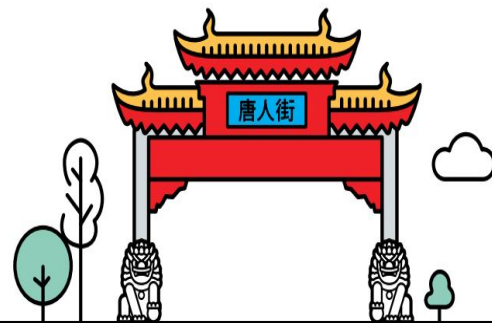
May Chiu, left, and Murielle Chan of Progressive Chinese of Quebec and Chinatown resident and preservation activist Jean-Philippe Riopel celebrate news that parts of Chinatown, including this



Plan d'action 2021-2026

POUR LE DÉVELOPPEMENT
DU QUARTIER CHINOIS

唐人街



FABRIQUÉES AU QUARTIER CHINOIS PRÉSENTS:
MADE IN CHINATOWN PRESENTS:



PORTRAITS DE COMMERCE DU QUARTIER CHINOIS MONTRÉALAIS



PORTRAITS OF MONTREAL CHINATOWN BUSINESSES

滿地可唐人街商家的點滴映照

Department of Immigration and Colonization



CHINESE IMMIGRATION SERVICE
RA

This is to certify that the party described below registered at this office pursuant to Section 18, Chinese Immigration Act, Chapter 38, 13-14 George V.

Name Xip Bat Guay

Otherwise known as Charlie Yip

Address 170 Clarke St., Montreal

Present Occupation STENOGRAPHER Age 53 Female Male

Married (if husband) Loy Chee

Single (if wife) in Canada Give name and address. Also names and addresses of children, if in Canada.

Willie Yip 33 Lily 16 Margaret 3

Eddie 20 Annie 17 Rosie 3

Ernest 9 Mary 7

Born at Man Oong Siao Siao China

Originally admitted to Canada at the port of YAGORIKYK

Ex. SS. 23rd May 1894

Amount Head Tax Paid \$50 Is in possession of certificate C.I. 36 No. 02218

Height 5 feet 6 inches

Facial Marks and Physical Peculiarities—
None all over face

Fit left cheek

Remarks—

Naturalization certificate No. 74 issued

M.C.C. 8th June 1900

489 799 23 copy sent to 11/15/07

This is to certify that the party registering (is) (was) the party whose photograph appears on the certificate above stated.

Signature of Registrar *[Signature]*

Title CONTROLLER Place and date Montreal June 5th 1924

Arrival verified

C.I. No. 7388

C.I. S. No. 18049

Fyle No. 870488

Serial 38319

This space for use of Department:

REGISTRATION CERTIFICATE No. 45620

ISSUED June 23rd 1924

Percy H. Reid



BIG FIGHT IN LITTLE CHINATOWN

唐人街大奮鬥

ORIGINAL PRODUCTION
DOC NYC
2022

ORIGINAL PRODUCTION
RIPM
2022

ORIGINAL PRODUCTION
NEW! DESIGN
2022

A FILM BY KAREN CHO

EVYSTEEL FILM PRESENTS **BIG FIGHT IN LITTLE CHINATOWN** WRITTEN AND DIRECTED BY **KAREN CHO** FEATURING **JAN LEE, GARY LUM, LORRAINE LUM, AMEI LUM, NANCY SEID, BETTY ENG, PETER LEE, GARNET LEE, WALTER CHI-YAN TOM, JESSICA CHEN, GENNY SEK, ANDY YAN, WILLIAM LUI, SUSSAN LUI, KUAN CHEK YUN, WENDY WONG, WOLLY LUI, MAY CHIU, BUCK WONG, HENRY YE, MICHAEL TAN, FRED MAH, JUNE CHOW, JEFFREY WONG, DANNY QUON, BRENDIA JOY LEM, BRYANT CHANG, JEAN-PHILIPPE RIPEL, EDITOR RYAN MULLINS, CHRISMAIS/GRAPHERS NATHANIEL BROWN, JOSHUA FRANK, ORIGINAL MUSIC DAVID DRURY, PRODUCER BOB MOORE, LINE PRODUCER VALERIE SHAMASH, CO-PRODUCER KATIE MCKAY, EXECUTIVE PRODUCERS MILA AUNG-THWIN, DANIEL CROSS, EXECUTIVE PRODUCER, TAO JANE JANKOVIC, INDEPENDENT PRODUCTION OFFICER TAO LINDA FONG, LOCATION SOUND RECORDING TOB VAN DYK, TOBIAS HAYNES, MILA AUNG-THWIN, JUAN CRUZ FERNANDEZ, ANIMATION FRED CASIA, BRANDON BLOMMAERT, ANCHORING CLEARANCE THEA TODDLE, SOUND DESIGN CORY RIZOS CAS, BUSINESS AFFAIRS VEE DI GREGORIO, POST PRODUCTION SUPERVISOR SAMANTHA NEGOSCHIZKU, CREDITS HAMED (ED) ALEALI**

Quebec Camaciv ANIMAC Quebec tvo PALOMO C&P

