

**Isfeld, Lori**

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**From:** §.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 11:46 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

Dear city council

I am writing to you as a concerned citizen about the 105 Keefer X 544 Columbia St rezoning application. I live very nearby Chinatown.

I don't support the development proposed because of the reasons 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.
- 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 proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- The building proposed is out of scale with immediate surroundings.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- 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.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of 3-bedroom units for families proposed is disheartening.

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

- Affordable housing for seniors
- An intergeneration space

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

Stefana Fratila

§.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Vancouver Moving Theatre s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:42 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; "'paul.cheng@vancouver.ca.'"@invalid.domain  
**Subject:** Letter from Terry Hunter Opposing Proposed 105 Keefer Rezoning Application  
**Attachments:** Letter Opposing 105 Keefer.pdf

23 May 2017

### RE: Proposed development at 105 Keefer

Dear Mayor and Councillors:

As a long-time resident of Chinatown, Strathcona and the Downtown Eastside since 1974, I write to register my strong objection to the proposed development at 105 East Keefer and Columbia by the Beedie Development Group.

Vancouver's Chinatown is a municipal, provincial and national treasure. Designated a National Historic Site of Canada in June 2010, Vancouver's Chinatown is "one of the oldest and largest Chinatown's in the country....the heritage value of Vancouver's Chinatown lies in its ties to the development of the social and cultural life of Chinese immigrants to British Columbia and Canada..."

Chinatown is the heart of Vancouver's Chinese Canadian community. It is also the heart of Vancouver. Vancouver's Chinatown is a defining feature of Vancouver. It is one of the pillars of what makes Vancouver who we are. What makes Vancouver different. Special. Unique.

Sadly and tragically, Chinatown's distinctive identity is being degraded by overly rapid, too large, and culturally insensitive development that is diluting and undermining Chinatown's value as a national historic site appreciated by locals and tourists alike.

I agree with the headlines in today's Vancouver Sun (May 23, 2017), that '*Preserving Chinatown Should Be of Local and National Importance*'. I also agree with the assertion that the recent two large condo towers built on Main at Keefer in 2014, rather than improving Chinatown, have altered Chinatown for the worse.

With these massive developments, low income residents and businesses are being displaced at an alarming rate. Chinatown is losing its soul and being turned into a hip place to live for those with money; a Yaletown North. In the process, Vancouver is selling its soul.

I object to this proposal on the following grounds:

- This project will accelerate the displacement of Chinatown's low income community and dramatically contribute to the gentrification sweeping across our national historic treasure;
- The building is too large, monolithic and dwarfs the surrounding gardens, museums and street life;
- The 'affordable' rental rates for the seniors units are too few and unaffordable for low income residents of Chinatown.

I am also very concerned that, if built as proposed, the 'affordable' units for seniors will be resided in by seniors who currently do not live in the neighbourhood: middle income seniors will displace local low income resident seniors. It is vital that the housing on this location, in the heart of Chinatown, be for those most in need: the low income seniors of Chinatown.

I urge Council to reject Beedie's 105 Keefer Rezoning application.

I urge Council to be visionary.

I urge Council to take leadership. Work with the federal government to acquire and develop this property as a site for local low-income seniors' social housing, and community cultural activity that supports the seniors and respects the scale, heritage, culture and social context of Chinatown.

Yours sincerely,

s.22(1) Personal and  
Confidential

Terry Hunter  
Executive Director, Vancouver Moving Theatre  
Artistic Producer, DTES Heart of the City Festival

**Isfeld, Lori**

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**From:** Queenie Hewitt s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:30 PM  
**Subject:** My concerns regarding the rezoning of 105 Keefer

Dear Vancouver City Council,

I have concerns about the Rezoning application at 105 Keefer and 544 Columbia St. I spent my childhood going to Chinatown. Living in Vancouver with a Chinatown is an integral part of my Asian experience. Chinatown for me conveys a deep sense of historical Chinese History and cultural hub for the early Chinese immigrants who have made Vancouver their home. Chinatown for me is a place where one who is of Chinese descent can interact with live cultural elements such as the people, restaurants, food and community groups. Chinatown is a place that honors the Chinese immigrants that sacrificed so much of their lives to move Vancouver and contribute to Canadian society.

I am very concerned about the application for reasons as stated below:

- 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 price low-income local out of the neighbourhood.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing proposed is woefully inadequate.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- 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 number of units suitable for families is dismal.

105 Keefer is a luxury development with little intention to give back to the Chinese Community or integrate well with the current Chinese heritage. The place is not friendly to low income dwellers currently that occupy Chinatown or that it says will build units for. It does very little to serve the Chinatown community and little social benefit for the current cultural and infrastructure needs of Vancouver's Chinatown. I would delay the development until Vancouver's Chinatown Historic Area Planning Committee approves it.

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

- More seniors housing and social housing
- Community centre
- A community plaza
- All ages community facility
- A park

Chinatown does not need a development like this. Please work with Vancouver's Chinatown Historic Area Planning Committee to come up with the best solution for all parties at stake.

Sincerely yours,  
Queenie Hewitt



**Isfeld, Lori**

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**From:** Ellis Sam s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 9:30 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Mayor and Council:

I am writing to you as a concerned citizen about the Rezoning proposal for 105 Keefer St. Chinatown is a special part of my Vancouver. I am a third generation Chinese Canadian. My grandfather was head taxed and lived in Vancouver's Chinatown for most of his life.

Staff should not recommend the proposal 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 price low-income local out of the neighbourhood.
- 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.
- Seniors housing offered does not justify the additional height requested.
- 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.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

The following uses of the site are more appropriate:

- Significantly more social housing
- A community centre for the neighbourhood
- A plaza for the community
- All ages community facility
- More community park space

This rezoning application should not be approved because of the reasons I have listed above

With regards,  
Ellis Sam

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## Isfeld, Lori

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**From:** Zoe Mathias s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 9:25 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Vancouver City Council,

This email is concerning the 105 Keefer X 544 Columbia rezoning proposal. Growing up, Chinatown played a large part of my childhood. My uncle raised my brother and I on Princess ave. Chinatown is my favourite part of Vancouver... It's also home to many invaluable art venues for all ages, and is a historic part of Vancouver.

I am concerned about the application because:

- 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.
- 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.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- The number of seniors housing units being offered is dismal.
- 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.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.
- Many art houses have been sold like poker chips in this city, and the culture is dying fast. Sell out everything and everyone and the city will no longer have an identity.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- A community centre for the neighbourhood
- A plaza for the public
- A place for everyone from all ages and groups
- All-ages and all walks of life art space accessible to anyone and everyone.

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

Yours truly,  
Zoe Mathias

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**Isfeld, Lori**

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**From:** alexis smith s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 8:57 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Dear city council

I am writing this email because I do not support the Rezoning proposal for 105 Keefer St. Living in Vancouver with a Chinatown is a great part of my experience. parents worked there. grew up with Chinese community

I don't support the development proposed for many reasons including the following:

- 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.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.

The following uses of the site are more appropriate:

- More social housing
- An intergeneration space

This is an unacceptable application and council should not approve it.

Yours truly,  
alexis germaine

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Kirsten Yuen s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 7:33 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Dear Mayor and Council,

I have concerns about the Rezoning application at 105 Keefer. I spent my childhood going to Chinatown. Chinatown is a special part of my Vancouver. This is where i grew up and the only place left i have with any connection to my Chinese heritage

I am opposed to the rezoning proposal because of the following:

- 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 economically displace vulnerable seniors in Chinatown.
- 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.
- The Chinatown Historic Area Plann Committee did not support this application.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.

The following uses of the site are more appropriate:

- Community centre
- A plaza
- A place for everyone from all ages and groups
- A park for the community

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

Yours truly,  
Kirsten Jade Yuen

s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** Sean Beaudoin s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 7:29 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

To Vancouver City Council:

I am writing this email because I do not support the Rezoning application at 105 Keefer St. The historic area has special significance to my upbringing. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown is a crucial part of Vancouver's history as a city of immigrants. The burgeoning Chinese subculture of Vancouver owes its existence to the vibrancy and history of Vancouver's historic Chinatown.

I am strongly opposed to the application for the reasons 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.
- It will price low-income local out of the neighbourhood.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is taller than every other building in the surrounding area.
- The density proposed in this project does not fit the character of a historic 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.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.

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

- Significantly more social housing

This rezoning application should not be approved because of the reasons I have listed above

Your sincerely,  
Sean Beaudoin

s.22(1) Personal and Confidential

Sent from my iPhone

## Isfeld, Lori

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**From:** Steph Ye s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:56 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: 105 Keefer St rezoning application

To Vancouver City Council:

I'm writing because I don't support the 105 Keefer X 544 Columbia St rezoning application. Chinatown is near where I live. I grew up going to Chinatown as a kid. This historic area is very important to me. Grew up going to Chinatown every weekend with my family. I can still remember the liveliness of it all.

I am strongly opposed to the proposed rezoning for the following reasons:

- 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 economically displace vulnerable seniors in Chinatown.
- 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 taller than every other building in the surrounding area.
- It is more massive and dense than all the buildings next to it.
- The Chinatown Historic Area Plann Committee did not support this application.
- The number of seniors housing units being offered is dismal.
- Approving this project will set a precedent for future projects.
- 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 significant decrease in family units is not appropriate for Chinatown.

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

- Significantly more social housing
- A space for all ages
- A community park
- Narrower buildings that respect the saw-tooth nature of the historic area

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

Stephanie Ye

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** 5.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:52 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

Dear city council

I am writing to you as a concerned citizen about the 105 Keefer St. application. I previously lived in the Chinatown neighbourhood. Chinatown is near where I once lived. This historic area is very important to me. I spent the last 3 years living in east vancouver and spent most of my time downtown in or near chinatown. It is one of the last remaining culturally historical landmarks in the city that rightfully belongs to the generations of buisness owners who established themselves there and defined the neighbourhood through hard work and cultural/economic contribution to the city. It is home to some of the last remaining artist-run venues and safe art spaces where emerging artists can showcase their work without fear of expensive gallery fees or inaccessible, establishment culture blocking their work from being shown. Chinatown is a critical aspect of vancouver's identity and losing it to gentrification and the wave of unaffordable housing/buisness spaces affects the most vulnerable citizens of this city.

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

Sincerely,  
Paige Bowman

5.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** Amber Dukart s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:50 PM  
**To:** Carr, Adriane; Reimer, Andrea; Ball, Elizabeth; Meggs, Geoff; Affleck, George; Kelley, Gil; Robertson, Gregor; Deal, Heather; Hoese, Karen; Jang, Kerry; Mayor and Council Correspondence; De Genova, Melissa; Cheng, Paul; Public Hearing; Louie, Raymond; Stevenson, Tim; Zeng, Yan  
**Subject:** 105 Keefer rezoning proposal

Dear Vancouver City Council,

I have concerns about the 105 Keefer X 544 Columbia rezoning proposal. I live very nearby Chinatown. I currently work in Chinatown.

This historic area is very important to me. Vancouver You should not approve the building proposed because:

- 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.
- The ground floor retail businesses will unlikely be affordable to seniors. - It is too tall at least four times the average building height of surrounding buildings.
- The building proposed is out of scale with immediate surroundings.
- There is insufficient seniors housing. - Approving this project will set a precedent for future projects.
- 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.

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

- More seniors housing and social housing
- A community centre for the neighbourhood
- A place for everyone from all ages and groups
- 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.

Yours truly,  
Amber Dukart

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Julia McKnight s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:47 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

To Mayor and Council:

I have concerns about the 105 Keefer St. application. I live in the neighbourhood by 105 Keefer. My family has lived on the border of Strathcona and Chinatown in the May Dan Gardens housing coop for 10 years. We are raising our daughter in this community.

Council and staff should not approve the proposed development for reasons as stated 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 price low-income local out of the neighbourhood.
- 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.
- 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.
- This will set a bad precedent for the all 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 number of 3-bedroom units for families proposed is disheartening.

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

- Significantly more social housing
- Smaller buildings that make more sense in the fabric of Chinatown

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

Yours truly,  
Julia McKnight

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Daniella Korotchenko s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:21 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

Mayor and Council:

This letter is concerning the 105 Keefer X 544 Columbia St rezoning application. The historic area has special significance to my upbringing. This historic area is very important to me.

I am opposed to the development proposed 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.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- The height is greater than the average building next to it.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- Seniors housing offered does not justify the additional height requested.
- 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.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.
- It will accelerate gentrification in the area and price out many seniors who rely on their Chinatown-based housing for their physical, social, and mental wellbeing.

I would recommend for the City to convert the site to more social housing instead, with a focus on the aging senior population.

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

Sincerely yours,  
Daniella Korotchenko

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Emma Chambers s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:15 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

Dear city council

This email is for the 105 Keefer X 544 Columbia rezoning proposal. I care about the historic area. Chinatown is the cultural hub of Vancouver. Chinatown should be treated with respect and nourished through developments that THEY choose (as residents of Chinatown are the ones most effected by changes).

I urge you to reject the proposed rezoning because of these 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.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The Chinatown Historic Area Plann Committee did not support this application.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.

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

- Affordable housing for seniors
- Centre for the community
- More community park space

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

Sincerely,  
Emma Chambers

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Joyce Eng §.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:13 PM  
**To:** Public Hearing  
**Subject:** 105 Keefer Proposed Rezoning - Letter of Opposition  
**Attachments:** Opposition to 105 Keefer Street from Joyce Eng.pdf

I am writing to state my opposition to the proposed development and rezoning at 105 Keefer Street and have attached my letter to explain my position in detail.



Joyce Eng

s.22(1) Personal and Confidential

Delivered by Email

May 23, 2017

Mayor and Council  
Vancouver City Hall  
3rd Floor, 453 West 12th Avenue  
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

I am writing to state my opposition to the proposed development and rezoning at 105 Keefer Street. The proposed development does not reflect the intent of the HA-1A zoning, the characteristics of this culturally sensitive and significant area, and does not consider input given by a city council-appointed group Chinatown Historic Area Planning Committee (CHAPC) nor other groups deeply engaged in Chinatown's preservation and revitalization.

The proposed development's height and density is excessive and will have a long lasting negative impact on the immediate neighbouring buildings, gardens and recreational facilities as well as Chinatown as a whole. This particular building will "stick out like a sore thumb". As well, upon learning that the second floor will contain 25 units of social housing along with amenity space, it made me wonder how livable those low income units could possibly be.

I have never lived in Chinatown, but as a family we would go there every week to buy groceries and purchase items that were culturally unique. We would meet with friends, enjoy meals and parties, and celebrate Chinese new year and other significant Chinese holidays. When we went to Chinatown, I felt a strong bond with my cultural heritage and I still do today. It may not be the same Chinatown as it was when I was growing up but there are countless people who care about it and are willing to put energy into revitalizing it. I am one of those people and Chinatown matters to me.

The history of Chinese people in Vancouver and Chinatown are well known. People of Chinese descent were racially discriminated against and subjected to mobs, the head tax and segregation. These decades of oppression had dismissed the rights and dignities of Chinese people. Despite significant difficulties, Chinatown and Chinese people thrived and helped build Vancouver, contributing to our society in many ways and fought for our country during the horrific world wars. So I pose these questions:

- How could Chinatown be given the National Historic Site of Canada designation and also be put on the "endangered list"?
- Why must generations of Chinese-Vancouverites and its many supporters still need to fight for its rights and the preservation of this significant area?
- Why have the voices of CHAPC and Chinatown's advocates been ignored?

There still seems to be a considerable disconnect between the City and the understanding of the cultural significance of Chinatown. Vancouver cannot be considered a model city if it intentionally dismisses the voices of the very people who are its long standing citizens.

Apologies from governments over their actions in discriminating against the Chinese people are affirming and its now up to you, Mayor and Councils to consider that your actions will speak louder than words when considering the preservation of Chinatown and the history of the Chinese people. Any building that is built on the 105 Keefer lot or in any area of Chinatown and Strathcona should consider the cultural importance of these areas first and foremost. We must bring honour and relevance to early Chinese settlers and indeed the Chinese people here today.

I ask that you consider a moratorium on any new developments in Chinatown and Strathcona and further revisions made to the zoning by-laws to further protect these culturally rich areas and in particular in regards to height and density/FSR. I am sure that there are many innovative ideas collected by CHAPC, advocate groups and generations of Chinese-Vancouverites for the preservation, restoration and revitalization of Chinatown. They should be considered and in fact a priority to be heard first.

Thank you,

Joyce Eng

**Isfeld, Lori**

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**From:** s.22(1) Personal and Confidential Patricia T. Angkiriwang  
**Sent:** Tuesday, May 23, 2017 6:04 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 at 105 Keefer St

To Vancouver City Council:

I am writing this email because I do not support the 105 Keefer X 544 Columbia rezoning proposal. Growing up, Chinatown played a large part in childhood, with my mom and I shopping there for affordable groceries. I care a lot about the neighbourhood, the culture, and the seniors living there.

I do not support the building proposed 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 economically displace vulnerable seniors in Chinatown.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- Members of the Chinatown Historic Planning Committee voted against this project.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.

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

- Affordable housing for seniors
- A community centre for the neighbourhood
- A space for all ages
- Green space
- Narrower buildings that respect the saw-tooth nature of the historic area

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

Sincerely yours,  
Patricia Angkiriwang

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Frank Barazzuol s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 5:51 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; "'paul.cheng@vancouver.ca.'"@invalid.domain  
**Subject:** Chinatown Redevelopment

Dear Vancouver City Council,

This letter is concerning the 105 Keefer St and 544 Columbia St application. I currently live nearby Chinatown. I grew up in Vancouver going to Chinatown as a child. This historic area is very important to me. My (now deceased ) wife of 50 years was born 82 years ago at Pender and Carrall and grew up in Chinatown when it was still ghetto-ized. Her family all lived there from the 1930' to the 1950's - need I say more?

I am opposed to the proposal for these reasons:

- 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- 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.
- The density proposed in this project does not fit the character of Chinatown.
- 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.
- This will set a bad precedent for the all 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 number of units suitable for families is dismal.
- It is one of the more unique areas of the city. We travel great distances to see these kind of areas in other parts of the world and have little respect for our own unique area. To preserve it would only be a small payback for the institutionalized racism these people endured for so many years. It is kind of ironic that they were crowded here because they weren't wanted in other areas, but now it is highly desired because it is so close to the center of the city - it almost feels like the return of racism!

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

- A neighbourhood community centre
- All ages community facility
- 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.

Regards,  
Frank Barazzuol

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 5:40 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** I'm speaking against 105 Keefer.

New development in Chinatown, specially this application and in this crucial historic area should serve to build communities first and not just to maximize profit.

**Isfeld, Lori**

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s.22(1) Personal and Confidential

**From:** Karilynn Ming  
**Sent:** Tuesday, May 23, 2017 5:19 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

Mayor and Council:

I am writing to you regarding my non-support for the 105 Keefer X 544 Columbia St rezoning application. Chinatown is near where I live. Chinatown is an important part of my Vancouver. I'm a third generation Chinese Canadian. When my grandparents first landed in Canada, Vancouver Chinatown was their home and community.

I am opposed to the application because:

- 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is too tall at least four times the average building height of surrounding buildings.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The seniors housing proposed is woefully inadequate.
- 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 inappropriate to build luxury condos next to the memorial statue.
- The number of 3-bedroom units for families proposed is disheartening.

The following uses of the site are more appropriate:

- Significantly more social housing
- Centre for the community
- A plaza
- A space for all ages
- More park space

This rezoning application should not be approved because of the reasons I have listed above

With regards,  
Karilynn Ming Ho

s.22(1) Personal and Confidential

Sent from my iPhone



**Isfeld, Lori**

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**From:** Chiara Barazzuol s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 5:16 PM  
**To:** Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul; Public Hearing  
**Subject:** Rezoning Application - 105 Keefer

Dear Mayor Robertson and Vancouver City Council,

I am writing to you to express my concerns regarding the rezoning application at 105 Keefer. I am deeply opposed to the proposed development and hope that it will be reconsidered.

Chinatown is a culturally significant area, an area steeped in rich history, and an area that contributes to the vibrancy of Vancouver. It is an area that cannot be replaced once gone. I find it hard to accept that Vancouverites would be willing to trade such a unique part of the city for yet another condo development.

I recently took a course with my seven year old son which involved a combination of learning conversational Chinese and experiential learning about Chinatown. I was proud to show him the building where his "Popo" was born; to point out the storefront that used to be a bank where she had her first job; to visit the family cultural association and expose him to the young men practicing the art of lion dancing. He was fascinated to explore the inside of the rooming houses where young men used to stay when they first arrived in the city, to see the peeling paint and to imagine a different time. The experience was simply magical.

It saddens me to watch the not-so-slow creep of development change the face of our city. We do not need yet another condo development which threatens to displace vulnerable seniors and historic businesses. What we do need is leadership on the issue—leaders who will stand up to protect the culturally significant areas that make Vancouver special. I implore Council to reconsider the rezoning application.

Sincerely,

Chiara Taylor

**Isfeld, Lori**

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**From:** Goya Ngan s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 5:09 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

To Mayor and Council:

I'm writing because I don't support the Rezoning proposal for 105 Keefer and 544 Columbia. Chinatown is an important part of my Vancouver. My great grandfather and uncle lived in Chinatown. In the 1970's we would visit the uncle with my dad. And my dad still does most of his shopping in Chinatown. He is 80 and doesn't go to Richmond.

I'm opposed to the proposed development 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 price low-income local out of the neighbourhood.
- It will price out affordable local businesses.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- It is taller than every other building in the surrounding area.
- The Chinatown Historic Area Planning Committee did not support this application.
- The seniors housing proposed is woefully inadequate.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.
- It's disappearing at an unprecedented rate and this development is going to basically end Chinatown as we know it.

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

- More seniors housing and social housing
- Community centre
- All ages community facility
- Smaller buildings that make more sense in the fabric of Chinatown
- Senior housing. Low rent grocery stores.

This rezoning application should not be approved because of the reasons I have listed above

Sincerely,  
Goya Ngan

s.22(1) Personal and Confidential

**Isfeld, Lori**

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s.22(1) Personal and Confidential

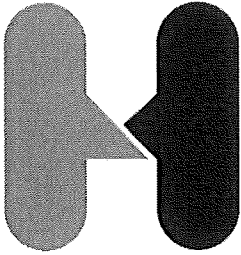
**From:** Heritage Vancouver Society  
**Sent:** Tuesday, May 23, 2017 4:57 PM  
**To:** Public Hearing; Mayor and Council Correspondence; Robertson, Gregor; Affleck, George; Ball, Elizabeth; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim  
**Cc:** Kelley, Gil; Hoese, Karen; Chinatown; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer Public Hearing  
**Attachments:** 105 Keefer\_May 23\_2017\_publichearing.pdf

Dear Mayor and Council,

Attached is our letter of non-support for the 105 Keefer development going to public hearing.

Sincerely,

Heritage Vancouver Society



## Heritage Vancouver

www.heritagevancouver.org  
info@heritagevancouver.org  
604 254 9411

PO Box 74123, Hillcrest Park PO  
Vancouver BC V6G 3E1  
Canada

May 22, 2017

Mayor Robertson and Vancouver City Council  
453 W.12<sup>th</sup> Ave.  
Vancouver, BC V5Y 1V4

Dear Mayor and Council,

Re: 105 Keefer Public Hearing

Over the past year and a half, we have commented on three iterations of the proposal for 105 Keefer and have repeatedly questioned what the proposed development does for the context of Chinatown as a place for people with distinct ways of life. As the proposal goes to public hearing on May 23, we maintain our strongest opposition.

For almost 20 years, international policy and principles for sustainable cities have emphasized that new development in historic districts should fit into the physical place, and contribute to the everyday lives of people who work and live in these areas. We are gravely concerned about the lack of a meaningful relationship between this proposed development and the built and human environment in Chinatown, and the consequent threat to the integrity of the cultural landscape. Parks Canada Standards and Guidelines for Historic Places defines cultural landscape as “any geographical area that has been modified, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value. Cultural landscapes are often dynamic, living entities that continually change because of natural and human-influenced social, economic and cultural processes.”

As pointed out previously, while visual relationships are important and the various iterations of this proposal have tried to address them, the pattern of land use and how people live their lives in this area are significant character defining elements that the proposal fails to address. New development needs to respect the values that have shaped the cultural landscape and are integral to its significance for all Vancouverites. The rapid socio-economic change and displacement the proposed development will unavoidably bring, especially taken together with the three large scale developments nearby along Main (developments on 129 Keefer and 134 Keefer are upcoming), directly threaten the integrity and values of the cultural landscape. UNESCO's Vienna Memorandum is a useful basis for these views. Now twelve years old, the memorandum marked an important milestone in understanding that historic districts must be approached holistically with an emphasis on the compatibility of contemporary architecture with all aspects of cultural landscapes, including cultural

practices, and new development must not harm local ways of life, i.e. retain authenticity and foster socially sustainable historic districts.

In the April 18, 2017 report to Vancouver City Council recommending 105 Keefer be referred to public hearing and approved, the section on public input states, “others noted that there are ‘intangibles’ which also contribute to the unique Chinatown character, such as the people and activities.” We are disturbed that staff and the report fail to note the significance of “intangibles” in arriving at its recommendation despite their prominence in planning documents.

These “intangibles” -connecting to ones’ culture, loss of affordable retail, losing critical connections- are noted in the Downtown Eastside Social Impact Assessment. The words “spiritual”, “social”, “cultural meaning”, “non-physical”, “intangible values”, and “intangible heritage” appear throughout the Downtown Eastside Plan. “A neighbourhood whose heritage value lies... also in its cultural activities and social networks” and “to remain economically competitive, it must do so without losing its culture and heritage assets that define its identity and set it apart from other neighbourhoods” stand out in the Chinatown Neighbourhood Plan.

The City’s plan and policies indicate that Chinatown needs to be more than a mere collection of historic buildings (i.e. dead artefacts) but rather a rich cultural area where the tangible and intangible work together to sustain an authentic historic place that is distinct from other neighbourhoods. If this is truly the City’s purpose, then Council and staff must move beyond empty policy statements and their lack of implementation. The City must focus on sustaining these qualities that are integral to why Chinatown is significant through better policies, and real commitment to apply them in development applications. The City needs to question how developments such as 105 Keefer contribute to the whole beyond economic measures and engages living human beings in the way they perceive and inhabit the area. We call upon the City to return to an approach to city-building that is humanist. Humanism has deep roots in urban design theory and practice (e.g. Kevin Lynch), and the City’s own planning history of people-first urban and social development in the ‘City Plans’ era.

Our last point concerns community buy-in. One of the strongest points in the Vienna Memorandum is that decisions should be made through participatory planning and the consent of the local community. City staff, and Urban Design Panel, have approved this project and deemed it appropriate for the Chinatown community. This is despite the intense opposition for the past two years (the volume of arguments against the development are well-documented in the report) expressing that many community members feel this project does not meet their needs. Making a decision without support of people sustaining the social, cultural and historical values of Chinatown, simply through living their everyday lives, is not best practice for cultural landscapes, nor best practice in community planning.

Perhaps people understand place differently. People who have their livelihoods and homes in the area do not make sense of place as HA-1 and HA-1A, 7.04 FSR, LEED Gold, CD-1, Public Art Policy for Rezoned Developments, elevations, vertical façade elements, and “the massing concept and architectural language should reflect the dominant north south grain of the built form of Chinatown” in Appendix E. If people

see Chinatown as where they feel comfortable and safe, where they can eat affordably, where they can experience Chinese-Canadian culture, where young and old interact, and where they have access to culturally- and language-specific shops and services, then these perspectives need to be included. This is not simply inclusion through consultation, but through access to planning and inclusion in decision making.

This level of inclusion and participatory planning is not a radical concept. They are an integral part of a values-based approach to heritage. “Enhancing inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management” is part of Goal 11 of the 2016 UN Sustainable Development Goals, and inclusivity is a key theme of the 2016 UN Habitat III New Urban Agenda.

Our view is that “heritage” and continuous evolution of historic places through development can and should be mutually reinforcing. By respecting and protecting the way of life of people in a particular place, development can enhance historic districts as built and human environments which are equally essential to sustain, and build upon, the valued sense of place. However, we do not see these merits in this proposal, and at worst, that severe and irretrievable harm to the fragile integrity of Chinatown’s cultural landscape will be done.

#### References

Vienna Memorandum on “World Heritage and Contemporary Architecture- Managing the Historic Urban Landscape”

<http://whc.unesco.org/en/documents/5965>

UN Sustainable Development Goal 11 (in particular 11.3, 11.3.2, 11.4)

<https://sustainabledevelopment.un.org/sdg11>

Sincerely,

Bill Yuen, Manager, Heritage Vancouver Society and the Board of Directors of Heritage Vancouver Society

Cc     Gil Kelley, General manager of Planning, Urban Design, and Sustainability  
Karen Hoes, Acting Assistant Director, Downtown  
Chinatown Planning Team



## Isfeld, Lori

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s.22(1) Personal and Confidential

**From:** Angela Wen  
**Sent:** Tuesday, May 23, 2017 4:49 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

To Mayor and Council:

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer and 544 Columbia St. I spent my childhood going to Chinatown. Chinatown is a special part of my Vancouver. I'm a man a good friend of Joe Y Wai. He felt strongly against this project. I agree this building has no place in Chinatown.

I strongly recommend that Council and staff do not pass the proposed development for these reasons:

- 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 economically displace vulnerable seniors in Chinatown.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's 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.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing proposed is woefully inadequate.
- Approval of this project signals that the City does not value our historic neighbourhood.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

The following uses of the site are more appropriate:

- Significantly more social housing
- A neighbourhood community centre
- An extension of the Memorial Plaza
- An intergeneration space
- A green space

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

Your sincerely,  
Angela Wen

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Emily Jardine s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 4:39 PM  
**To:** Public Hearing  
**Subject:** Public hearing on 105 Keefer rezoning application

Hi,  
I'm writing to comment on the 105 Keefer rezoning application. I oppose the application out of concern that the construction of large scale luxury condos in Chinatown will increase displacement of the neighbourhood's low-income and immigrant community, particularly Chinese elders.  
Kindly,  
Emily Jardine

**Isfeld, Lori**

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**From:** Jeff Wong s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 4:37 PM  
**To:** Public Hearing  
**Cc:** Peter Wong C.I.M.  
**Subject:** 12-storey condo tower in Chinatown - public hearing May 23, 2017

To: The City of Vancouver,

Unfortunately, as I have been out of country, I had not kept abreast of this development project & the meeting schedule.

My regrets and apologies for not personally contributing at the hearing. My further apologies for the hastily conceived & produced writing to follow in lieu of attendance:

As a descendent of a century's old Chinese Canadian family who have made Vancouver it's residence and eventually allowed to truly make it it's beloved home and as an UBC graduate who's studies focused on Urban change, it is with considerable dismay that I survive to witness the insensitive destruction of a (perhaps, though inconvenient) history of community who personally pioneered within institutionalized racist politics and de facto personally directed hostility & prejudice while almost solely driven by simple survival and hope for my own and future generations to have the opportunity to flourish in & contribute to this community and country. To that, we will forever be indebted. Our "multi-cultural & diversity" banner is Vancouver's post hoc jewel, though perhaps seemingly reluctantly and conceded by default for some, the new Tourism Vancouver buy line.

Our forefathers were brave, proud, resourceful, humble, self-sacrificing and stoic fighters & survivors. Because of their own sense of dignity and pragmatism (if not fear) they chose to keep a stiff upper lip and fly under the radar. As a result, so did their legacy.

That can be a convenient opportunity to forget, but in respect to them and as well, the diversity of communities that followed or resided in parallel, we cannot forget. We now have the economic & political clout to re-present and acknowledge them without shame or self-consciousness. Chinatown is not not a transitory collection of buildings, it is the last opportunity to communicate, educate, honour and revise perceptions & re-profile people that deserve to be considered distinctly heroic. I understand that re-development is a mandate, market forces unstoppable & gentrification inevitable. But, please be pre-emptively thoughtful and respectfully selective in your erasure of history.

Without some thought to determining the buildings of significant heritage value to respectively and accurately narrating this (though perhaps embarrassing to some) proud and rich history. It is saddening to witness so little value given to our place in Canada's history and to see that there is so little basic knowledge of the Chinese Canadian story in our own city. How many native Vancouverites even know of the simple facts: Of Canadian Citizenship denial, systemic oppression, exclusion from professions, the "Unwanted Soldiers" story, the men who left their communities, family, wives & children behind for painful years by Canadian legislation...? Ask a few people yourselves. I think you will be surprised by the lack of knowledge. The emblematic head tax issue - arguably reluctantly acknowledged and certainly latently "settled" - at best, raised some consciousness and achieved some closure. But at worse, it facilitates the glossing over of the extent & intensity of the crime(s) and seemingly exonerates Canadian Society at large and our long gone ancestors and simply allows putting it all behind them as a historical footnote now off the table. In the emotions & discourse currently arising out of the social economic impact of today's new immigrants - whether seen as the new distinct Chinese peril or simply just another event ethnically distinct continuum, albeit with a reversal of fortune- we have greater responsibility to further the awareness of history and perhaps possibly eventual further synthesized in our sensibilities as people within a common nation. This is history that the new wave of Chinese should also know & have the opportunity to appreciate and respect as well. We are at another inflection point in race relations and there are few tangible, accessible opportunities of scale left to respectively build upon the Headtax efforts, if Chinatown and it's artifacts are gone.

Current planning processes displayed in the priorities, criteria & requirements of this project are evidence of little awareness, sincere concern & respect in either the city's politicians, bureaucrats or planning technocrats in an understanding of our heritage and history.

Designating Chinatown as a heritage site is looking like an empty gesture made in order to leverage the fast tracking of it's incumbent community's and legacy in it's built form's wholesale demise. At worst, an unmitigated passport for facilitating transformation to a melange of cookie cutter buildings amenable to city design guidelines, further boutiquing, token gestures or vulnerable to a return to Disneyland stereotyping?

Please consider a moratorium on Chinatown re-development until an inventory of heritage sites by their cultural institutional significance that potentially respectfully curates the real & full story. The revitalization process needs a comprehensive agenda of specified heritage template that is not simply driven by built form objectives/ and developers' pro formas considerations with token gestures, but one that is sensitive and reflects a deeper understanding of our history and our ability to tell the story that needs to be told.

Please facilitate the creative community of the many smart & informed members, authors, architects, historians, business leaders, academics etc particularly, but not solely, of the Chinese Canadian community that built Chinatown. With their sincere and altruistic motives you could author this story. through a selective, cost-respectful collection of sites that succinctly & modestly achieves the critical mass required to be impactful yet not inhibiting new development and gentrification wholesale.

Perhaps, add a significant anchoring monument that connects the parts and engages the visitor.

In a perfect world, an eloquent invention like Maya Lin's Vietnam Veteran's or Civil Rights memorials. In reality, I'm sure that there are many sculptors & architects, local and otherwise, who could achieve this objective within manageable scale & opportunity costs.

There is a story that needs to be told. A lesson to be learned. A community and generation(s) to be celebrated. Vancouver will be the ultimate beneficiary. Perhaps, it will help change perspectives and bring our city - new & incumbent- closer together. One can hope.

This may be just another development, another irreversible deduction in inventory and lost opportunity or simply another opportunity for adding inventory & economic activity. It is also a critical inflection point in the realization that this city still has a soul. That is where real city building happens.

Respectfully,

Jeff Wong

P.S.

I realize that there are many diverse players that have made great efforts in establishing and progressing this cause. Particularly in the Chinatown Project and the city's heritage committee as well as those who have produced the education and enlightenment. My apologies to them for not being appropriately informed, assuredly being redundant and gratuitous. This is a new concern for me and I simply wrote from the heart in order to contribute by May 23rd before properly getting ramped up on what has been previously accomplished. With respect and gratitude.

**Isfeld, Lori**

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**From:** andrew barton s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 4:29 PM  
**To:** Carr, Adriane; Reimer, Andrea; Ball, Elizabeth; Meggs, Geoff; Affleck, George; Kelley, Gil; Robertson, Gregor; Deal, Heather; Hoese, Karen; Jang, Kerry; Mayor and Council Correspondence; De Genova, Melissa; Cheng, Paul; Public Hearing; Louie, Raymond; Stevenson, Tim; Zeng, Yan  
**Subject:** 105 Keefer rezoning proposal

To city council: This email is for the 105 Keefer X 544 Columbia St rezoning application. Living in Vancouver with a Chinatown is a great part of my experience. I urge you to reject the proposal for the building for the reasons 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 displace low income residents economically. - This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford. - The Keefer Triangle is a culturally significant site that should not be used for condos. - It is taller than every other building in the surrounding area. - The density proposed in this project is not reflective of Chinatown. - Members of the Chinatown Historic Planning Committee voted against this project. - The number of seniors housing units being offered is dismal. - Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood. - It is inappropriate to build luxury condos next to the memorial statue. - The number of units suitable for families is dismal. I would recommend for the City to convert the site to the following uses instead: - Significantly more social housing - A neighbourhood community centre - A plaza - A space for all ages This is an unacceptable application and council should not approve it. Andrew Barton

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Arpun Johal s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 4:26 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: 105 Keefer St rezoning application

Dear Mayor and Council,

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St rezoning proposal. Chinatown is an important part of my Vancouver.

I urge you to reject the rezoning proposal because of the following:

- It will economically displace vulnerable seniors in Chinatown.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- The Chinatown Historic Area Plann Committee did not support this application.
- There is insufficient seniors housing.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- We need real affordable housing for the most vulnerable in Vancouver.

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

- Affordable housing for seniors

This is an unacceptable application and council should not approve it.

Yours truly,  
Arpun Johal

s.22(1) Personal and Confidential



## Isfeld, Lori

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**From:** Qara Clemente  
**Sent:** Tuesday, May 23, 2017 4:24 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

Dear city council

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St application. I live in Vancouver close by to Chinatown. Chinatown is an important part of my Vancouver.

I urge you to not approve the proposal for the building for the following reasons:

- 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.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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.
- 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.
- Approving this rezoning will set poor precedent to other 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.

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

- Affordable housing for seniors
- Centre for the community
- A plaza for the community
- A place for everyone from all ages and groups
- A community park
- Buildings that are narrower 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.

Sincerely yours,  
Qara Clemente

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Chris Adamiec s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 4:24 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: 105 Keefer St rezoning application

Vancouver City Council,

I have concerns about the 105 Keefer St and 544 Columbia St rezoning proposal. Chinatown is very close by to where I currently live. I work in the neighbourhood. The historic area has special significance to my upbringing. This historic area is very important to me. Vancouver

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

- More social housing
- Centre for the community
- An intergeneration space
- Green space
- Smaller buildings that make more sense in the fabric of Chinatown
- Affordable housing for young artists

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

With regards,  
Christina Adamiec

s.22(1) Personal and Confidential

## Isfeld, Lori

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s.22(1) Personal and Confidential

**From:** Aidan Bugliarisi  
**Sent:** Tuesday, May 23, 2017 4:17 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

To Vancouver City Council:

I have concerns about the 105 Keefer St. application. I work in the neighbourhood. Living in Vancouver with a Chinatown is a great part of my experience.

I urge you to not approve the proposed development for the following reasons:

- Low-income residents, especially seniors, will be priced out of Chinatown.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing proposed is woefully inadequate.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of units suitable for families is dismal.
- It's another example of gentrification in this city.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- A space for all ages
- More community park space

In conclusion, this proposal is detrimental to the neighbourhood and the community connected to it. Council should not approve it if it cares about all residents of Vancouver, not just upper class European settlers.

Aidan Bugliarisi

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Tasha C [REDACTED]  
**Sent:** Tuesday, May 23, 2017 4:15 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter in OPPOSITION to 105 Keefer

Dear Mayor & Council and Planning Department staff,

I am strongly opposed to the rezoning proposal at 105 Keefer/544 Columbia Street and am writing in opposition to the further redevelopment and gentrification of the Chinatown area.

Chinatown has been a significant part of my upbringing and life in many ways. I grew up in the Chinatown area, attending St. Francis Xavier Elementary School and visiting my grandparents regularly until they moved away in my late high school years. My grandmother, a retired Chinese teacher from Hong Kong, developed many close connections with the local shopkeepers and restaurant owners. Like many other immigrants, she found solace in the tight-knit sense of camaraderie and community of this Chinatown. Unique from anywhere else in Vancouver, it was lively, diverse, and rich in culture and history.

In recent years, Chinatown has changed significantly for the worse. I currently work in Chinatown and interact with many business owners on a regular basis. Many merchants have expressed their disdain for the utter disregard of the area's irreplaceable cultural heritage. I truly believe that there is a better way to develop Chinatown so that cultural identity, inclusivity and affordability are not mutually exclusive.

With the existing housing crisis in Vancouver, I understand the importance of urban densification. However, this shouldn't mean that we sacrifice one of Vancouver's last cultural jewels rich in heritage and history. What kind of legacy do we want to leave for future generations? We should be adopting long-term, sustainable solutions, developing Chinatown around its unique assets in mind to attract new businesses and residents to the area. It deeply saddens me to think that we could lose the Chinatown of my childhood.

Vancouver is in dire need of more housing, but a National Historic Site is not a suitable area to place that housing without caution. I implore you to think of the legacy you leave behind for future generations and to reject this rezoning application.

Thank you for your time.

Sincerely,  
Natasha Cheng

[REDACTED]

**Isfeld, Lori**

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**From:** Alison Bosley s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:56 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Dear city council

I am writing to you as a concerned citizen about the 105 Keefer St rezoning proposal. I used to live in Chinatown. I currently work in Chinatown. I am an artist practicing in Chinatown. I've been participating in that community through activism for a number of years.

I strongly recommend that Council and staff do not pass the proposal for the building 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.
- It will price low-income local out of the neighbourhood.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- 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.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approving this project will set a precedent for future projects.
- 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:

- More seniors housing and social housing
- Centre for the community
- A plaza for the community
- All ages community facility

This is an unacceptable application and council should not approve it.

Your sincerely,  
Alison Bosley

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Mark Nakada s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:53 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

Vancouver City Council,

I am writing this email because I do not support the 105 Keefer St and 544 Columbia St rezoning proposal. This historic area is very important to me.

I am strongly opposed to the proposed rezoning 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.
- 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.
- It is too tall at least four times the average building height of surrounding buildings.
- The seniors housing units being proposed in this project are not guaranteed.

The following uses of the site are more appropriate:

- More social housing
- Centre for the community
- An intergeneration space
- More community park space

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

Regards,  
Mark Nakata

s.22(1) Personal and Confidential

Sent from my iPhone



## Isfeld, Lori

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**From:** Yvy Truong s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:48 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

To Vancouver City Council:

I'm writing because I don't support the Rezoning proposal for 105 Keefer St. I currently work in Chinatown. Chinatown was a large part of my childhood. I care a lot about the neighbourhood. Chinatown was the first place that welcomed my parents as immigrants to Canada. As former refugees who escaped Vietnam to Hong Kong, and then immigrants into Canada, Chinatown was the place where my family first set their roots in Vancouver. Chinatown will always been the space that allowed my family to begin our new journey here in Canada.

You should not approve the proposal for the building because of the following:

- 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 displace low income residents economically.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The height is greater than the average building next to it.
- Its mass is out of scale with the neighbourhood.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- The seniors housing being offered in this project is discouraging.
- Approving this project will set a precedent for future projects.
- It is inappropriate to build luxury condos next to the memorial statue.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

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 park for the community

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

With regards,  
Y Vy Truong

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 3:46 PM  
**To:** Public Hearing  
**Subject:** FW: Comments for 105 Keefer rezoning

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

From: lau@ayclawoffice.com s.22(1) Personal and Confidential  
Sent: Tuesday, May 23, 2017 10:45 AM  
To: 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 to you as a concerned citizen about the Rezoning proposal for 105 Keefer St. Growing up, Chinatown played a large part in childhood. Chinatown is an important part of my Vancouver. I am a Board Member of the Chinese Cultural Centre.

Council and staff should not approve the rezoning application for the reasons listed below:

- 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.
- 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 density proposed in this project does not fit the character of a historic neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The seniors housing being offered in this project is discouraging.
- Approving this project will set a precedent for future projects.
- It is inappropriate to build luxury condos next to the memorial statue.

The following uses of the site are more appropriate:

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

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

Sincerely,  
Andrew Lau

s.22(1) Personal and Confidential

## Isfeld, Lori

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s.22(1) Personal and Confidential

**From:** Sharnelle Jenkins-Thompson  
**Sent:** Tuesday, May 23, 2017 3:41 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Dear Mayor and Council,

This email is concerning the 105 Keefer St and 544 Columbia St application. I currently live nearby Chinatown. I care about the historic area. As a resident of Vancouver who appreciates and respects everything Chinatown has contributed and continues to contribute to our city

I am very concerned about the application for reasons as stated 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.
- 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.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The number of units suitable for families is dismal.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- A neighbourhood community centre
- An intergeneration space

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

Yours truly,  
Sharnelle Jenkins-Thompson

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Vive s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:30 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

Dear Vancouver City Council,

I am writing this email because I do not support the Rezoning proposal for 105 Keefer and 544 Columbia. I currently live nearby Chinatown. The historic area has special significance to my upbringing. Chinatown is a special part of my Vancouver. Chinatown has been a place of refuge and support for my family for many years. My elders are currently highly depending on the services and resources in Chinatown.

I urge you to reject the proposed development for the reasons 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 price low-income local out of the neighbourhood.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The height is greater than the average building next to it.
- Its mass is out of scale with the neighbourhood.
- The Chinatown Historic Area Planning Committee did not support this application.
- The size of the seniors housing units being offered is disheartening.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

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

- Significantly more social housing
- A community centre for the neighbourhood
- A place for everyone from all ages and groups
- Smaller buildings that make more sense in the fabric of Chinatown

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

Your sincerely,  
Vive Wong

s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:29 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Dear Mayor and Council,

By Chinese tradition, elders are deeply respected and revered members of society. They are looked to for guidance in life matters and celebrated for their wisdom.

Seniors in Chinatown form a core part of the cultural fabric of the community, yet they represent a vulnerable group requiring protection, as they are at greater risk of poverty and homelessness as compared to seniors living elsewhere in Vancouver (p. 86, City of Vancouver, Downtown Eastside Local Area Profile). Seniors who speak little or no English, face further challenges to accessing appropriate services and especially require culturally sensitive and appropriate housing.

A study conducted at UBC in 2011 concluded that over the next 15 years, up to 3300 seniors in Vancouver will need subsidized affordable housing. The proposed rezoning application at 105 Keefer provides just 25 units of social housing with the 30% requirement of below market rentals. This amounts to merely 8 units of below market rentals, and is grossly insufficient to address the growing housing needs of Chinatown's senior citizens.

Based on their demographic and financial analysis, the authors of the Chinatown Senior Housing Feasibility Study (2015) recommended that the City "prioritize affordable senior housing development as a central revitalization and conservation strategy for Vancouver's Chinatown."

For these reasons I am opposed to the proposed rezoning application at 105 Keefer St. I urge Mayor Robertson and Council to develop the site with the Chinatown community in mind and prioritize culturally sensitive, affordable senior housing.

Best regards

Lephuong Ong  
s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** Mya Harmer s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:27 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Dear city council

This letter is concerning the 105 Keefer St and 544 Columbia St rezoning proposal. Chinatown is very close by to where I currently live. I grew up in Vancouver, and care deeply about this neighbourhood.

I urge you to not approve the rezoning proposal because of these reasons:

- 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It was rejected by a City committee, Chinatown Historic Area Plann 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.
- The reduction in family units is regrettable.

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

- Affordable housing for seniors
- A neighbourhood community centre
- An intergeneration space
- A park for the community

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

Sincerely yours,  
Mya Harmer

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 3:25 PM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer+544 Columbia Photos: Chinese Pioneers Enriched Canada+Province+City+Chinatown prosperous today status quo:

**Importance:** High

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**From:** Faye Leung s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:40 AM  
**To:** Robertson, Gregor; Jang, Kerry; Jang, Kerry; 'Clr Bill McNulty'; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; clrdegenevoa@vancouver.ca; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Mayor and Council Correspondence  
**Subject:** 105 Keefer+544 Columbia Photos: Chinese Pioneers Enriched Canada+Province+City+Chinatown prosperous today status quo:  
**Importance:** High

Chinese Pioneers Enriched Canada, Province, City & Chinatown prosperous today status quo:  
Canadian Chinese Where We Come From: Who we are:--  
Chinese Canadians Men & Women served in World War II ~ Gallant Veterans Soldiers, Navy, Airforce units march home in Victory photos:  
**Photos ~ WWII V\*J Victory Parade August 5, 1945 World War II ended: Faye Leung's father Leong Chap Kwong** Chairman {seated center} surrounded Chinese pioneers (I identify below) & World War II Airforce, Navy, Military Generals: FYI at 544 Columbia & 105-117 Keefer St Vancouver Chinatown Historic Site with Historic Heritage Stories by Faye Leung

To Mayor Robertson and Members of City Council, May 21, 2017  
City of Vancouver, 453 West 12<sup>th</sup> Ave,

**Re: Beedie Development in Chinatown at 105 Keefer & 544 Columbia Streets;  
City Public Hearing, May 23, 2017**

I am aghast of the cultural insensitivity of the Beedie Group to design a glass condo tower that is superbly designed to fit into the beautiful Yuppie community of Yaletown, yet it is absolutely appropriate to blend into the unique cultural and architectural heritage of Chinatown. A facade should more harmonious with the architectural heritage of Chinatown. Your job as Mayor and Councillors of Vancouver is to preserve and protect the most unique Chinatown in North American, not to destroy its unique charm and history. Approving the present Beedie application which I approve on the condition I set below, without would be like inserting a Tim Horton's franchise in the middle of Rideau Hall's dining room in order to give the guests of the Governor General a flavor of Canada.

*The Beedie Group has the right idea. My husband Dean Chun Kwong Leung and I were the former owners of this site and its buildings for many years. Mayor Volrich and his Council Members approved our proposal for a 29 storey residential and commercial building as housing for Chinatown's citizens was and still is desperately needed. We've demolished the buildings ready to develop in 1980s (see architect's renderings in [www.fayeleung.com](http://www.fayeleung.com); which was presented to Your Worship & Council during the Westbank and Bosa Rezone Public Hearing on Main & Keefer Streets, where my husband Dean & I built Chinatown largest commercial complex in 1970 the Mandarin Trade Centre after, we've expanded Chinatown commercial area from Pender to Prior Streets). However, interest rates in 1983 rose to 29% economic unfeasible to develop. We sold to Rickshaw Drive-in owner Yip who stipulated his heirs should not sell, so my Pender Realty & Insurance*

Agencies business were to my brother Ken Leong, Oceanridge Realty (across street on Columbia from Beedie now own site) managed this property for Yip as a parking lot until it was sold to Beedie

This site was a rich center of Chinatown culture with historic stories of the people's heritage stories I've known since a young child that is an important part & parcel of Canada Historical Cultural Heritage stories must be preserved perpetually for posterity. Which I'm prepare to work together with Beedie Group to achieve this site development as part of Heritage Chinatown with Chinese character and the historic stories incorporate into this new building compliment part of the surrounding area in the heart of Chinatown.

I approve Beedie's project on the condition that Beedie Group work together to intertwine as part of Chinatown "blend the modern with the old" Chinese Adage: "Chung Sai Hup Bick"/Chinese & Caucasians together blissfully" in Honor the Chinese Pioneers especially 544 Columbia was the original (then was the only Chinese Pioneers Housing Building in Chinatown) building built for the Chinese Pioneers Housing Building. I recommend "Honor and Commemorate Chinese pioneers by naming the building "The Chinese Pioneer Landmark Building".

It housed the famous Cantonese Opera House and the Mandarin Night Club for many years. Many Chinese Pioneers lived in the 544 Columbia and 107-117 Keefer Streets (105 Keefer was the Lee's Brothers Garage) buildings till they went to Heaven. My father Chap Kwong Leong and my husband Dean C.K. Leung gave their eulogies and 98% of the memorial plaques on their gravesites were handwritten by my father or my husband's master calligraphers. My husband Dean & our sons with me pay our respects at their gravesites on Chingming/Chinese Easter. Dean's grandfather buried in Oceanview Cemetery in 1944...(Note: Canada and B.C. wrongdoings discriminations to the Chinese in "life & death" that in Oceanview Cemetery then were only allow a very small section/Willow Section for only the Chinese & Blacks burial, also prominent Chinese Pioneer Mr. Cumyow is buried!! B.C. Government May 15, 2015 officially in legislature apologize wrongdoings to the Chinese British Columbians.

Chinatown needs to honor its pioneers and this Beedie building is in an ideal position to do so. I, Faye Leung, am willing to work with the Beedie Group in order to make it a proud Chinatown Landmark Building. I suggest in recommendation of this proposal by have Beedie add the historic heritage in make this development its history stories alive!

I am concerned that the City of Vancouver is presently ruining Chinatown by erasing Chinatown's unique heritage without any meaningful input from its (&/or ignore) Chinese citizens. The City Council should respect Chinatown already designated as a National Heritage Site like Gastown or Fort Langley or a World Heritage Site like Quebec City or Old Town Lunenburg – rather than allowing it to transform into a Yuppie Yaletown. For more details, please do not hesitate to telephone or email me...Thanks zillions.

**"Faye & Dean Leung "Honor:-Commemorate Chinatown Original Historic Housings Building"~ 1<sup>st</sup> totally Chinese Pioneers Men's Home" as since before City of Vancouver incorporated as a City ~ Canada 1923 Exclusion Act restricted NO Chinese allow to Canada includes wives & children of the Chinese Pioneers sad discrimination drama of Governments Wrongdoings to the Chinese.**

True Historical Site Stories & witness, involved, owned, managed by Faye Leung 544 Columbia & 105-107-109-117 Keefer Streets Vancouver Chinatown

- Chinese Pioneers Housings, Cantonese Chinese Opera House, Nightclub, Apartments & Commercial Stores at 107-117 Keefer St...
- **Honor Chinese Pioneers is part of in Canada 150 Anniversary ...by Beedie's development as aforesaid, I & Dean had originally prepared in our develop this site as a "Commemorate Tower" as a Landmark in heart of Chinatown with Chinese Décor & Chinese Colors and Characters proudly celebrate Chinese Cultural Heritage as part & parcel Canada Historical Cultural Heritage Building, a "Beauty" as proven was its first real Chinatown Housing for the Chinese Pioneers' Men's Home, the original was totally a Chinese Pioneers' Home 3/Floors Building, no commercial on the ground floor. If this is not 544 Columbia's Chinese Pioneers'**



**Housing/homes, they would be homeless with nowhere to go, as the lawful Canada discrimination against all Chinese were not allowed lives outside of Chinatown!!...**

**I asked: enhance this present rezoning proposal be approved with the condition as aforesaid in Chinese décor favors as a "Commemorate Building", with space allocated for the historical stories of this building/site from the beginning (stories never told, never written, as nobody is alive knows, nor totally understood, (includes stories of Vancouver and of City Hall and British Columbia etc) as all those immigrants are only from after May 12, 1947 won enfranchisement, that I'm able to tell as known (Quote Dr. Sunshine; "you're/Faye the last witness is obligate to print your/Faye's stories otherwise a generation is lost...unquote.Dec. 2, 2016 Dr. Stanley Sunshine concern Faye Leung 3 Storytelling Books & oral documentary delayed...)**

**This Beedie Development is appropriate to commemorate honor the Chinese Pioneers and All the Chinese, Chinatown, Vancouver, Province & Canada as a whole, which will love this development on the condition as I've aforementioned. Presently so many from all facets against this Beedie Development ruin Chinatown with a box building...Whereas add glorious features elegantly part of, (should be approved) to incorporate into this development that I will ask for Beedie's cooperation and commitment.**

**That then will gives Chinatown and all the commotions of you/the City and Beedie ruin Chinatown by allow build another box (glass) building as bombarded against Beedie development be rejected by Mayor & Council. That as I cooperate with this as herein stated, no more as alleged a eyesore as presently is not Chinatown. My way resolves oppose Beedie development as all wants faithfully loyally preserve perpetually for posterity a very FAMOUS ORIGINAL CHINATOWN. It's the ONLY REAL GATEWAY TO & FROM THE ORIENT since the begin of time in Canada between the Far East and Canada!!**

**Respectfully to all here tonight or on another evening as speakers against or for & the silent majority {as former City Health Inspector Yonge Wong (here supportive of me) brought a condo in of my built Mandarin Trade Centre site at 188 Keefer & 601 Main Street corner for "a little of History" also Notary Public Susan Tong"} and my admirable wonderful team is here support me of as I'm presenting to you, this Beedie's Chinatown Project, as expressed from all they're interested "genuinely wants to preserve Chinatown" as its already declared as a National Heritage Site, be continued appreciate our Chinese forefathers/pioneers' hard long toiled built Chinatown for us generations' better life. As suffered harsh lawful discrimination, restrictions, taboos, and in this City too restricted Chinese residency, employments, educations, businesses among many, many others. They've built Chinatown enable they and we Chinese has a secured community/area/place to live safely, as we were denied throughout other area to live in this City...includes Caucasians landlords had denied lease/rent to Chinese which I've fought for business owners of leases. (another story another day)**

**"Our Chinatown:" established businesses, functions, events, Chinese Public Schools that the Canadian/English Schools denied Chinese students because is Chinese, as my mother & siblings et al were English illiterate! And the Chinese pioneers proudly with integrity made possible in Chinatown for us Chinese have the necessities of our daily living needs for survival! And they've enhanced and enriched City, Provinces & Canada as a whole be happily enjoying after we've battled a century+plus discriminated, denied generations losses in education etc to poverty!**

**From suffers: "to better and hopes" of us generations continued honor our Chinatown that they've given us secured living in atop commercial buildings in "Our Chinatown" 'our home' and our activities in Chinatown, and our Chinese boys/young men then still not recognize as Canadian Chinese still fought in WWII 'blood, sweats, tears' won victory {photo herein below & attachments} !! I've proudly fought for equalities with them...as the veterans has given us Chinese/Asians freedom, privileges, prestige, generations forever enjoys. That its my, younger, and future generations' obligations to 'watch-over' "Our Chinatown", not be ruined and gone, as its on its way going, going, gone caused by the City, City Council & staffs authorized developers build boxes buildings without character nor care of Chinese Heritage and Historical Chinatown: "Where we come from; Who we are"!**

**Our Chinese Pioneers and the folks present here and the majority silent Chinese wishes not to 'wipe-out' Chinatown as you're/City on the way of doing so. This reason this Beedie's project should be the new 'landmark' in the heart of Chinatown entwin into the surrounding area as a "Commemorate Tower" with Chinese characters, colors, decors added with historic stories Honor: Chinese Pioneers, and for the knowledge of the present and future generations of this important heritage site modernly built combine both the original historic importance into new development with purpose as Honor -Commemorate Chinese Pioneers and all Chinese and Chinatown embedded as aforesaid. Also as aspirations to the youths in appreciation the greatness of the Chinese Pioneers' sacrificed and toiled for us as: ~ "Where we come from~ who are we" ~ made possible difference in lovingly "Our Chinatown, Our City, Our Canada!!"**

**I'm 3<sup>rd</sup> generations born & raised in Chinatowns, lived, educated in both Canadian/English, Strathcona School, and Chinese Schools, play, worked, social, activities, in businesses (still is via my siblings) and Communities welfare ~ I did 'made a positive difference' (see my introduction letter and reference by historian, author, & poet Jim Wong Chu of February 10, 2017 {attached} FYI)**

**I strongly advise respectfully Your Worship Mayor Robertson and Councils and staffs' consideration of approval of Beedie's project on the conditions to honor Chinatown and Chinese Pioneers past and present and its historical importance of this site was the ORIGINAL IMPORTANT SITE AS IT IS TODAY; as in front of 544 Columbia & 105 Keefer Streets erected the most stages, Pagoda etc for the historical important events host by Chinatown and its Chinese Pioneers of the historical events they've done can continued combined as aforementioned and the surroundings will enhance Chinatown as the true landmark heart of Chinatown as were as follows:**

- **1. Vancouver Golden Jubilee 1936 Chinatown/Chinese Honor Celebration by built and imported the traditional Pagoda, Archways, Stages inside and outside of 544 Columbia Street, with all the Chinese Dynasty traditional customs in honor with silks and glamour of thousands years ago Props, Artistic Performers, Famous Authentic Chinese Operas, etc. etc. from China to Vancouver celebrate City's Golden Jubilee in 1936, Which my father Leong Chap Kwong was co-chairman with Peter Hem leaders had done as above stated.. {photos proven available, includes Vancouver 1<sup>st</sup> Chinese Dr. Fred Chu's wife Lavender & ladies' photos in traditional Chinese costumes in celebrations. A large 6' X 6" silk Chinese Opera Chair cover embroidered in gold and multi-colors silk threads, a piece of Golden Jubilee's history given to my husband Dean, who framed for family's remembrance (of our father the Chairman of Vancouver Golden Jubilee 1936 Chinese Celebration at 544 Columbia Street building) hung in our home for decades that political motivated of ex-Premier Vander Zalm's gang stole/took from our home.**
- **2. Please see herein below self-explanatory stories and below photos #1 and #2 and herein attached photos of WORLD WAR-2/WWII ~ V\*J Victory War End August 5, 1945 Chinatown & Chinese celebrated V\*J Victory Parade at 544 Columbia congregation celebrations events.**
- **3. Also in front of 544 Columbia built a huge outdoor stage for Prime Minister Pearson with my husband Dean Chun Kwong Leung on stage in their speeches to the Chinese in Chinatown. Which Prime Minister Pearson (also Prime Minister Diefenbaker, Prime Minister Pierre Trudeau, & Prime Minister Paul Martin's father Finance Minister Martin all) raved and compliment my husband Dean of his brilliant excellence renowned public speeches & in translated their speeches 'Quote; Dean you made better speeches of my speeches'!**
- **While Prime Minister Pearson was speaking and Dean was translating his speech; I was seated below the stage on row one with Mrs. Pearson seated on my right and she was beside left of Mrs. Helen Kent with the media crouch in front of us: Quote Mrs. Pearson: (she is known of her hate of politics) "Well! they can't speak English they have no rights to vote!"...unquote Mrs. Pearson in Chinatown with Prime Minister Pearson campaign... Can you imagine the media in front of us will made big headline of her remarks?  
Helen & I shockingly made eyes contact; I immediately turned to Helen Kent spoke loudly on another subject saved her & Prime Minister Pearson from the media of her racist remark that Chinese with no English should not allow to vote!**

- **4. {{Fire Marshall & Mayor & Council's letter forthcoming on present situation: that include urgent emergency own matter of nothing to mole hole to mountain by City Fire Marshall from mean spirit wrongly alleged. .**
- I, Faye Leung bridged the Best of the Chinese and Caucasians Worlds and in accept the Chinese & Canadian Societies and Communities. I'm known of my great memory vividly remember each of the Chinatown buildings, of its owners, occupants, operations of its businesses in Chinatown since I was a child known of its activities within these buildings, that I've visited, participated, witness, involved with my prominent mother & Father, Community Leaders, and Founder Kwong Gee Chinese Public School & was a Classical Chinese Scholar & Teachers, thereafter with my husband Dean Chun Kwong Leung
- ....I've done for free in Community's spirit assisted City of Vancouver Fire Wardens/Marshalls; McKenzie et al, the Building Inspectors Jim Robison, Health Inspector Volvo, Director of Permits Wilf Gray, Director of Planner George F. Fountain, Jordan, Spaxman, et al, whose I've translated & interpreted for them all , the City Staffs throughout the 1950s, 1960s, 1970s-1980s with photos, letters, records proves of my free services assisted City Vancouver's various department's Directors and staffs...  
As the Chinese Pioneers "no English" was horrific struggles by the City's as aforementioned in their needed work of buildings throughout Chinatown and the Rooming Houses (SRH) surrounded Chinatown, from Abbott, Water, Powell, Cordova Streets etc. Includes ambulances hospitalize the pioneers lived in these rooming houses and in the original Chinese Pioneers' Housing Building at 544 Columbia Street (this is the site presently Beedie's Group proposed develop)
- Particular 544 Columbia Street and 107-117 – of 4 commercial stores of ours and of the City's inspectors et al regularly into Chinatown inspections, then **"no English"** also few speaks both various Chinese dialects and English as I do, as I read, write, speaks 7 dialects of Chinese. The younger English speaking Chinese many does not speak, read, write Chinese. Beside they were not involved in Chinatown activities as I was trained at early child age respectfully assist the Chinese pioneers/elder statesmen, & their families et al, whose I knew 90% as my prominent parents were active leaders in the Chinese communities activities were respectfully and later years married to my prominently Chinese leader husband Dean also invited us to its events & functions etc, or they visited us, that we were deeply involved in Chinatown and with the Chinese folks, young and old, of several generations' friendships throughout the decades to this date I'm still actively involved.

**Photo #1 WWII V\*J Victory Parade August 5, 1945 World War II ended ~Photo #2: Faye Leung's father Leong Chap Kwong Chairman {seated center}**



**PHOTO #2: Faye Leung's father Chap Kwong Leong, Chairman; and Leader commemorate Honor WORLD**

WAR II \*V~J VICTORY – war ended August 5, 1945 {{seated centre}} at Chinese hundreds years old antique boardroom table inlaid white silk cloth of handwritten Chinese historic classical literatures and names; surround by WWII Airforce, Navy, Military Generals, and father also Chairman of Chinese National Benevolent Assn & founder chair several others Assn, and Chairman Chinese Community V\*J Day Parade congregate in front of 544 Columbia Street Vancouver Chinatown Keefer Street corner: Faye Leung's father Leong Chap Kwong renowned Speaker: preside Chinese V~J Day Parade: And Colleagues & Directors: left to right~1<sup>st</sup> row:-Lim Wan Kuey, Wong Gim Chun, {{Centre}} Leong Chap Kwong{Faye Leung's father}, Quon Shong Wing, Lee Bick{Bob, Bill, Jack, George Lee's father Carol Lee's grandfather, XXX, 2<sup>nd</sup> row:-Wong Shuck, Cho Mee Ding{Famed Architect Bing Thom's grandfather-in-law}, Foon Sien/Wong Mun Po, Wong Kung Fow, Leong Yee Chong, WWII Navy+Military Generals, Leong Ding Bong-Photographer,

PHOTO #1: Faye Leung's father Chap Kwong Leong WWII-V~J Day Parade Marshall by the Chinese Community young & old celebrate V~J Victory of the Chinese Soldiers, Airforce and Navy men march home/Canada in Glory Won the War of photos herein attached!!

- This Beedie Group development be possible as the most truly historic commemorate building in the heart of Chinatown now ...I'll tell you of true historical value as it happened here proven materials as follows:
- This little foot stool with a shelf between to put your items while feeding the baby were cleverly handmade in 1955 in 544 Columbia by Leong Yin Lim Bak/Uncle lived there the only building house him with the Chinese pioneers' single men! And he made the benches at 544 Columbia that Douglas Jung 1<sup>st</sup> Chinese MP & with other veterans sat on when my mother taught them in the evening after they've returned from won WWII...These benches I've donated in 1992-3 to Vancouver museum that still wants our parents teaching materials/books etc
- Also At 544 Columbia all floors were home for the Chinese Pioneers men as aforesaid, Ng Shew, the famous Chinese “de da” traditional Chinese Weddings and functions bungle player was the only one in Vancouver, was a handsome distinguish tall husky gentleman in demand. I knew all of them lived there happily, although no hot water, bathtubs/bathrooms, heat etc. as nowadays is different eh...This is original Chinatown housings on this site they've built they've flourish!!
- Then 544 Columbia renovated as the Cantonese Chinese Opera House by Gin Wah Sing Chinese Opera and Chinese Orchestra Assn. The divas, actors and stars were from China brought with them all the splendours gorgeous traditional classical Chinese elaborate embroidery silks, sequins, beads, crystals costumes and headpieces, shoes & boots, and rice papers painting artist's Props, Screens, Stage background paints. Sung whole traditional classic opera beautifully artistic artists well performed with love. My parents took me and brothers to these Chinese Cantonese Operas since we were kids that I still loves and I can sit through several classical operas in a row!! I've preserved photos in 544 Columbia we attended the Opera of my mother et al never forget the “Famous Diva “Mow Done So” sung dressed as a ghost in all white gown, her black hair hung loosely to her waist sad scene scared me!! She was on the ship lost in the ocean on way back to China after her Opera performance here... then WWII started...

On behalf of the silent majority and the Chinese Pioneers of aforesaid for the approval of Beedie Development be part and parcel of originally as we've planned (as modified by its present) be our Commemorate Honor Chinese Pioneers in Canada 150 Anniversary as Chinatown landmark by instill characters and Chinese décor compliment the surrounding area; as its is as were the original part of historical building with stories from beginning to now completed with Beedie Development's add as aforementioned is the true heart of Chinatown, commemorate the only historical Chinatown official Chinese Pioneers' House Building....

God Bless Healthy Richly Success With Good Fortune

Faye Leung 梁慧超敬上

Faye Leung Investment, Consulting & Marketing Group 梁慧超顾问投资销售集团公司

Dean & Faye Leung Health & Education Foundation...est: 1988 non profit

**Isfeld, Lori**

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**From:** Miranda Choo s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:20 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

Mayor and Council:

I have concerns about the 105 Keefer proposal. Chinatown was a large part of my childhood, as I spent a significant part of it visiting with my grandparents for whom Chinatown has been an important part of their life since immigrating. As part of the Chinese diasporic community, Chinatown is a core part of my Vancouver. While I am not a resident, I recognize the consequences that the proposed building would have, particularly for low-income residents at risk of being displaced and for those whom Chinatown is a central part of their day-to-day life.

You should not approve the building proposed because of these 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- 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.
- The size of the seniors housing units being offered is disheartening.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.

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

- Significantly more social housing
- A space for all ages
- More community park space

This is an unacceptable application and council should not approve it.

With regards,  
Miranda Choo

## Isfeld, Lori

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**From:** Theo Mackenzie s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:15 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

To city council:

This email is for the Rezoning application at 105 Keefer and 544 Columbia St. In the past, I lived in Chinatown. Chinatown was a large part of my childhood. This historic area is very important to me. It's a place I grew up going. It has its own unique culture and I love it.

I strongly recommend that staff and council does not approve the building proposed for reasons as stated 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.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- The height is greater than the average building next to it.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- Approval of this project signals that the City does not value our historic neighbourhood.
- 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.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.

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

- More social housing
- A park for the community
- Fine-grain buildings that are broken up on the lot

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

Regards,  
Theo Mackenzie

s.22(1) Personal and Confidential



**From:** Belle Cheung s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 2:59 PM  
**To:** Public Hearing  
**Cc:** 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

Mayor and Council:

I am writing to you regarding my non-support for the 105 Keefer St rezoning proposal. The historic area has special significance to my upbringing. This historic area is very important to me, as a first-generation Chinese-Canadian. Chinatown holds special cultural significance for me as a person of colour who lives in this city.

I currently serve on the City of Vancouver's Arts and Culture Policy Council. I believe in arts and culture for the power that they have to not only bring people together, but to connect people from all walks of life. Most importantly, heritage plays a huge part in arts and culture and cannot be seen as existing in different silos. 105 Keefer Street not only affects seniors, families, the cultural health of Chinatown, the DTES, and Strathcona, but also has serious implications for the city's arts and culture. What kind of a city and history do we want our art to represent?

My family immigrated to Canada when I was five years old, and Chinatown has always served as a touch point in keeping me rooted in my culture. Immigrating to a new country when you do not speak the language is a scary experience, and I have my family to thank for doing something so brave so that my sister and I could have a better life. My grandfather, who couldn't speak English, would travel by himself to Chinatown multiple times a week until it was no longer safe for him to do so, to buy groceries and chat with other seniors in the area. He used to work on a cargo freight that ran lines between Hong Kong and Vancouver many, many years ago, and in his old age returned to Chinatown time and time again because it was where he was welcomed all those years ago.

Council and staff should not approve the rezoning proposal for these reasons:

- 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 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.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.



- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of units suitable for families is dismal.

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

- More seniors housing and social housing
- A neighbourhood community centre
- A public plaza or a community park
- Smaller buildings that make more sense in the fabric of Chinatown

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

Just a couple weeks ago, Chinatown celebrated its National Historic Site designation. Mayor Gregor Robertson was even in attendance. Chinatown ranks number three on Heritage Vancouver Society's top 10 watch list of endangered sites in Vancouver and the Top 10 Endangered Places List on the National Trust for Canada. If it were another group coming forward expressing so much concern and opposition, would the city still try to approve developments in the area? Does Chinese-Canadian history not matter, or count, towards Vancouver's history?

Yours sincerely,  
Belle Cheung

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Annika Penner s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 2:51 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Dear Mayor and Council,

This letter is concerning the 105 Keefer St and 544 Columbia St application. Chinatown is an important part of my Vancouver.

I am strongly opposed to the proposed rezoning because of the following:

- It will price low-income local out of the neighbourhood.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- A space for all ages

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

Annika Penner

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Kaitlyn Fung 5.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 2:39 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

To Mayor and Council:

This is my non-support letter for the Rezoning application at 105 Keefer and 544 Columbia St. I grew up going to Chinatown as a kid. Chinatown is an important part of my Vancouver. There is an incredible depth of history, culture, and community here that needs to be respected, along with the people that have given so much life to all of this in Chinatown. As a young Chinese-Canadian, I would hope that I'll be able to visit and show future generations the Chinatown that I loved visiting so much when I was a kid, and that I still love visiting, too. But I fear that it will be greatly changed, for the worse, if developments from such proposed rezonings as this are allowed to go through uncritically.

I do not support the rezoning application because of the following:

- 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 displace low income residents economically.
- It will price out affordable local businesses.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- Its mass is out of scale with the neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- 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.

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

- More social housing
- Community centre
- An extension of the Memorial Plaza
- A space for all ages
- A green space
- Buildings that are narrower that reflect the character of Chinatown

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

Kaitlyn Fung

**Isfeld, Lori**

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s.22(1) Personal and Confidential

**From:** gilliananselmo  
**Sent:** Tuesday, May 23, 2017 2:29 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Dear Vancouver City Council,

This email is for the Rezoning proposal for 105 Keefer St. Chinatown is an important part of my Vancouver.

I do not support the development proposed for the reasons below.

- 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.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- It is more massive and dense than all the buildings next to it.
- The Chinatown Historic Area Plann Committee did not support this application.
- The seniors housing being offered in this project is discouraging.
- Approving this project will set a precedent for future projects.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The significant decrease in family units is not appropriate for Chinatown.

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

- More social housing
- Community centre
- A space for all ages

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

Yours truly,  
Gillian Anselmo

s.22(1) Personal and Confidential

**Isfeld, Lori**

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s.22(1) Personal and Confidential

**From:** D'Arcy Blake  
**Sent:** Tuesday, May 23, 2017 1:52 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Dear Vancouver City Council,

This email is concerning the 105 Keefer X 544 Columbia rezoning proposal. I spent my childhood going to Chinatown. This historic area is very important to me. I attend galleries in Chinatown. I value the cultural heritage of Vancouver. Chinatown's historical significance in Vancouver is something that should be protected and supported.

Council and staff should not approve the proposed development because of these reasons:

- 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 economically displace vulnerable seniors in Chinatown.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The height is greater than the average building next to it.
- The density proposed in this project does not fit the character of Chinatown.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.
- The continued destruction of historical and cultural areas of significance and replacement with high-rises and condos displays a lack of value for culture, and instead avows values of profit and urban development at all costs.

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

- Significantly more social housing
- Community centre
- A plaza for the community
- A space for all ages
- Public green space
- Public institutional spaces that promote the history and culture of Chinatown and oppose gentrification.

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

Sincerely,  
D'Arcy Blake

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 1:51 PM  
**To:** Public Hearing  
**Subject:** FW: Opposition to 105 Keefer St Development

-----Original Message----- s.22(1) Personal and Confidential

**From:** Sharon Bradley  
**Sent:** Tuesday, May 23, 2017 1:47 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Opposition to 105 Keefer St Development

Hello,

I am a resident and homeowner in Strathcona, and I oppose the proposed development at 105 Keefer Street. Our neighbourhood has changed drastically in recent years, and while some change is inevitable and part of living in a city, the pace at which Chinatown is being developed and turning into a place only for the wealthy is very disturbing.

I have many friends and neighbours who have been forced to move out of this neighbourhood (and in many cases, the city) due to escalating rents driven up by the luxury developments. We need to create more housing in this neighbourhood for low and middle income people, and seniors. Furthermore, the character and heritage that makes Chinatown the vibrant community and tourist destination that it is, is being rapidly destroyed by this city's developers.

Thank you,  
Sharon Bradley

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Dan Pon s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 1:39 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Mayor and Council:

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer and 544 Columbia St. I live close by Chinatown where the 105 Keefer site is. I grew up in Chinatown. I care about the historic area. I view Chinatown as a vital historical site linking the past and present spirit of the Chinese Community in Vancouver. As a Chinese Canadian I am both proud and protective of the struggles and triumphs of my people.

I am very concerned about the building proposed for the reasons 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable 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.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- This will set a bad precedent for the all rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.
- The number of 3-bedroom units for families proposed is disheartening.
- This development reinforces an all-too-familiar message that profit is more important than community, and the developers' response to consultation with a vulnerable and aging community has been inadequate to the point of disrespect.

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

- More seniors housing and social housing
- Community centre
- All ages community facility

This rezoning application should not be approved because of the reasons I have listed above

Yours truly,  
Daniel Pon

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 1:35 PM  
**To:** Public Hearing  
**Subject:** FW: Proposal for 105 Keefer Street

-----Original Message s.22(1) Personal and Confidential

**From:** janice douglas  
**Sent:** Tuesday, May 23, 2017 1:11 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Proposal for 105 Keefer Street

Having grown up in Vancouver and known Chinatown since a child, having travelled to many countries and cities who value their heritage sites, I implore you to insist that this plan be revised in keeping with the historic neighbourhood.

Read, Elizabeth Murphy, John Atkins, Daphne Brahman, Joe Wai and countless other pieces that have been written on why this building is a bad idea.

I can assure you that when we travel to other cities we do not go looking for soulless towers but the history and character that have made the city what it is. Do we really want the rest of our beautiful city to look like the Cambie Corridor!! There is no excuse for a lack of creativity when we have such world class architects here.

If we want to be world class, let's ensure we have kept some features as have other cities: Soho, Bocca, the Left Bank, Greenwich et al.....

J and G Douglas

s.22(1) Personal  
and Confidential

Sent from my iPad

**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 1:34 PM  
**To:** Public Hearing  
**Subject:** FW: Oppose Development - 105 Keefer St

Thank you for your email regarding Public Hearings. Please review the following important information.

#### **Written Correspondence Regarding a Public Hearing**

Written correspondence regarding an upcoming Public Hearing will be circulated to Mayor and Council and made publicly available online on the Public Hearing agenda page. Your name will be made public, however, your contact information will not be made public. Agendas are available on the City of Vancouver website approximately 1 week before the meeting: [access agendas online](#).

*Note:* Written correspondence regarding a Public Hearing item received more than 15 minutes after the close of the speaker's list will not be distributed to Council.

#### **Requests to Speak to a Public Hearing Agenda Item**


If you are requesting to speak at a Public Hearing, you will receive a confirmation email with your speaker number and additional speaker information. Your speaker number indicates your position to speak to Mayor and Council about the agenda item. Numbers are assigned in the order requests to speak are received.

*Note:* Speakers may register beginning at 8:30 am on the Friday 11 days before the Public Hearing until 5:00 pm on the day of the Public Hearing. Speaker requests received before this date must be resubmitted once registration begins.

#### **Other Matters Related to Public Hearings**

For all other matters related to public hearings, we will respond to your email within one business day.

City Clerk's Office  
City of Vancouver  
[publichearing@vancouver.ca](mailto:publichearing@vancouver.ca) | 604-829-4238

Twitter: [@VanCityClerk](#) [Twitter account](#)   
Website: [vancouver.ca/publichearings](http://vancouver.ca/publichearings)

5.22(1) Personal and Confidential  
**From:** G-Vere  
**Sent:** Tuesday, May 23, 2017 1:33 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Oppose Development - 105 Keefer St

Dear Mayor,

I oppose development at 105 Keefer St because there's already too much high scale housing in Chinatown; not enough community housing & benefits, too much displacement of poor & vulnerable. I grew up in this city and am witnessing too much erosion of social fabric, heritage & culture VIA this kind of gentrification.

The Chinatown I grew up with is almost completely gone!

Thank you for taking the time to read my letter.

Regards,

Guinevere Pencarrick  
Vancouver BC

## Isfeld, Lori

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**From:** Benjamin Merkle s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 1:32 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

To city council:

This letter is concerning the 105 Keefer St. application. I currently work in Chinatown.

I don't support the rezoning application for reasons as stated 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.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The height is greater than the average building next to it.
- The density proposed in this project is not reflective of Chinatown.
- The Chinatown Historic Area Plann Committee did not support this application.
- The number of seniors housing units being offered is dismal.
- This will set a bad precedent for the all rezonings in Chinatown.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The number of units suitable for families is dismal.

The following uses of the site are more appropriate:

- Centre for the community
- A plaza for the public
- Green space

This rezoning application should not be approved because of the reasons I have listed above

Sincerely yours,  
Benjamin Merkle

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Ethan Reyes s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 1:30 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

Dear Vancouver City Council,

I am writing this email to express my concerns about the 105 Keefer St rezoning proposal. I live in a nearby neighbourhood. I currently work nearby the proposed development. Growing up, Chinatown played a large part in childhood. I care about the historic area.

I don't support the proposed rezoning for reasons as stated 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 displace low income residents economically.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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.
- The seniors housing units being proposed in this project are not guaranteed.
- Approving this project will set a precedent for future projects.
- 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:

- More seniors housing and social housing
- Centre for the community
- All ages community facility

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

With regards,  
Ethan Reyes

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** [REDACTED] s.22(1) Personal and Confidential on behalf of Vanessa Kwan [REDACTED] s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 1:23 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan  
**Subject:** 105 Keefer rezoning proposal

Dear Vancouver City Council,

I am writing this email because I do not support the 105 Keefer X 544 Columbia St rezoning application. I am an artist, curator and arts worker with a long history of working in and around Chinatown, with organizations such as the Portland Hotel Society, the Powell Street Festival, Access Gallery, the Vancouver Asian Film Festival and others. I value the rich history of this neighbourhood and its critical distinction as a unique place of cultural exchange, artistic production and vibrant intergenerational communities. In light of the many reasons outlined below, I urge you to listen to the many many voices in opposition to this development application.

You should not approve the proposal because of these 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.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The density proposed in this project is not reflective of Chinatown.
- 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.
- This will set a bad precedent for the all rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

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

- Significantly more social housing
- A community centre for the neighbourhood
- A space for all ages
- More park space
- Buildings that are narrower that reflect the character of Chinatown

Please respect and nurture this incredible neighbourhood, and reject the 105 Keefer x 544 Columbia Street rezoning application.

Vanessa Kwan

--  
Vanessa Kwan  
[REDACTED] s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Jon Comstock s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 1:21 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St Development

Mayor and Council:

This letter is concerning the Rezoning application at 105 Keefer St. I currently live nearby Chinatown. Currently, I work in Chinatown. I care about the historic area. VANCOUVER

I strongly recommend that staff and council does not approve the proposal 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.
- It will displace low income residents economically.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- Members of the Chinatown Historic Planning Committee voted against this project.
- 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.

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

- More social housing
- A neighbourhood community centre
- A plaza for the community
- A place for everyone from all ages and groups
- More green space
- Buildings that are narrower that reflect the character of Chinatown

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

Regards,  
Jon Comstock

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Karin lee s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:41 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:** Opposing development Keefer st

**Isfeld, Lori**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 10:31 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:** Oppose 105 Keefer Rezoning

Council Members, during your debate on this issue kindly remember the important historical and cultural contributions of the residents of Chinatown. The Nation has been developed by the hard work of generations of the Chinese community and Canada, in turn, has not always recognized this important fact. Chinatown provides a unique contribution to the history of the province and city. There are many currently living in Chinatown who lack adequate housing who live on or below the poverty line. Maintaining Chinatown as it currently exists and assisting with development which values its history and culture is what is required of you at this time. It is important that you make decisions which reflect on one, of the many, contributions your tenure adds to the history of Vancouver.

Sent from [Mail](#) for Windows 10

## Isfeld, Lori

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**From:** Avery Hannig s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 10:29 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: 105 Keefer

To Vancouver City Council:

I am writing this email because I do not support the Rezoning prosoal for 105 Keefer and 544 Columbia. I am currently living nearby Chinatown. I grew up in Chinatown. I care a lot about the neighbourhood. I've lived in Vancouver my entire life. Chinatown is one of the most distinct areas. I live in Mount Pleasant and i've seen the consequences of redevelopment along King Edward. I don't want to see shops close like they have along main st. I shop in chinatown. I eat at Mitzies and grab a bun from new town. My girlfriend's favourite store is the dress shop across from the Chinese Cultural Centre

Staff should not recommend the rezoning application for reasons as stated 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.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- 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 completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- Redeveloping the downtown core requires tact and forethought with an emphasis on housing the work force in the city. Social housing is absolutely necessary. Chinatown is a special area because of the elderly Chinese population that shouldn't be priced out.
- There is a lack of noteworthy architecture or taste.

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

- More seniors housing and social housing
- Buildings that are narrower that reflect the character of Chinatown
- Maybe hire an architect with some taste and consideration to the surrounding area. Have them look at C. Emlen Urban and emulate what you can

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

Regards,  
Avery Hannig

§.22(1) Personal and Confidential

A rectangular grey box used to redact information, likely a signature or contact details.

**Isfeld, Lori**

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**From:** Kelly McInnes s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 10:25 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

Dear Vancouver City Council,

I am writing this email because I do not support the 105 Keefer X 544 Columbia St rezoning application. I live in a neighbourhood close to Chinatown. Currently, I work in Chinatown. I live in Strathcona and work as a dance artist. There are a few artist studios in Chinatown that I work out of. I continue to see the affects of gentrification with all the new swanky businesses opening up. I continue to boycott these businesses as I believe the culture and history of Chinatown needs to be preserved for the people that it's meant to serve - immigrants, low income folks, seniors, etc.

I am very concerned about the proposed rezoning because of these reasons:

- 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 economically displace vulnerable seniors in Chinatown.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- 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.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of units suitable for families is dismal.
- These new buildings are abolishing the history and culture of Chinatown. What kinda of city wants to rid itself of all its rich history like that?

The following uses of the site are more appropriate:

- More social housing

This rezoning application should not be approved because of the reasons I have listed above

Sincerely,  
Kelly McInnes

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential



## Isfeld, Lori

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**From:** Miriam Waldman s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 10:12 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Cc:** s.22(1) Personal and Confidential  
**Subject:** Letter for 105 Keefer

Dear city council

This is my non-support letter for the Rezoning application at 105 Keefer St. I care a lot about the neighbourhood.

I urge you to not approve the rezoning proposal for reasons as stated below:

- 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.
- 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.
- It is taller than every other building in the surrounding area.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- Approving this project will set a precedent for future projects.
- 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 number of units suitable for families is dismal.

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

- Affordable housing for seniors
- A neighbourhood community centre
- A plaza for the public
- A space for all ages
- A community park
- Smaller buildings that make more sense in the fabric of Chinatown

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

Yours truly,  
Miriam Waldman

s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** Ole Vezina s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 9:27 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

To Mayor and Council:

This email is concerning the 105 Keefer St rezoning proposal.

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

- Buildings that are narrower that reflect the character of Chinatown

This is an unacceptable application and council should not approve it.

Regards,

Ole

Sent from my iPhone

## Isfeld, Lori

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**From:** Jackie Pierre <[REDACTED] s.22(1) Personal and Confidential>  
**Sent:** Wednesday, May 24, 2017 9:10 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

To Vancouver City Council:

I am writing this email because I do not support the 105 Keefer St and 544 Columbia St application. I grew up going to Chinatown as a kid. I care a lot about the neighbourhood. I was born and raised in Vancouver to a single mom and at that time we had to go through Chinatown to get to the places she could afford to shop. Including many stores in Chinatown.

I urge you to not approve the development proposed for the reasons 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.
- 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.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.

The following uses of the site are more appropriate:

- More social housing
- A neighbourhood community centre
- A place for everyone from all ages and groups
- Fine-grain buildings that are broken up on the lot

This rezoning application should not be approved because of the reasons I have listed above

Yours truly,  
Jackie Pierre

[REDACTED] s.22(1) Personal and Confidential

Regards;

Jackie Pierre  
BCGEU Local Chair, 2003

**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 8:42 AM  
**To:** Public Hearing  
**Subject:** FW: Re 105 Keefer St

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**From:** brian palmu s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 4:08 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Re 105 Keefer St

Dear Mayor and Council Members,

This is to register my opposition to the proposed development at 105 Keefer St. Though I now live in Gibsons, I spent the first half-century of my life as a Vancouverite, and the last fifteen years of that time in Yaletown. I was a happy resident of that thriving community, so I'm not a doctrinaire, opposed in principle to development. When it's done sensitively and with vision, it's even desirable. But the proposed building at Keefer St. is unwelcome in many ways. First, the building itself, as rendered by drawing, is, architecturally, brutalism-lite. And the trend, after the by-law changes, towards up-up-up, is abhorrent next to the one-story shops and three-story apartments that characterize the historic vibrancy of the area. Second, the sop thrown to the low-income opposition -- the 25% low-income parcel within the building -- tries to disguise the fact that the main selling point, and feature, is on and for the high-end buyer, thus getting the ball rolling for gentrification in one of the poorest areas in Canada. Third, the placement of this monstrosity adjacent to Memorial Park is spiritually incongruous: the park is a defining oasis, and to have an ugly 115-foot high condo shouldering it would destroy the visual character of the area, jeopardizing visitation and, yes, retail activity because of the subsequent curtailment of charm and character.

Yours sincerely,  
Brian Palmu

**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 8:42 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the rezoning of 105 Keefer

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**From:** Kay Higgins s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 5:50 PM  
**To:** Mayor and Council Correspondence  
**Subject:** I oppose the rezoning of 105 Keefer

Dear Mayor and Councillors

I am writing to urge you to reject the application for rezoning of 105 Keefer Street. I do not take this position lightly, as I know there are many competing interests at stake.

The interest I value above all others, however, is that of the neighbourhood and community there. Far from being a passive fill-in of an empty site, the proposed development has several consequences for this community.

The consequence I am acutely aware of, as the director of a non-profit and proprietor of a business in Chinatown, is the devastation wrought on existing businesses and residents by an accelerated rate of change and wild inflation of property values. The increase in property valuations increases taxes, in turn increasing rents, and causing key parts of the neighbourhood fabric -- independent businesses with inexpensive food and goods, the local wholesalers and restaurant suppliers, and informal social spaces -- to fail prematurely.

Every injury to the neighbourhood economy has severe consequences for low income seniors in Chinatown and low income citizens living in the larger Downtown Eastside.

Those citizens are already suffering with largely inadequate housing, and not enough health services and social support. If this site were to be used for new, adequate, affordable housing for these residents, it would be possible to support a rezoning. Clearly, however, it is not.

We have an opportunity to slow the rate of change, and change course, toward projects in the community that create a better life for the citizens who already live here, and whose work built not just a neighbourhood but a community. These opportunities to change course appear to be becoming increasingly scarce. I urge you to seize this one.

Sincerely,

Kay Higgins  
Executive Director, Unit/Pitt Society  
Co-proprietor, Publication Studio Vancouver

Sent from my Samsung device

## Isfeld, Lori

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 8:41 AM  
**To:** Public Hearing  
**Subject:** FW: My concerns regarding the rezoning of 105 Keefer

**From:** Queenie Hewitt s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:30 PM  
**Subject:** My concerns regarding the rezoning of 105 Keefer

Dear Vancouver City Council,

I have concerns about the Rezoning application at 105 Keefer and 544 Columbia St. I spent my childhood going to Chinatown. Living in Vancouver with a Chinatown is an integral part of my Asian experience. Chinatown for me conveys a deep sense of historical Chinese History and cultural hub for the early Chinese immigrants who have made Vancouver their home. Chinatown for me is a place where one who is of Chinese descent can interact with live cultural elements such as the people, restaurants, food and community groups. Chinatown is a place that honors the Chinese immigrants that sacrificed so much of their lives to move Vancouver and contribute to Canadian society.

I am very concerned about the application for reasons as stated below:

- 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 price low-income local out of the neighbourhood.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing proposed is woefully inadequate.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- 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 number of units suitable for families is dismal.

105 Keefer is a luxury development with little intention to give back to the Chinese Community or integrate well with the current Chinese heritage. The place is not friendly to low income dwellers currently that occupy Chinatown or that it says will build units for. It does very little to serve the Chinatown community and little social benefit for the current cultural and infrastructure needs of Vancouver's Chinatown. I would delay the development until Vancouver's Chinatown Historic Area Planning Committee approves it.

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

- More seniors housing and social housing
- Community centre
- A community plaza
- All ages community facility
- A park



Chinatown does not need a development like this. Please work with Vancouver's Chinatown Historic Area Planning Committee to come up with the best solution for all parties at stake.

Sincerely yours,  
Queenie Hewitt

s.22(1) Personal and Confidential

A large rectangular grey box redacting the content of the letter.

**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 8:41 AM  
**To:** Public Hearing  
**Subject:** FW: I OPPOSE THE DEVELOPMENT AT 105 KEEFER STREET

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**From:** Jonathan Wells s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:43 PM  
**To:** Mayor and Council Correspondence  
**Subject:** I OPPOSE THE DEVELOPMENT AT 105 KEEFER STREET


Dear Mayor and Council,

There's too much luxury housing in Chinatown, not enough community housing, too much displacement of poor and vulnerable citizens. The erosion of the social fabric, heritage and culture in this neighbourhood is caused by gentrification. The citizens of Vancouver do not need any more market housing. The Mayor and Council need to put more money and effort into ensuring all citizens are adequately housed. Until housing is seriously treated as the human right that it is, you're getting nowhere. How can the Mayor and Council members sleep at night with the thousands living in abject squalor and poverty in the very heart of our city? When community elders are priced out of living in a community, the community ceases to exist.

Sincerely,

Jonathan Wells

s.22(1) Personal and Confidential



## Isfeld, Lori

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**From:** Sam Lu s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 8:28 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Letter for 105 Keefer

To Vancouver City Council:

This email is concerning the 105 Keefer proposal. I spent my childhood going to Chinatown. I am Chinese Canadian, an immigrant. When my family first moved to Vancouver, I would accompany my father there as he would sell Chinese dried foodstuffs there to the local stores. Before the rise of Richmond as a hub for Chinese Canadians, Chinatown, and more specifically its residents, was an economic lifeline for my father's fledgeling business. It is a historical reminder of Chinese Canadian history in Vancouver, and of the racism we have endured in this country. Do not let rich property developers slowly dismantle our history through gentrification and destroy the way of life for the many customers, now elderly, whom my father has served and is still serving to this day and who have supported our family business faithfully. They need housing that is actually affordable, they need community.

Council and staff should not approve the rezoning proposal because of these 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- 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 building proposed is out of scale with immediate surroundings.
- 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 despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- 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 reduction in family units is regrettable.

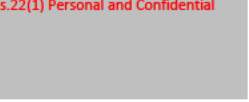
Here are some of my ideas of what could be on the 105 Keefer site instead of condos:

- More seniors housing and social housing
- A neighbourhood community centre
- A plaza for the public
- An intergeneration space
- A park for the community
- Buildings that are narrower that reflect the character of Chinatown

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

Yours truly,  
Zi Jing Lu

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** KaYee Wong  
**Sent:** Wednesday, May 24, 2017 5:19 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

To Vancouver City Council:

I have concerns about the Rezoning proposal for 105 Keefer and 544 Columbia. Living in Vancouver with a Chinatown is a great part of my experience.

Council and staff should not approve the building 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.
- 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.
- 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.
- The mass of this building is too large and unfit for the area.
- The Chinatown Historic Area Planning Committee did not support this application.
- The number of seniors housing units being offered is dismal.
- Approval of this project signals that the City does not value our historic neighbourhood.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.

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

- Centre for the community
- An extension of the Memorial Plaza
- A space for all ages
- A green space

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

Your sincerely,  
KaYee Wong

s.22(1) Personal and Confidential

KaYee

**Isfeld, Lori**

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**From:** Soha Salem s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 2:17 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

Dear Mayor and Council,

I am writing to you regarding my non-support for the 105 Keefer St. application. I live close by Chinatown where the 105 Keefer site is. Chinatown is a special part of my Vancouver.

I am very concerned about the rezoning application for these reasons:

- 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 economically displace vulnerable seniors in Chinatown.
- 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.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- This project further gentrifies vancouver.

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

- More social housing
- Centre for the community
- A space for all ages
- A community park

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

Regards,  
soha s

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Jesse McKee s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 2:16 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; paul.cheng@vancouver.ca  
**Subject:** 105 Keefer Street Proposal - Non Support

To Vancouver City Council:

I am writing to you regarding my non-support for the 105 Keefer St rezoning proposal. Currently, I work in Chinatown. Chinatown is a special part of Vancouver. Chinatown is where I work with a social purpose non-profit

I do not support the rezoning application because:

- 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 displace low income residents economically.
- It will price out affordable local businesses.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The height of this building is too tall relative to the surrounding historic buildings .
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning 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.
- It is inappropriate to build such a controversial building next to the memorial statue.
- The number of units suitable for families is dismal.

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

- Significantly more social housing
- Centre for the community
- A space for all ages
- A community park

This is an unacceptable application and council should boldly deny it.

Regards,  
Jesse McKee

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Bill Young s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 1:44 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

To city council:

I'm writing because I don't support the 105 Keefer X 544 Columbia St rezoning application. I live in a nearby neighbourhood. Vancouver

I am strongly opposed to the rezoning proposal for reasons as stated below:

- 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 economically displace vulnerable seniors in Chinatown.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.

The following uses of the site are more appropriate:

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

This rezoning application should not be approved because of the reasons I have listed above

Yours truly,  
Bill Young

s.22(1) Personal and Confidential

**Kennett, Bonnie**

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**From:** Richard Evans s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 11:23 AM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 105 Keefer Street and 544 Columbia Street

Dear Mayor and Councillors:

As a business and property owner in Victory Square Park and Gastown since 1996, I write to register my opposition to the proposed rezoning of the property at 105 Keefer Street.

My objection is based on the height and bulk of the project, and the use. All are out of context with the needs of the area, which suggest a building in-keeping with the scale and character of the existing historic buildings, and a use that supports people - primarily low-income seniors in this case - to access affordable accommodations and services.

I heard recently that good public policy is based on assessing the needs of any particular community and then addressing them. I do not believe that this policy is being applied in this case. It appears to me that in this and most other locations in Vancouver, accommodating extraordinarily high land values and ensuring high returns to speculative investors is trumping the basic needs of our neighbourhoods and communities.

The implications are what we are witnessing in Chinatown: displaced residents and businesses; unaffordable rents for accommodations and smaller scale shops and services; the privatization of public spaces; an overall devaluing of local character; and, the promotion of a common, neutral aesthetic for buildings and public spaces.

Vancouver as an intriguing collection of interesting, inclusive, affordable neighbourhoods gets lost in the race for economic gain for a relatively few people.

I encourage the return to civic policy making that is based on value, in the broadest sense that the term means. That is, civic undertakings that promote and support: health and wellness; belonging; community; affordability; and, helping those who need it most. Value includes modest returns on investment - which means paying everyone along the supply chain properly for what they do - but does not preclude the others.

I encourage Council to evaluate this rezoning application based on its' merits to support the value that it will bring to the community.

I am not seeing true value, and believe that "we" can do much, much better in this regard.

Richard Evans

**Richard Evans**  
Architect AIBC, MRAIC

s.22(1) Personal and Confidential

## Kennett, Bonnie

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**From:** Catherine Clement s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:48 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 St. rezoning application

Dear city council

This email is concerning the 105 Keefer St and 544 Columbia St rezoning proposal. I work in the neighbourhood. Living in Vancouver with a Chinatown is a great part of my experience. My Chinese grandmother introduced me to Chinatown when I was 6 years old. I would accompany her to weekly Mah Jong games and then we would do some shopping. I returned back to Chinatown 7 years ago and was sad to see how much the vibrancy and fabric of "chinatown" had disappeared. I realize the neighbourhood's fortunes have been complicated by the problems in the Downtown Eastside. However, I am eager to see Chinatown character -- both in architecture and in culture -- preserved. All neighbourhoods are unique. But in Vancouver, Chinatown is particularly special and only City Council can ensure that new developments reflect the character and the needs of the community.

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

- It is taller than every other building in the surrounding area.
- Its mass is out of scale with the neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Approval of this project signals that the City does not value our historic neighbourhood.
- Design does little to celebrate the unique architectural style of this neighbourhood. Design could be plopped anywhere in Vancouver.

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

- Affordable housing for seniors
- A place for everyone from all ages and groups
- Smaller buildings that make more sense in the fabric of Chinatown

Chinatown does not need a development like this. Please reject the proposal as it is currently configured.

Your sincerely,  
Catherine Clement

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Karen Lo  
**Sent:** Wednesday, May 24, 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Dear Vancouver City Council,

This email is concerning the 105 Keefer St and 544 Columbia St rezoning proposal. I grew up going to Chinatown as a kid. I care about the historic area. I am an active volunteer at St. Paul's Hospital and there I get to hear many people's stories. Many of them are Chinese seniors and tell me their stories of migration Canada. When my family first moved to Canada, we spent a lot of our time in Chinatown. I even went to school in Chinatown although we lived in Coquitlam. It provided my family with a familiar environment many miles away from their home, Hong Kong. During my time at UBC, I was fortunate to be able to participate in a group study program learning about Chinese migration. It taught me many things and most importantly, made me feel extremely proud to be Chinese. I am proud because of the sacrifices my ancestors have made for me and for our culture to grow and spread. I am also proud because of the bravery of many, like my parents, who moved to new places hoping for a better future. Vancouver's historic Chinatown is a symbol of this. Please help us preserve it.

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

- Low-income residents, especially seniors, will be priced out of Chinatown.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It is taller than every other building in the surrounding area.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The reduction in family units is regrettable.

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

- Affordable housing for seniors
- Centre for the community
- A public plaza
- A place for everyone from all ages and groups
- A park
- Narrower buildings that respect the saw-tooth nature of the historic area

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

With regards,  
Karen Lo

s.22(1) Personal and Confidential



## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 1:38 PM  
**To:** Public Hearing  
**Subject:** FW: Reject 105 keefer project

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

s.22(1) Personal and Confidential  
**From:** Shirley Cheng  
**Sent:** Wednesday, May 24, 2017 1:10 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Reject 105 keefer project

Dear Mayor and Council,

After the first public hearing of 105 Keefer St rezoning proposal last night, I strongly oppose the height of the building.

Currently, I work in Chinatown and have worked here for over 34 years, China town is an important part of my Vancouver. go China town every day, spending time more than home

I am opposed to the development proposed for the reasons listed below:

- This is a critical site in a historic area. It should not be used for market condos.
- The height is greater than the average building next to it.
- The mass of this building is too large and unfit for the area.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- 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 inappropriate to build luxury condos next to the memorial statue.
- Don't like monster building being built in China town

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

- A community centre for the neighbourhood
- Public green space

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

Shirley

Sent from my iPhone



## Kennett, Bonnie

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 1:43 PM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer Development

5.22(1) Personal and Confidential

**From:** Betsy Spaulding  
**Sent:** Wednesday, May 24, 2017 12:43 PM  
**To:** Mayor and Council Correspondence  
**Subject:** 105 Keefer Development

Dear mayor and councillors

I am writing to ask you to please reject the 105 Keefer tower development application tonight when you meet.

I am sure that you are well aware of all the reasons so many people are opposed to the development of that high rise in Chinatown. For me, having lived in the Chinatown area since 1985, the reasons have to do with the preservation of Chinatown as an actual Chinatown and affordable housing for the people living in the area.

Chinatown has been deteriorating and diminishing exponentially over the years. Of course, many people from that area have been retiring or taking their businesses to Richmond, and buildings are getting old and in need of restoration which costs the owners money. I am always shocked at the speed at which gentrification is taking place there and the change in the atmosphere there.

I think it is very important to remember two things:

1) People still actually live in Chinatown who have been there for years and years. Some of them are partly responsible for who wonderful Chinatown has been as an attraction in Vancouver. It is a vibrant, "real" community where people work and live - not just a showplace of what used to be.

With the gentrification and the building of fancy condos, housing is a very real issue for so many of these people, including seniors. Their homes are disappearing and the rents (if there are any rents) are increasing to the point where they can no longer live there. Although Vancouver's Vision has talked about increasing "social housing" for years, not enough has been done which is clearly been evidenced by the number of people on the streets, as well as all the people struggling to afford what developers and officials who are out of touch with what real people earn the "low market rent" they have to pay.

I beg you to consider these people and allow them to stay living in Chinatown, and for that matter, in Vancouver, by not allowing these condo towers to be put up.

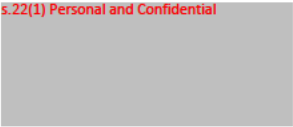
2) Chinatown still can maintain its heritage:

Money needs to be put into existing buildings that need a lot of help and not into these condo towers. The 105 Keefer development is completely different from what exists in Chinatown and will not maintain the heritage of that community. It will block views from people in my area who see very little green or mountain in their lives. It will shadow the street. It will be unaffordable to most people who need housing in the area.

Please consider what I and so many other people are telling you.

Thank you  
Betsy Spaulding

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 3:46 PM  
**To:** Public Hearing  
**Subject:** FW: Housing gentrification

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

**From:** Robin Suchy s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:09 AM  
**To:** Mayor and Council Correspondence  
**Subject:** Housing gentrification

Dear Mayor and Council

China town is getting ruined by gentrification and high end condo developments

We need to preserve character and have more affordable housing and support arts social projects and live music and the venues and businesses that make our city an interesting healthy community.

Business interests will always put big pressure and have the resources to push their own agendas but to what end ? A sterile city with empty units and loss of neighbourhoods and community.

Please do what you can

Robin Suchy

s.22(1) Personal and Confidential

Sent from my iPad