

Kennett, Bonnie

From: Stephanie McCallum
Sent: Monday, May 08, 2017 1:45 PM
To: Public Hearing
Subject: 105 Keefer St and 544 Columbia St - Zoning and Development By-law

5.22(1) Personal and Confidential

Categories: Blue Category

Dear Sirs/ Madams;

I'm a Chinatown business owner that is concerned about the zoning change at 105 Keefer St and 544 Columbia St. I am also a third generation Chinese Canadian.

The CD-1 development would make Chinatown lose it's historic charm. The businesses in Chinatown depend on keeping the area with heritage/historic buildings. A CD-1 development would be the beginning of slowly killing off any Chinese heritage and any Chinese culture in the area.

Please keep 105 Keefer St. and 544 Columbia St at the HA-1A zoning for future generations. We need to preserve Chinatown so everyone can remember the first generation Chinese who had to live there because they were not allowed to live outside that neighbourhood.

Sincerely,

Stephanie (Wong) McCallum

Kennett, Bonnie

From: Linda Johnston
Sent: Tuesday, May 09, 2017 4:40 PM
To: Public Hearing
Subject: 105 Keefer Rezoning

s.22(1) Personal and Confidential

Categories: Blue Category

Mayor and Council

I urge you to reject the rezoning and proposed structure at 105 Keefer Street. It's completely out of character for Chinatown - one of the very few neighbourhoods in the City of Vancouver that retains enough of it's character that one can actually have a sense of this important aspect of our history when you're walk it's streets. Glass and concrete towers have no place there. They've taken over nearly every other part of the City Centre and are spreading out to every other neighbourhood along the transportation routes to every major intersection we have.

The developers are clearly having their way everywhere else. As someone who was born, brought up and still lives here, for once stand up to them. Leave us one small part of the City to remember what it was like when we actually had real communities.

Regrettably my hopes aren't high.

Thank you. Linda Johnston

Kennett, Bonnie

From: DON GAGAN 5.22(1) Personal and Confidential
Sent: Tuesday, May 09, 2017 7:46 PM
To: Public Hearing
Subject: Rezoning Application for 105 Keefer Street and 544 Columbia Street

Categories: Blue Category

Mayor and Council

I am against the proposed building on this site. It is completely out of character for Chinatown. The property should be in the scale of surrounding buildings AND it should suit the Sun Yet Sun Gardens and the Chinese workers/war memorial tone of that corner. Are you going to allow the destruction of a major part of our city/provincial history?

Don Gagan
5.22(1) Personal and Confidential

Kennett, Bonnie

From: Marguerite Ford s.22(1) Personal and Confidential
Sent: Tuesday, May 09, 2017 8:43 PM
To: Public Hearing
Subject: Rezoning Application for 105 Keefer St

Categories: Blue Category

I am opposed to this rezoning application as incompatible with the Chinatown heritage character.
Marguerite Ford

Kennett, Bonnie

From: Kwong Chung Wong s.22(1) Personal and Confidential
Sent: Wednesday, May 10, 2017 2:21 PM
To: Public Hearing
Subject: Comments on 105 Keefer St and 544 Columbia St Zoning

Hi Sir/Madam,

I am the resident of s.22(1) Personal and Confidential

I am against the rezoning of Chinatown Historic Area to Comprehensive Development.

The reason of my opposition is nowadays having more and more apartment buildings are built in Chinatown. Chinatown is going to lose its heritage and status.

Truly,
K.C. Wong

2017/5/10

Kennett, Bonnie

From: Sherlaine Lau
Sent: Tuesday, May 16, 2017 9:00 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Dear City Council,

This email is for the 105 Keefer X 544 Columbia St rezoning application. Chinatown is a special part of my Vancouver. Growing up, Chinatown played a large part in childhood. My father grew up in Chinatown and he passed on those memories to me. We would spend our weekends' grocery shopping and having dim sum together. Chinatown is part of my childhood and my father. I can't imagine seeing my childhood and memories of my father being destroyed over profit for the top 1%.

I strongly recommend that staff and council do not approve the rezoning proposal because of the reasons below.

- The social housing that will give Beedie their additional height and density are funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The Chinatown Historic Area Plan Committee did not support this application.
- The seniors housing proposed is woefully inadequate.
- Approving this rezoning will set a poor precedent to other rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.
- The reduction in family units is regrettable.

Instead of market condos, I would like to suggest the following alternatives for the site:

- More seniors housing and social housing
- Community centre
- A place for everyone from all ages and groups
- More social housing especially for the Chinese seniors who have grown up there

In conclusion, this proposal is not good for the neighbourhood. City council should not approve it.

With regards,
Sherlaine Lau

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Tuesday, May 16, 2017 2:16 PM
To: Public Hearing
Subject: FW: Rezoning in Chinatown (105 Keefer St)

From: Danielle De Marchi

s.22(1) Personal and Confidential

Sent: Tuesday, May 16, 2017 1:34 PM

To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul

Subject: RE: Rezoning in Chinatown (105 Keefer St)

Dear Vancouver City Council,

I am writing to you as a concerned citizen about the Rezoning proposal for 105 Keefer St. Chinatown is near where I live. Chinatown is a special part of my Vancouver. I love Chinatown! I have relatives over from Italy once or twice per year and they say it perfectly "it is the only neighbourhood in Vancouver with character". The character, sights and sounds are like no other "Chinatown" in the world that I have seen.

I urge you to reject the rezoning proposal because of the reasons below.

- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- The height of this building is too tall relative to the surrounding historic buildings.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.

Instead of market condos, I would like suggest the following alternatives for the site:

- All ages community facility
- More park space
- Smaller buildings that reflect the character of Chinatown

The 105 Keefer rezoning application is not suitable for Chinatown. Staff should not recommend City Council to approve it.

With regards,
Danielle De Marchi

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Teresa Vandertuin <[REDACTED]>
Sent: Tuesday, May 16, 2017 5:31 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer rezoning proposal

Dear Mayor and Council,

I am writing to let you know that I do not support the Rezoning proposal for 105 Keefer St. I currently live and work in Chinatown and in the surrounding Downtown Eastside.

This site is very important to the neighbourhood and I'm opposed to the proposal for the following reasons:

- citizens are funding the social housing that Beedie Development is using to justify the increase in height and density. They are not paying any CAC and will get a discounted DCL. This is not right.
- it will displace low income residents economically.
- it will result in increased property taxes that current businesses and residents cannot afford.
- luxury condos are not an appropriate use of this culturally sensitive site.
- the mass and height of this building is out of proportion for the area.
- it was rejected by a City committee, Chinatown Historic Area Plann Committee.
- there is no guarantee that the seniors housing units being proposed will be affordable.
- approving this rezoning will set a poor precedent for other rezonings in Chinatown and the surrounding area.
- the number of units suitable for families is meager.
- this site needs to be 100% housing for people on fixed income, be it pensions or benefits
- it needs to be self-managed by the residents.

The following uses of the site are more appropriate:

- more seniors housing; more "actual" social housing, that is "housing for people on fixed incomes"
- a neighbourhood community centre
- a community plaza
- a space for all ages
- green space
- narrower buildings that respect the saw-tooth nature of the historic area
- public access to history and culture of the neighbourhood.

Chinatown does not need a development like this. Please reject the proposal.

Regards,
Teresa Vandertuin

[REDACTED]

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Wednesday, May 17, 2017 10:49 AM
To: Public Hearing
Subject: FW: 105 Keefer rezoning proposal

-----Original Message-----

s.22(1) Personal and Confidential
From: Aurora D [REDACTED]
Sent: Tuesday, May 16, 2017 9:06 PM
To: Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer rezoning proposal

Dear City of Vancouver staff and City Council,

I am writing this email because I do not support the 105 Keefer St. application. I live close by to the development site.

Council and staff should not approve the rezoning proposal for the reasons below.

- Chinatown does not need more luxury condos.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The mass of this building is too large and unfit for the area.
- Members of the Chinatown Historic Planning Committee voted against this project.
- There is no guarantee that the seniors housing units being proposed will be affordable.

The following uses of the site are more appropriate:

- All ages community facility
- Public green space

In summary, this is a poor proposal and I urge council to reject it.

Aurora Dominici

s.22(1) Personal and Confidential



Kennett, Bonnie

s.22(1) Personal and Confidential

From: Susan Chow
Sent: Wednesday, May 17, 2017 12:04 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter in OPPOSITION to 105 Keefer

Vancouver City Council,

This letter is regarding my opposition to the Rezoning proposal for 105 Keefer St.

I grew up in Chinatown. Chinatown is a special part of my Vancouver. My family immigrated to Canada from Trinidad in 1969. Although my parents knew a little bit of English, Chinatown provided a sense of community and support in our newly adopted home. We had no direct family in Vancouver but discovered community and "family" in Vancouver's Chinatown. Acquaintances became friends and the extended family we did not have. As young children, our parents sent us to Chinese school which in those days took place 5 days a week from 4:00 - 6:00 pm. In this warm and fun environment, we made new friends and learned to appreciate our Chinese language and culture. Although all of us have grown up and gone on to have our own families, we have maintained those friendships from long ago and warmly cherish the memories of a culturally vibrant and bright Chinatown where one was able to seek friendship, support and educational opportunities. Many if not all of our Chinese school classmates have moved to different parts of the City and even away from Vancouver but we still remember and wish to see a return to the Chinatown of our youth -- a culturally lively and safe place to explore and cherish with our friends and family.

I believe that politicians are too willing to ignore the Chinese and Asians in our community as we are generally a peaceful, quiet and hardworking group. We do not like to raise a fuss and draw attention to ourselves and thus we are not taken seriously as a stakeholder group in the community. I attended the Vancouver Chinatown Foundation Reunion dinner on May 3, 2017 at the Floata Restaurant and was astonished to see that 700+ attendees in the room were like me, somehow linked by our pasts to Vancouver's Chinatown and we really care about preserving some aspects of this historically and culturally valuable part of our City. While this community has moved and spread far and wide, we are still very connected and passionate about this part of our city. We care and we want to make sure that Chinatown does not disappear with the dodo birds. As bureaucrats and politicians, you too should care and want to preserve something of our past that is so historically significant to the history of not only our city but of our nation, especially in this year of Canada 150, where we as a nation are celebrating all the big and little things that make up this great country. To passively stand by and allow Vancouver's Chinatown to disappear with the development of these gigantic developments that disregard the people, the community, and the history of Chinatown is a shame. A very big shame!

I strongly recommend that Council and staff do not pass the proposal for the building because of these reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- It will price out affordable local businesses.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.

Housing affordability and accessibility is a serious issue in the City of Vancouver. This 105 Keefer proposal is a slap in the face for those desperately trying to work and live in the City. The fact that this "for profit" development and developer is eligible to have \$150,000+ of development fees waived by providing so-called "social housing" units is an insult. If this

development was entirely social housing, I think most would not oppose waiving of fees. This, however, is not the case. It seems like in the end, this developer may "sell" the 25 units to BC Housing at a yet to be determined price which will be a cost borne by taxpayers again. Essentially, taxpayers we are being tapped twice -- first in subsidizing the developer by waiving of fees and then again when BC Housing purchases the social housing units. As a Council, how much do you think the Citizens of Vancouver can take? It is already astronomically expensive to live in the City but you want us to further reduce our disposable income with increased taxes to support these ideas that seem to economically inefficient?

I would like the City to consider these options for the 105 Keefer site instead of condos:

- A community centre for the neighbourhood;
- A community plaza;
- Fine-grain buildings that are broken up on the lot.

The 105 Keefer rezoning application is not suitable for Chinatown. Staff **should not recommend** City Council to approve it.

Sincerely,
Susan Chow

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Joy McDerment
Sent: Wednesday, May 17, 2017 12:26 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Mayor and Council:

I am writing to you regarding my non-support for the Rezoning proposal for 105 Keefer St. I live in Vancouver close by to Chinatown. This historic area is very important to me. I appreciate the heritage of Vancouver's Chinatown

I am concerned about the rezoning application for the reasons listed below:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- It will price low-income locals out of the neighbourhood.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- The memorial statue is meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- A place for everyone from all ages and groups

Chinatown does not need a development like this. Please reject the proposal.

Sincerely,
Joy McDerment

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Thomas Robson s.22(1) Personal and Confidential
Sent: Wednesday, May 17, 2017 2:23 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Opposition to Rezoning Application for 105 Keefer

To Mayor and Council:

I write to you today to voice my opposition to the Rezoning Application at 105 Keefer.

The application for rezoning should not be approved for the following reasons:

This Rezoning Application concerns our tiny and much diminished historic Chinatown. Any projects in this area should be consistent with the current zoning. Requests for rezoning should be opposed.

- The net impacts of a Rezoning Application for a development like this run counter to the ethical management of a historic neighbourhood and establish precedent for more of the same.
- The Chinatown Historic Area Planning Committee has not supported this proposal.
- Multiple projects like this in the immediate area have already resulted in rapid, significant increases to taxes and to market housing rates. These negative impacts have already harmed desirable key cultural and historic small business as well as residents of all income levels.

As the North East False Creek Plan begins to come into focus, it is apparent that the proposed park, Carrall Street and the playing fields will become the South West face and boundary of Chinatown. The Chinese Veterans Memorial Plaza becomes a significant feature, one of several "Gateways to Chinatown" that include the Millenium Gate on Pender, Dr Sun Yat-Sen Classical Chinese Garden on Carrall and the Veterans Memorial Plaza on Keefer.

This memorial is intended to honour both tremendous sacrifice and contribution. The Memorial Plaza deserves respect, emphasis and integration into a wider plan for all of Chinatown. The ground level around the Veterans Memorial Plaza should reflect the history and architectural heritage of Vancouver's Chinatown.

Chinatown is a street-level experience, not a distant architectural profile on a horizon. We need narrow 'shop-house' style commercial spaces built specifically to foster the sorts of businesses that make this neighbourhood interesting and affordable.

I am a long time resident of this neighbourhood and have been involved in Vancouver's Chinatown since the early 1970's. This is my home, where I work and where I vote. I am engaged at multiple levels in this community.

I personally oppose this Rezoning Application.

Sincerely,

Thomas Robson

The Lore Krill Housing Co-operative

Kennett, Bonnie

From: Francesca Frewer
Sent: Thursday, May 18, 2017 12:07 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Comments for 105 Keefer rezoning

To Vancouver City Council:

This is my non-support letter for the 105 Keefer proposal. Living in Vancouver with a Chinatown is a great part of my experience.

I'm opposed to the proposal for the building because of these reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It is too tall at least four times the average building height of surrounding buildings.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.

Instead of market condos, I would like suggest the following alternatives for the site:

- More social housing
- Centre for the community

Chinatown does not need a development like this. Please reject the proposal.

Regards,
Francesca Frewer

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Benjamin Webster
Sent: Thursday, May 18, 2017 1:59 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Dear Mayor and Council,

I'm writing because I don't support the Rezoning prosoal for 105 Keefer and 544 Columbia. I live very nearby Chinatown. I grew up in Vancouver going to Chinatown as a child. Living in Vancouver with a Chinatown is a great part of my experience.

I don't support the application for the following reasons:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- It will price low-income local out of the neighbourhood.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- The Chinatown Historic Area Plann Committee did not support this application.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.

Instead of market condos, I would like suggest the following alternatives for the site:

- More seniors housing and social housing
- Centre for the community
- A plaza for the public
- An intergeneration space
- A green space
- Smaller buildings that make more sense in the fabric of Chinatown

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

Sincerely,
Ben Webster

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Zeng, Yan
Sent: Thursday, May 18, 2017 9:15 AM
To: Kennett, Bonnie
Subject: FW: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Hello,

This is an email addressing City Council regarding this rezoning application that has been referred to Public Hearing on May 23. I am forwarding it to you for follow up.

Kind regards,

Yan Zeng
Planner - Vancouver Downtown
Planning, Urban Design and Sustainability City of Vancouver Tel. 604.871.6383

-----Original Message-----

From: mailpost@vancouver.ca [<mailto:mailpost@vancouver.ca>]
Sent: Wednesday, May 17, 2017 12:47 PM
To: Zeng, Yan
Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: Ellen Chen

s.22(1) Personal and Confidential

Phone:

Comments:

Vancouver City Council,

This email is for the Rezoning application at 105 Keefer and 544 Columbia St. I live close by Chinatown where the 105 Keefer site is. I spent my childhood going to Chinatown. I care about the historic area. I volunteered with the Youth Collaborative for Chinatown to work with local Chinatown seniors and residents to preserve the cultural heritage and integral sense of community.

I am concerned about the development proposed because of these reasons:

- It will price low-income local out of the neighbourhood.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The height of this building is too tall relative to the surrounding historic buildings .
- The City's Chinatown Historic Area Planning Committee did not support this project.
- The seniors housing units being proposed in this project are not guaranteed.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.

- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.
- The reduction in family units is regrettable.


Instead of market condos, I would like suggest the following alternatives for the site:

- More seniors housing and social housing
- Community centre
- An extension of the Memorial Plaza
- A place for everyone from all ages and groups
- More park space
- Fine-grain buildings that are broken up on the lot

In conclusion, this proposal is not good for the neighbourhood. Council should not approve it.

Sincerely,
Ellen Chen

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Zeng, Yan
Sent: Thursday, May 18, 2017 9:16 AM
To: Kennett, Bonnie
Subject: FW: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Hello,

This is a letter addressing City Council regarding this rezoning application that has been referred to the May 23 Public Hearing. I am forwarding it to you for follow up.

Thanks,

Yan

-----Original Message-----

From: mailpost@vancouver.ca [<mailto:mailpost@vancouver.ca>]
Sent: Wednesday, May 17, 2017 9:32 PM
To: Zeng, Yan
Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: Yolanda Lillquist

5.22(1) Personal and Confidential

Email:

Phone:

Comments:

Dear city council

This letter is concerning the 105 Keefer proposal. I live in a nearby neighbourhood. This historic area is very important to me.

I do not support the proposed development for the following reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- It will displace affordable Chinatown businesses that residents depend on.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- It is too tall at least four times the average building height of surrounding buildings.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- Seniors housing offered does not justify the additional height requested.
- This will set a bad precedent for the all rezonings in Chinatown.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- The reduction in family units is regrettable.

- Chinatown in Vancouver is a national treasure and a symbol of the brave history and immigrant foundation that this country is based on. In the spirit of Canada's 150th birthday, the city, province and the country should embrace this community and keep it a symbol of our proud heritage, rather than selling it off to self-serving developers that would take away from the true essence of this community.

The following uses of the site are more appropriate:

- Centre for the community
- A plaza for the public
- A place for everyone from all ages and groups
- More park space
- Fine-grain buildings that are broken up on the lot

Chinatown does not need a development like this. Please reject the proposal. You have heard numerous voices against this type of development of Chinatown, and it is your responsibility as public servants of the Chinatown community to act accordingly in this matter, rather than to give in to the developers. We are counting on you to do the honorable thing.

Your sincerely,
Yolanda Lillquist, MD

5.22(1) Personal and Confidential



Kennett, Bonnie

From: Tom Ross
Sent: Thursday, May 18, 2017 9:09 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Vancouver City Council,

This letter is regarding my opposition to the 105 Keefer St and 544 Columbia St rezoning proposal. As a child, Chinatown was a big part of my life. Chinatown is an important part of my Vancouver.

Council and staff should not approve the building proposed for the reasons listed below:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- It will price out affordable local businesses.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- It is taller than every other building in the surrounding area.
- The mass of this building is too large and unfit for the area.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.
- The number of 3-bedroom units for families proposed is disheartening.

Instead of market condos, I would like suggest the following alternatives for the site:

- Affordable housing for seniors
- A neighbourhood community centre
- An extension of the Memorial Plaza
- An intergeneration space
- A green space
- Narrower buildings that respect the saw-tooth nature of the historic area

The 105 Keefer rezoning application is not suitable for Chinatown. Staff should not recommend City Council to approve it.

Yours truly,
Tom Ross

s.22(1) Personal and Confidential

Sent from my iPad

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Lisa Zhu
Sent: Thursday, May 18, 2017 9:18 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Comments for 105 Keefer rezoning

Dear Vancouver City Council,

This letter is concerning the 105 Keefer proposal. In the past, I lived in Chinatown. I live in Vancouver close by to Chinatown. Chinatown was a large part of my childhood. I care a lot about the neighbourhood. It's a historic place where I have lived in when I was a child and also my where grandparents lived before their death. I want Chinatown to continue to serve those who once found refuge in this little part of the city and not those who do not understand the importance of the place.

You should not approve the proposed rezoning for the reasons listed below:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- It will economically displace vulnerable seniors in Chinatown.
- It is taller than every other building in the surrounding area.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- Being in a historic area it is so sad to see that developers do not care through providing resources and fund to support Chinatown's heritage.

Here are some of my ideas of what could be on the 105 Keefer site instead of condos:

- Community centre
- A plaza for the community
- A place for everyone from all ages and groups
- More park space
- Fine-grain buildings that are broken up on the lot
- Just because Vancouver is small it doesn't mean we should just build condos everywhere, we could preserve the little space left in Chinatown for historical purposes.

Chinatown does not need a development like this. Please reject the proposal.

Sincerely yours,
Lisa Zhu

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Kennett, Bonnie

From: Deb Fong s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 9:45 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Comments for 105 Keefer rezoning

Mayor and Council:

I am writing this email to express my concerns about the 105 Keefer St. application. As a child, Chinatown was a big part of my life. This historic area is very important to me. My grandparents moved to Chinatown in the early 1900s and my parents grew up there. The neighbourhood should be a heritage site and all the traditions and buildings should be saved and restored.

I urge you to reject the rezoning application for reasons as stated below:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- It will displace affordable Chinatown businesses that residents depend on.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The height of this building is too tall relative to the surrounding historic buildings .
- The mass of this building is too large and unfit for the area.
- The Chinatown Historic Area Plann Committee did not support this application.
- Approval of this project signals that the City does not value our historic neighbourhood.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.
- Vancouver needs a Chinatown to reflect the city's diversity and appreciation of all cultures.

I would recommend for the City to convert the site to the following uses instead:

- Significantly more social housing
- A neighbourhood community centre
- All ages community facility
- A community park
- Narrower buildings that respect the saw-tooth nature of the historic area
- There should be more pockets of multi-cultural neighbourhoods, where people can learn from one another in the global community

In conclusion, this proposal is not good for the neighbourhood. Council should not approve it.

With regards,
Deborah Fong

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Kennett, Bonnie

From: Tina Chow s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 9:49 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Rezoning at 105 Keefer St

Vancouver City Council,

I have concerns about the 105 Keefer St and 544 Columbia St application. I previously lived in the Chinatown neighbourhood. I live in Vancouver close by to Chinatown. Chinatown was where I grew up. This historic area is very important to me.

I strongly recommend that staff and council does not approve the development proposed because of the following:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will displace low income residents economically.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- It is taller than every other building in the surrounding area.
- Its mass is out of scale with the neighbourhood.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- This will set a bad precedent for the all rezonings in Chinatown.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.
- The reduction in family units is regrettable.

The following uses of the site are more appropriate:

- A neighbourhood community centre
- A public plaza
- A place for everyone from all ages and groups
- More green space

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

Regards,
T. Chow

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Richard Moran s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 9:56 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer rezoning proposal

Mayor and Council:

This email is concerning the Rezoning application at 105 Keefer St. I live very nearby Chinatown. Chinatown is a special part of my Vancouver. have spent much time in chinatown and concerned about changes - mostly condos

I urge you to reject the rezoning application for these reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- It is too tall at least four times the average building height of surrounding buildings.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- Approval of this project signals that the City does not value our historic neighbourhood.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.
- concerned about the city capitulating to developers who are gentrifying chinatown

Instead of market condos, I would like suggest the following alternatives for the site:

- Affordable housing for seniors
- A neighbourhood community centre
- A plaza
- A space for all ages
- More park space
- Fine-grain buildings that are broken up on the lot
- all the above

The 105 Keefer rezoning application is not suitable for Chinatown. Staff should not recommend City Council to approve it.

Your sincerely,
Richard Moran

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