

Dear Mayor Robertson and Vancouver City Councillors,

My name is Keung Hing Tang and I am a retired DJ from the Chinese Voice Radio Station. I worked at the station for 30 years and also used to own a travel agency in Vancouver but am now retired.

Now in my retirement, I volunteer as a DJ for many events and banquets at Chinese culture and community centres. I also perform as a DJ for the cultural UN event organized by the Chinatown Seniors Cultural & Recreation Coalition.

I am in support of the Chinese Seniors Centre that will be a part of the 105 Keefer building in Chinatown. This centre will promote Chinese culture and will help bring many small not-for-profit seniors services and arts societies back to Chinatown. It is very necessary to have a cultural space in Chinatown to strengthen the arts and cultural community.

The seniors housing is also an important element of 105 Keefer as it will give the seniors living, and using the recreation space, a chance to socialize, learn and share with others their experience, knowledge, and skills which will help contribute to building seniors self esteem and making them spiritually well. Spiritual wellness is very important to the Chinese people and equally as important as physical wellness.

I also think the design of the seniors centre and whole building is very nice. The building, although big, is not as big as the buildings along Main St. and respects the heritage of the neighbourhood and does not destroy any of the important clan building.

The new building will also bring so many new people to Chinatown that it will create a lot of traffic and will help local businesses with increased shopping.

I look forward to the new building and new space, where I am sure I will DJ more events for seniors.

Please support the 105 Keefer building and Seniors' centre.

Sincerely,

Keung Hing Tang

To: Vancouver City Mayor and Council

From: Maple Leaf Multicultural Art Group

RE: Seniors Cultural and Recreation Centre at 105 Keefer Street

I am writing from the Burnaby Branch of the Maple Leaf Multicultural Art Group in support of the project at 105 Keefer St.

It is very challenging for our groups to find a stable location to meet on a regular basis and it is impossible to find this space in the cultural center of Chinatown. Chinatown is very important in our community. It is a place to celebrate our culture and diversity and should host the activities performed by groups like ours.

This project will allow our group to unite and meet in one location to learn and train in traditional Chinese Canadian art. Please approve this project to bring this benefit to our community.

Thank you for considering our comments.

Sincerely,

s.22(1) Personal and Confidential



Liya Chen
President, Burnaby Branch
Maple Leaf Multicultural Art Group

Dear Vancouver City Council

RE: Seniors Cultural and Recreation Centre at 105 Keefer Street

Please accept our full support for the proposal at 105 Keefer Street which includes a new Culture & Recreation Center for our seniors. This development is desperately needed in Chinatown and will benefit many.

It is very challenging for groups like ours, the Maple Leaf Multicultural Art Group, to find a stable location to operate from. Currently our group is forced to meet in various locations outside of Chinatown, and this limits our ability to get together. It is very important that we are able to continue the practice of traditional Chinese Canadian arts and culture to preserve the legacy of our ancestors. In order to do this we need to find permanent available space in Chinatown.

The proposal at 105 Keefer Street, with the Culture & Recreation Centre, is our best chance to bring real Chinese culture back to Chinatown.

Please support this proposal.

Thank you.

Most Sincerely,

s.22(1) Personal and Confidential



Cai Me Chang,

President, Maple Leaf Multicultural Art Group, Surrey Branch

Dear City of Vancouver Mayor and Council,

I am a senior who participates in many activities in Chinatown. I am a member of several cultural associations, including the Canada Ling Nan Association, a social club of 400 members aging from 30 to 80 years old.

Today, our cultural associations are homeless. It is very hard to find a space that is available on a regular or permanent basis. I would like to see the City Council support the "Chinatown Seniors Culture Centre" which would operate in Chinatown at 105 Keefer Street, in the new building proposed across the street from Sun Yat-Sen Gardens.

Over the past year, we have worked closely with the developer Beedie to design a space of over 1,000 square feet (which is good for us) to allow Chinese Seniors to practice their cultural interests in Chinatown. This is very important as we have been looking for our own space for years.

This location is very convenient for us seniors. We are usually close by doing our other activities, like shopping and Tai Chi. A shared space for the cultural associations is something we have wanted for many years, but could not secure.

We are very excited about the addition to the housing supply too. For many of us we have a very strong desire to move back to Chinatown. 105 Keefer St. will provide this opportunity too.

Please give your support and endorsement to this partnership. It is important to Chinatown's seniors.

Thank you.

Sincerely,

s.22(1) Personal and Confidential

Aaron Liang

Canada Ling Nan Association

**City of Vancouver
453 West 12th avenue
Vancouver, B.C.
V5Y 1V4**

Attention: Mayor and Councillors of the City of Vancouver

via email and hand delivery

May 23rd, 2017

Your Worship Mayor Robertson and Councillors of the City of Vancouver:

Re: 105 Keefer Street and 544 Columbia Street, Vancouver, B.C. (Chinatown)

I write to support the latest revision of the proposed building on the captioned address.

My family and I had chosen Metro Vancouver as our home since the mid-1970's and we have been operating a retail and wholesale business in Vancouver Chinatown since 1977. In the past 40 years, we were fortunate enough to acquire several properties in Chinatown and I had and am still having the pleasure of involving in community work such as but not limited to the Vancouver Chinatown Merchants Association, the Vancouver Chinatown Revitalization Committee and the Vancouver Chinatown Business Improvement Area Society. It is fair to conclude that I certainly witnessed the so-called ups and downs of Vancouver Chinatown in the past four decades.

What made Chinatown? Essentially it was the convergence of residents having the same ethnicity in an area who adopted their new lifestyle infused with their own Chinese culture. With residents came retail shops and services. Benevolent societies and clan associations followed as the population grew. Social services society, cultural centre and associations of various trades were next. In short, it all started with residents.

As Metro Vancouver grew and the society evolves, we witnessed the rise of several quasi-Chinatowns located in nearby cities such as Richmond and Surrey. Even Vancouver has its own quasi-Chinatown on Victoria Drive. As the Asian population grew and society continued to evolve, Asian groceries became widely available everywhere including mainstream supermarkets. No longer the exclusive supplier of Asian groceries, Chinatown had lost some of its allure. NAFTA resulted with the total closure of small-scale garment manufacturers nearby Chinatown which meant it lost all of the garment workers --- mostly of middle-aged Chinese ladies --- who daily shopped at Chinatown for groceries. What followed were the disturbing drug issues and its related social challenges that made matters worse. All through that time, there was no increase of residents for Chinatown. Consequently, with the lack of clients, many businesses had closed and moved out of the community. Several business-oriented association and society had implemented events to revitalize the community such as the Night

Market (the very first of its kind in North America) and the Chinatown Festival. All were met with success but the efforts were and continue to be a substantial undertaking.

The above clearly illustrates and highlights one essential component: for the long term sustainability of Vancouver Chinatown --- resident population is vital, particularly the marketable kind. For the past forty years, Chinatown had virtually no increase in resident population. And its residents are mostly of low income seniors. That is not to say; however; that this is a community that caters exclusively for the low income people; rather the community offered no choice for the more affluent crowd who wish to reside in Chinatown. This is an imbalance that needs proper addressing as it was not the people who denied the community; but rather the community who denied the people. The new marketable housing developments on the Northwest and Southwest corners of Main and Keefer had already proven the fact that upon availability, people would purchase, move in and call Chinatown home. These new residents are people of all ages, various income and ethnicity. This trend should be encouraged and should not be stopped. I can assure you that there are plenty of affluent seniors who are both willing and anticipating living in Chinatown when given the opportunity. They enjoy the ambience and the convenience and they feel related and connected to the community. And they will, of course, contribute to the community's economics.

There appears to be a reverse-xenophobia in Vancouver Chinatown of late and that is unacceptable. Many are flying the so-called flags of heritage preservation and promotion to curtail the influx of new businesses and new developments; particularly those that are non-ethnic-Chinese entrepreneurs and investors. This is absolutely absurd and in our multi-cultural society of today, it should not be tolerated whatsoever. One is not welcomed in Vancouver Chinatown when one is not Chinese? That is infringing on being racist! Vancouver Chinatown is not only for the ethnic Chinese; Vancouver Chinatown is for everyone; this is 2017! Canada is a multi-ethnic country and Vancouver's society mosaic is woven from the fabrics of its diverse multi-culturalism.

Let's be absolutely clear on the captioned site of the proposed development. When my family and I first set foot in Vancouver in the mid-1970's, the site had already been an abandoned gasoline and automotive service station. This means this site had not served any specific purpose or made any contributions to Vancouver Chinatown for more than forty years. This would be replaced by marketable housing units along with senior housing; some dedicated to low-income seniors; and storage facilities for the Chinatown community events. All of these versus an empty piece of unpaved and barren land; what is not to support on this proposal? The other alternative being the developer will adhere to the existing bylaws and simply construct a 9-storey building that is 100% marketable housing units and a total void of both the senior housing and the storage facility for the community events. If we want Chinatown to maintain its viability and long-term sustainability, the choice is outright obvious.

Let's now consider the feasibility and practicality. For the naysayers, they are claiming the proposed development would destroy the image of Chinatown and jeopardize its heritage. Some even say it desecrates the Memorial Squares of the Chinese Railroad Workers and Miners. So let's weigh the possible results: if nothing is done, then it continues to be left

unused and lay bare. If the proposal is accepted, literally more than one hundred people will populate the community. The economic benefits generated from these residents will be substantial. Senior housing as well as storage facilities for the hardware from the community events such as but not limited to the Night Market and the Spring Festival Parade will be provided. Let's be absolutely clear on one issue, no one is tearing anything down for this development; this property had been barren for the more than four decades; something that has positive contributions to the community will be built from an empty piece of land. Is that not beneficial to the community? As far as desecration is concerned, currently, there is a group who, again flying the cultural heritage flag, sets up several Mah Jong game tables at the Memorial Square on the weekends. Mah Jong, despite being a well-known Chinese game for leisure, is just as widely-known as being a form of gambling. In other words, a building adjacent to the memorial that will bring economic benefits and added social services to the community is a desecration while a Mah Jong game event which connotes gambling in front of the memorial is a cultural promotion? There appears to be a defiance of logic and common sense here.

I am not against heritage preservation nor am I disrespectful of Chinatown's unique character and culture. If anything else, how many of those who are against the proposal have continued to operate a business in Chinatown for 40 years? How many of those had invested in Chinatown through actual property acquisitions? How many had taken a leadership role in community work for over 22 consecutive years and continuing doing so today? How many had personally witness the evolution of Chinatown, for better or for worse, for more than four decades? I have always stated on many occasions that at any given opportunity, I welcome historical preservations and support a museum component in Chinatown. Chinatown, however, cannot thrive on the historical component alone and it should not and could not be just one large museum. We had all witnessed the failure of relying solely on historical preservations and being just a museum; not even a theme-park-like museum; that was not too long ago and it was nearby, it was known as Storyeum. So we should learn from our mistakes and never to repeat them. What actual benefits have Vancouver Chinatown garnered from the so-called historical and heritage preservations? Had any of the shop owners and operators seen an actual increase in their businesses as a result? We had also implemented several projects from the Great Beginnings' budget. Had we seen any true economic gains and real benefits for the community? Is this what Chinatown is all about --- a group of senior folks idling at their clan association housed in an old building which itself is slowly but surely crumbling to pieces; playing Mah Jong and reminiscing on their past and waiting for time to pass; or a bunch of radical youths setting up Mah Jong tables, arming with a hidden political agenda and wanting nothing but social housing for the low income crowd? While I admire the motivation of these youths, let's factor in pragmatism. Where is the funding going to come from to finance these housing? Some even say to purchase the captioned site and turn it into a dedicated senior homecare facility. Again, admirable proposal but who would be the financier? They want to preserve the community and its culture? Then perhaps they should encourage all their friends to come to Chinatown, each of them rents a store, opens a business that relates to some form of Chinese culture. That would be a more viable and realistic solution. Some of these radical youths were also behind the anti-shark-fin-soup movement. Consuming shark-fin is a Chinese culture; let alone its economic impact to some restaurants and dried goods stores; so why are they acting against it then? Of course, this is not about the consumption of shark-fins at all.

But it clearly demonstrates that these youths have a strong hidden agenda. And it begs the obvious question: what actual benefits have we witnessed from the past and current actions of these radical youths?

Someone of high profile who has been very active and outspoken of late has also been flying the same heritage preservation flag and opposing to the captioned proposed development and had gone as far as setting up a private foundation to fund the acquisition of Vancouver Chinatown's real estates. But based on this individual's purchases, we have yet to see any real positive results. In fact, we saw the negativity of having two business closures resulting from this individual's acquisitions. Many had also alleged that the same individual is spearheading and allying with the naysayers and the radical youths to oppose the captioned proposed development because this individual had lost on the bid to purchase this captioned land. So is there an ulterior motive to such opposition then? And if the allegation is true and with the proposal being rejected by Council, would such rejection inadvertently assist on achieving that individual's alleged goal then?

On a related note, the Vancouver Chinatown Revitalization Committee (VCRC) should be rescinded. I had long cautioned the City Staffs several years ago, including one of the current senior-ranking managers, that the VCRC was a good concept but in actual practise there is a high risk involved and, ultimately, it will not be beneficial to the community. This is especially the case when City Staffs stopped their secretariat support years ago. Ideally, VCRC serves as a coalition of major associations of Vancouver Chinatown. Realistically, virtually no influential entities are involved in that committee. But it conveys a false impression that VCRC is a force to be reckoned and that its Chair has the final defacto say on matters pertaining to Chinatown. The first three Chairs of the VCRC had maintained the balance and lead the committee fairly and wisely. Can we say the same for today? And let's look at the other so-called members: using the VCRC as their stepping stones or platform, a good number of them had either spawned their own associations or personal business ventures but very few had actually contributed to the community without obtaining benefits for themselves first. Their motives; therefore; are primarily self-serving --- exactly as I predicted and cautioned the senior City Staffs on what VCRC would turn into. It is also interesting to note the active members of today's VCRC who definitely have an intriguing alliance on an issue --- namely, to oppose the captioned proposed development.

As your Worship and Councillors of the City of Vancouver may be cognizant of, there has been and continues to be a plethora of misinformation about the proposed development. Propagating false information, applying scare tactics and invoking fear on the vulnerable seniors that live in Chinatown so that they are falsely misguided to oppose the captioned proposed development is simply despicable! And yet I am witnessing these deplorable acts being conducted by several individuals on a weekly basis. They infiltrate clan associations, benevolent societies and even attempt on the business associations in order to carry out their agendas. I will admit that they are methodical and tactical on their approaches; but to prey on the seniors and to use them as pawns in order to achieve whatever the obvious and not-so-obvious goals of their own is simply being malicious, dishonest and dishonourable.

It was not too long ago when the community banded together and collectively supported the Historical Area Height Review proposal. Surely, we all have vivid memories of debating until 1:40am in the morning at City Hall with the usual Downtown Eastside crowd who want nothing but social housing for the entire East Van. They too are allegedly using scare tactics to spread propaganda and misinformation within the community to coax people to oppose the captioned proposed development. The City made the right decision on granting the HADR proposal. This is the opportunity to augment and further implement that proposal. For those who opposed the HADR, how many of them actually lived in Chinatown? How many of them actually own businesses or properties in Chinatown? How many of them have witnessed the evolution of Chinatown?

In summary, a proposal of this scale will no doubt attract many comments from those who support and those who oppose. From those who oppose, I welcome them to put forth a more feasible, viable and affordable solution. To ask the government to step in and acquire the land, to build a facility that generates no income and, in fact, requires more government resources to operate it is intangible and unrealistic. Chinatown is not a community that only caters to Chinese and Chinatown is not a district that only welcomes the low-income people and the senior folks. Chinatown is ready to embrace people of all ages, from all walks of life and with various income levels. Chinatown is not a relic; a museum component is welcomed but it is categorically not a museum. Chinatown should be a vibrant community that welcomes everyone: mainstream, other ethnic minorities and Chinese-descents alike. Chinatown welcomes investments: be they residential properties, retail and wholesale storefronts, professional services or clerical offices. There are sufficient properties within Chinatown that are protected by heritage preservation bylaws to ensure the unique characteristics of Chinatown are being properly upheld and maintained. There are also numerous attractions to ensure that tourists can and will feel Chinatown's distinctive ambience. We have arrived at a watershed with a proposal that will epitomize the dawn of the new Vancouver Chinatown; that Chinatown finally has a facility that offers marketable housing for everyone regardless of race, age and income; that offers senior housing; that offers facilities for community usage; that offers business opportunities via retail storefronts. These are all paramount to ensure the proper sustainability and the future of Vancouver Chinatown. The alternatives would be the status quo of a barren land for over forty years and counting; or a lower-height building that offers no additional benefits to the community other than providing residential quarters. As someone who was raised and educated locally and had just about seen and experienced it all from this community in the past four decades, I urge your Worship and the Councillors of the City of Vancouver to make the definitive decision: grant this proposal and start a new glorious chapter for our Vancouver Chinatown.

I am, of course, available for questions and discussions if you deem necessary.

Thank you very much for your kind attention and consideration.

Sincerely

s.22(1) Personal and Confidential

Albert Fok

s.22(1) Personal and Confidential

尊敬的市長，尊敬的各位市議員，大家好！

我的姓名叫做伍玉群，住在溫哥華45年。溫哥華地方少，可以話寸金尺土，人口越來越多，我為了「振興華埠」，我支持105號奇化士興建12層大廈的，因為二樓設有25戶中低收入養老人去住，另設有專用活動空間，樓下設有長者康樂活動中心，例如：曲藝、健康舞、功夫等等。若大廈落成後，每日有數百人來來往往，一定會帶旺華埠各行各業的生意。

土地、時間就是金錢，我希望大家不要浪費時間。請大家都要支持105號奇化士大廈早日落成，早日「振興華埠」啦！好了，我恭祝大家身體健康、萬事勝意！
多謝！多謝！

溫哥華市民

伍玉群 上

2017年5月23日

Cody Medjuck

s.22(1) Personal and
Confidential

Re: Letter of Support for 105 Keefer

Dear Honorable Mayor & Council,

I'm writing today to show my support for the public hearing for the new building at 105 Keefer st.

I have been a resident of Vancouver since 2012 and currently live 2 blocks away from the proposed site. The neighborhood around Chinatown has many great shops, restaurants, history and culture. I'm looking forward to more housing options in the area and future growth of the Chinatown community.

I believe that the future development of 105 Keefer site will be a positive addition to the City of Vancouver, the Chinatown neighbourhood and all it's current and future residents.

3rd Floor, City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

Maple Leaf Multicultural Art Group
Richmond Branch

To Whom it May Concern

RE: Seniors Cultural Centre at Keefer 105, Vancouver Chinatown

Our group, the Maple Leaf Multicultural Art Group is writing to support the development at 105 Keefer Street.

For many years we have wanted to learn and practice traditional Chinese Canadian arts in Chinatown. We have no permanent place to promote our art and because we have to change location and members have to travel so far to get to our practice, we are really suffering as a group.

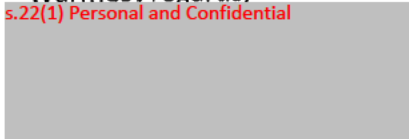
There has been no affordable space in Chinatown until the development at 105 Keefer Street. We are so happy to learn of the Culture and Recreation Centre where we would be able to promote our traditional art form.

The development at 105 Keefer Street should be approved so that many other organizations like ours can benefit.

Thank you for reading our comments.

Warmest regards,

s.22(1) Personal and Confidential



Pui San Zhai,
President

May 23, 2017

Mayor and Council
453 W 12th Avenue
Vancouver, BC V5Y 1V4
Sent via email: publichearing@vancouver.ca

Dear Mayor Robertson and Council,

Re: 105 Keefer Street and 544 Columbia Street Rezoning

I am writing to express my support for Beedie Development Group's rezoning application for 105 Keefer Street and 544 Columbia Street for the following reasons:

- 25 senior social housing units. The community is in dire need of social housing units for an aging demographic in Chinatown. This will allow seniors living in Chinatown to age in place. This also supports the City's Housing and Homelessness Strategy.
- The provision of a dedicated senior's cultural space reflects the needs of the community.
- The building's architecture, passageways, and courtyard celebrate the rich history of the neighbourhood.
- The proposal is on an empty and under-utilized lot, requires no demolition of existing housing or heritage buildings, and will add an additional 106 units (approximately 200 new residents) to the neighbourhood.
- The proposal will turn an unsafe corner used by vagrants into a vibrant and bustling streetscape with neighbourhood-size shops. It also highlights the importance of the monument and will encourage cultural gatherings.

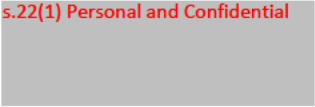
As a side note to the above reasons, I lived in Chinatown (corner of East Georgia and Main Streets) for over a year. I can say without a doubt that this development will help the neighbourhood be a safer and more inclusive place. There is a huge need for this type of social housing in Chinatown. There is a need for new residents to support existing mom and pop-type shops and services. This proposal addresses those needs and much more.

Additionally, the developer has taken a considerable risk and spent years consulting the public and amending their proposal because they genuinely care about the neighbourhoods and communities they build in. This project is the direct result of hard work and collaboration with the community. I sincerely hope Mayor and Council will consider what is best for the neighbourhood as a whole and not listen to the voices of a few individuals who do not speak for the majority of Chinatown.

Thank you for your consideration,

Kara Rothdram

s.22(1) Personal and Confidential



Isfeld, Lori

From: eric szeto s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 2:23 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Fw: 105 Keefer
Attachments: OHCHR_Summary_SG_report_HR_olderpersons2011.doc_1495524628654.pdf; Seniors coalitionfact sheet.pdf

Good evening Mayor Robertson and Councillors

My name is Eric Szeto, I was a member of the advisory committee for Vancouver Arts & Culture Policy Council for years 2012 through 2016. I am also the founder of World United Seniors Promotion Association and coordinator of the Chinatown Seniors Multicultural Arts & Recreation Centre Coalition. It is my pleasure to speak to you this evening on behalf of the Coalition, and our 1,000 plus members.

I have been living in Vancouver for more than 40 years since 1975. My background is a businessman in the mens fashion industry for more than 30 years. I retired in 2007 and serve the Chinatown community since then for more than 10 years, mainly in serving the seniors and arts and culture.

As you likely know, our Coalition will be one of the major users of the 1,200 sf Cultural Centre designed for the ground level at 105 Keefer. We have been looking for space for our seniors and cultural activities for five years. Finally, Beedie has stepped up to the plate to help our seniors when no one else would with 105 Keefer. This space will be highly visible too on Columbia Street, not in some back corner, and will be made available to all groups who need it. In fact, our coalition looks forward to working with other Chinatown groups on the use of this space.

We are all about sticking up for Seniors Human Rights! There is no Senior's-focused Centre in all of downtown. Finally, here at 105 we will have a seniors-focused centre in Chinatown. This space will allow for seniors to have important social interactions, physical activities, educational activities, all of which are important for Seniors health and basic needs!

Today I am here as a seniors advocate and activist and to kindly ask city council to observe the United Nations Principles for Older Persons. Most seniors are vulnerable and need the protection of human right, including: Independence; Participation; Care; Self-fulfillment. This new cultural centre for seniors will help us achieve this for our community.

For over 3 years Beedie has listened to the community and has responded by making changes to the project – including adding in 25 seniors social housing units, the cultural non-profit space, increased set back to Sun Yat-Sen & memorial plaza and more.

Now is the time to approve this project. Our Cultural members cannot wait any longer, nor can our seniors who desperately need the 25 affordable homes

We believe that once the project is built this space will provide a safe and welcoming place not only for the 1,000+ members of our coalition, but younger generations as well! This will not only benefit our coalition, but will help other Chinatown groups who need affordable places to meet and socialize.

We believe this space will be the magnet to bring people back to Chinatown, and help revitalize Chinatown. As an empty old service station, or to just build a 90 foot building with no seniors housing or cultural space offers nothing to the community.

We are doing our part to look after the seniors. Please do your part by approving this proposal so we can continue to look after the seniors.

I have enclosed two attachments.

Eric Szeto

s.22(1) Personal and Confidential

To: Eric Szeto
Sent: Tuesday, May 23, 2017 12:33 AM
Subject: UN Human Right for Seniors

United Nations Principles for Older Persons

Adopted by General Assembly resolution 46/91 of 16 December 1991
The General Assembly ,

Appreciating the contribution that older persons make to their societies,

Recognizing that, in the Charter of the United Nations, the peoples of the United Nations declare, inter alia , their determination to reaffirm faith in fundamental human rights, in the dignity and worth of the human person, in the equal rights of men and women and of nations large and small and to promote social progress and better standards of life in larger freedom,

Noting the elaboration of those rights in the Universal Declaration of Human Rights, the International Covenant on Economic, Social and Cultural Rights and the International Covenant on Civil and Political Rights and other declarations to ensure the application of universal standards to particular groups,

In pursuance of the International Plan of Action on Ageing, adopted by the World Assembly on Ageing and endorsed by the General Assembly in its resolution 37/51 of 3 December 1982,

Appreciating the tremendous diversity in the situation of older persons, not only between countries but within countries and between individuals, which requires a variety of policy responses,

Aware that in all countries, individuals are reaching an advanced age in greater numbers and in better health than ever before,

Aware of the scientific research disproving many stereotypes about inevitable and irreversible declines with age,

Convinced that in a world characterized by an increasing number and proportion of older persons, opportunities must be provided for willing and capable older persons to participate in and contribute to the ongoing activities of society,

Mindful that the strains on family life in both developed and developing countries require support for those providing care to frail older persons,

Bearing in mind the standards already set by the International Plan of Action on Ageing and the conventions, recommendations and resolutions of the International Labour Organization, the World Health Organization and other United Nations entities,

Encourages Governments to incorporate the following principles into their national programmes whenever possible:

Independence

1. Older persons should have access to adequate food, water, shelter, clothing and health care through the provision of income, family and community support and self-help.
2. Older persons should have the opportunity to work or to have access to other income-generating opportunities.
3. Older persons should be able to participate in determining when and at what pace withdrawal from the labour force takes place.
4. Older persons should have access to appropriate educational and training programmes.
5. Older persons should be able to live in environments that are safe and adaptable to personal preferences and changing capacities.
6. Older persons should be able to reside at home for as long as possible.

Participation

7. Older persons should remain integrated in society, participate actively in the formulation and implementation of policies that directly affect their well-being and share their knowledge and skills with younger generations.
8. Older persons should be able to seek and develop opportunities for service to the community and to serve as volunteers in positions appropriate to their interests and capabilities.
9. Older persons should be able to form movements or associations of older persons.

Care

10. Older persons should benefit from family and community care and protection in accordance with each society's system of cultural values.
11. Older persons should have access to health care to help them to maintain or regain the optimum level of physical, mental and emotional well-being and to prevent or delay the onset of illness.
12. Older persons should have access to social and legal services to enhance their autonomy, protection and care.
13. Older persons should be able to utilize appropriate levels of institutional care providing protection, rehabilitation and social and mental stimulation in a humane and secure environment.

14. Older persons should be able to enjoy human rights and fundamental freedoms when residing in any shelter, care or treatment facility, including full respect for their dignity, beliefs, needs and privacy and for the right to make decisions about their care and the quality of their lives.

Self-fulfilment

15. Older persons should be able to pursue opportunities for the full development of their potential.

16. Older persons should have access to the educational, cultural, spiritual and recreational resources of society.

Dignity

17. Older persons should be able to live in dignity and security and be free of exploitation and physical or mental abuse.

18. Older persons should be treated fairly regardless of age, gender, racial or ethnic background, disability or other status, and be valued independently of their economic contribution.

See also

The core international human rights instruments

Universal human rights instruments

Charter of the United Nations

The International Bill of Human Rights

Universal Declaration of Human Rights 1948

Links

Human rights conferences

Human rights bodies

Publications

The 20th Anniversary of the OHCHR

VDPA booklet (20th anniversary edition - PDF)

HUMAN RIGHTS OF OLDER PERSONS

Summary of the Report of the Secretary-General to the General Assembly¹

The world's population is ageing. Almost 700 million people are now over 60. In 2050, for the first time in human history, there will be more persons over 60 than children in the world - more than one in five of the world's population will be aged 60 or older. Women already outnumber men among those aged 60 or older, and are twice as numerous among those aged 80 or over.

A 2011 report to the UN Secretary-General examines the human rights challenges and trends presented by population ageing faster than at any other time in history.

Whilst the report stresses that persons over 60 face diverse challenges depending on their context, nonetheless, there are a number of clearly identifiable challenges which require strategies at the national and global levels. All of these questions should be viewed through a human rights prism, in developed and developing countries alike.

CHALLENGES

- **Discrimination:** Ageism is too often tolerated in societies across the world. Discrimination on the basis of age is often combined with other forms of discrimination, on the grounds of gender, race and ethnicity, religion, disability, health or socio-economic conditions, among others negatively affecting the enjoyment of the full range of human rights of older persons.
- **Poverty:** The single most pressing challenge to the welfare of older persons is poverty, characterized by homelessness, malnutrition, unattended chronic diseases, lack of access to safe drinking water and sanitation, unaffordable medicines and treatments and income insecurity. Despite their own poverty, older persons are often the main providers for the household and the primary caregivers for grandchildren and other family members.
- **Violence and abuse:** Abuse of older persons - physical, emotional and/or sexual - by someone in a position of trust, occurs worldwide. Financial exploitation, too, is not infrequent and goes under-reported, and under-documented.
- **Lack of specific measures and services:** There are not enough resources and facilities to cope with the growing demand, particularly for specialized services such as residential centres, and long term home-care programmes or geriatric services, necessary to guarantee the human rights of older persons.

INTERNATIONAL NORMS AND STANDARDS RELATED TO OLDER PERSONS

The report summarizes existing norms and standards, offers some illustration of how they have been applied and explores remaining gaps. Since 1982, the international community has explored the situation of older persons in a series of international declarations such as the Madrid International Plan of Action on Ageing (endorsed by the General Assembly in 2002) which called for the elimination of age discrimination, neglect, abuse and violence.

International obligations to older persons are implicit in most core human rights treaties, such as the two Covenants, on Economic, Social and Cultural Rights and on Civil and Political Rights, the Convention on the Elimination of All Forms of Discrimination against Women and the Convention on the Rights of Persons with Disabilities. However, explicit references to older persons in binding international human rights instruments are scarce.

Some treaty monitoring mechanisms and special rapporteurs have applied existing norms

¹ The report (A/66/173) is submitted pursuant to the General Assembly resolution 65/182 of December 2010. Approximately 80 written contributions were received for the preparation of this report, from member states, national human rights institutions, United Nations entities and non-governmental organizations, coalitions and other groups.

specifically to the situation of older persons, including in relation to the right to social security, the right to health, equality before the law, and guarantees of an adequate standard of living without discrimination on any ground.

NATIONAL RESPONSES TO SPECIFIC HUMAN RIGHTS ISSUES

The report stresses that older persons are not a homogenous group. The experience of old age varies greatly between men and women and may be very different for someone in their 60's versus another person in his or her 80's. Nonetheless, what is often shared by older persons as a group is the experience of being stereotype, of political disempowerment and economic and social disadvantage. The report offers various examples of measures taken in response to the challenges facing older people and also outlines some of the major gaps in the responses.

Some Governments, particularly in recent years, have begun to address the need to afford special protection to older persons, for example, by recognizing in their constitutions the principle of equality and non-discrimination; by introducing laws and policies that address age-related discrimination in employment, and by reforming pensions to offer broader coverage.

Globally however, the response has been inconsistent. Efforts to protect the rights of older men and women are scattered and insufficient, with a general lack of comprehensive, targeted legal and institutional frameworks.

The report identifies several areas where much work remains to be done:

- Strengthening the international protection regime for the human rights of older persons: In spite of the challenges outlined in this report, there is still no dedicated international protection regime on older persons
- Violence against older persons and women in particular: Closely linked with disempowerment and discrimination, violence often goes unreported and under-documented as older persons are reluctant or unable to report incidents.
- Financial exploitation: Older persons continue to face multiple threats of financial exploitation, including fraud, arbitrary deprivation of their property, theft and expropriation of their land, property and goods.
- Health: Older persons suffer discrimination in health care and tend to be overlooked in health policies, programmes and resource allocation. There are few comprehensive health policies which include prevention, rehabilitation and care of the terminally ill.
- Long-term care: Much remains to be developed in this area. Long-term care is often inadequate, affected by labour shortages and low quality services. The situation is worsened by lack of legal frameworks to monitor human rights violations in long-term care facilities.
- Participation in policymaking and political life: Direct and informed participation of older persons in the design of public policy is central to their integration as right-holders. The report highlights as particularly lacking, mechanisms ensuring participation and accountability.
- Work: A few countries have enacted non-discrimination legislation in employment based on age. The European Council, for example, has approved a directive which requires all Member States to introduce legislation prohibiting discrimination at work based on age. The report notes it will be important to follow up on how the directive is enforced.

➤ The report is available in all UN languages at: <http://www.un.org/Docs/>
(Search by number A/66/173)

➤ For more information on human rights of older persons, visit our web site at:
<http://www.ohchr.org/EN/Issues/OlderPersons>

Chinatown Seniors Cultural & Recreational Coalition

華埠長者文化康樂聯盟

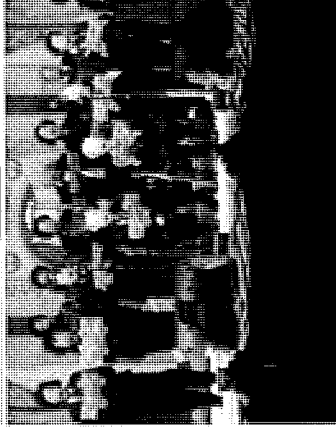
The steering committee of the Chinatown Seniors Culture & Recreation Coalition is excited to be included in the 105 Keefer proposal and finally have a space for our Chinese Canadian senior's community to call home. Upon rezoning and permit approvals, the coalition will sign a lease with Beedie Living to operate the ground level commercial retail unit on the corner of Columbia and the lane. This space will be just over 1,000 sf, and rented at 50% below market rates to the Coalition to run cultural and recreational programs for their membership of over 1,000.

List of Coalition Member Organizations – Updated May 22, 2017:

1. Vancouver Seniors' Singing Club Association
2. World United Seniors Promotion Association
3. Vancouver Alliance of Multicultural Arts Society
4. Evergreen Cantonese Opera Troupe
5. Chinatown Seniors Choir
6. Shanghai Mulan Guan Vancouver Seniors Association
7. Canada Ling Nam Association – Vancouver, Burnaby, Richmond and Coquitlam Branches
8. Maple Leaf Multicultural Art Group
9. Happy Performers Association
10. Happiness Community Performing Group
11. Vancouver Multicultural Society

Seniors in Action!

Our seniors are invited to perform several times a year at a variety of local and international events.



華埠長者文化康樂聯盟的籌備委員會，非常高興它們能夠獲得列入 105 Keefer 項目的建議書內，有機會為華裔中小型社團，建立了一個可以稱為家的地點。這項目的土地重新分區和許可證一旦獲得審批，該聯盟將與 Beedie Living 簽訂租約，在該地盤位於 Columbia 街及小巷街角的地面商業單位設立會址。這個單位面積將稍微超過 1000 平方英尺，並以市場價格的一半出租給聯盟，讓他們 1000 多名會員用作文化及康樂活動。

聯盟會員組織 (2017年5月22日更新)：

1. 溫哥華松柏曲藝敬老會
2. 世界關愛長者聯合會
3. 溫哥華多元文藝術社團聯盟
4. 喜萬年粵劇團
5. 華埠松柏合唱團
6. 上海木蘭拳溫哥華敬老會
7. 加拿大嶺南會; 暨

溫哥華-本拿比分會, 列治文分會, 高貴林分會

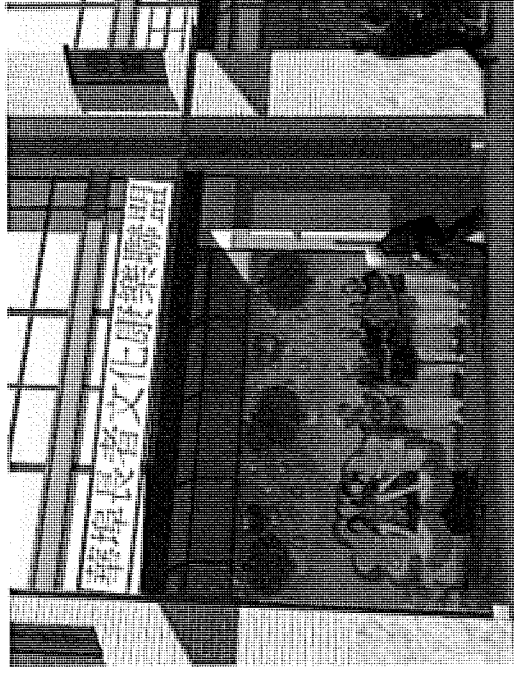
8. 紅葉多元文化藝術團
9. 揚帆歌舞藝術團
10. 楓和文化藝術交流協會
11. 溫哥華多元文化協會

Chinatown Seniors Cultural & Recreational Coalition

華埠長者文化康樂聯盟

"This location is especially important to us as it is in the very heart of Chinatown where the members of our Coalition's 12 plus organizations live, shop, and volunteer. Our resident seniors and small, not-for-profit Chinese senior services and cultural societies are currently leaving Chinatown because of a lack of inclusive, designated seniors spaces. We believe this central location will be the magnet to draw Chinese Canadian culture back to Chinatown."

Eric Szeto, member of the Chinatown Seniors Cultural & Recreational Coalition Steering Committee, representing 12 seniors-focused arts, culture and recreational organizations (with an additional 10-15 potential organizations).



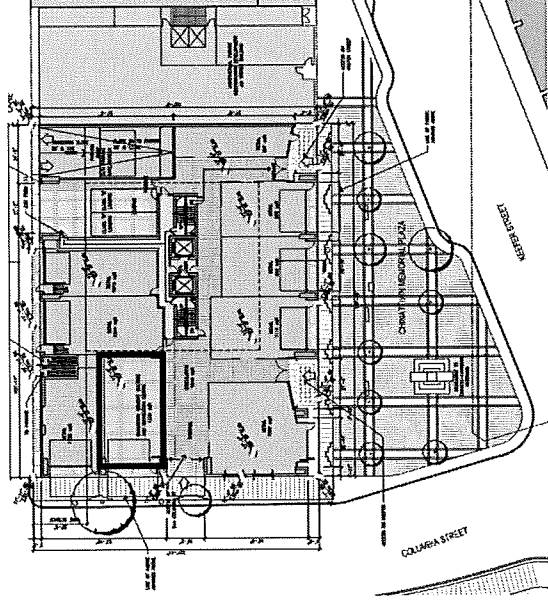
Senior's Cultural Space (Rendering)

The interior space will be custom designed to fit the needs of the Coalition including storage and a kitchenette.

聯盟的籌備委員司徒順說：

這個地點很重要，因為它在華埠的真正核心。我們聯盟超過12個合作團體的大部份會員，正是在這個區居住、購物和參與志願工作。目前華埠居民、服務華人長者的、小型不牟利機構和文化社團，現正搬離華埠，正是因為沒有固定地方可供它們運作。我們相信這個中心，將成為吸引加拿大中華文化重回華埠的磁鐵。

在籌備成立中的華埠長者文化康樂聯盟代表著12個為長者而設的藝術、文化和娛樂組織，另外有10-15個正在洽商加入。



Commercial Retail Unit Site Plan

This ground level, central location will provide a street level presence for the Coalition with direct, interior access to the 25 units of seniors housing above.

Isfeld, Lori

From: Kyle Dionne-Clark
Sent: Wednesday, May 24, 2017 10:54 AM
To: Public Hearing
Subject: In Support of 105 Keefer Street and 544 Columbia Street Rezoning Application

Mr. Mayor,

I live in the neighborhood under consideration at [REDACTED] My girlfriend and I moved to the area because of the high-quality Chinese food, access to groceries and a pleasant commute to our jobs. I'm a management consultant and she's a medical professional.

As a neighborhood resident, I am supportive of rezoning application. The senior-oriented social housing will help keep seniors in neighborhoods to which they have a deep, meaningful, and positive history with. The market housing will assist the neighborhood's revitalization. Additional non-senior social housing will impede it.

I question the motives of our MP, Jenny Kwan, in her opposition to the rezoning. Given her history of abusing social housing resources for personal benefit, I feel her advocacy for the needs of the homeless to be brazenly hypocritical.

Thank you,
Kyle Dionne-Clark

Isfeld, Lori

From: Jay Wu s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 6:10 PM
To: Public Hearing
Subject: Public Hearing - 105 Keefer Street and 544 Columbia Street

To the Mayor and City Council members,

I am a Chinese/Mongolian/Canadian born in the Philippines. My family immigrated from the Philippines to Vancouver in 1988. I grew up in Chinatown, Manila and I can vaguely remember what it was like growing up there but I can see the similarities. I met my lovely wife in Vancouver, she was born and raised here and we have a beautiful daughter together. Due to the logistics of our jobs and only owning one car, we decided to make downtown Vancouver our home and have been living in the stadium district for over 6 years now. As a husband, a father and a small business owner, I am FOR the 105 Keefer Street and 544 Columbia Street changes. I believe that these changes will help the area in terms of neighbourhood safety as well as provide new jobs and new homes.

I remember Chinatown being a place for cheap food, cheap trinkets and night markets, it was quite a vibrant community. What comes in to people's mind when people mention "Chinatown" now? It's dirty, old and a place for drug addicts. My wife and 3 year old daughter frequents T&T market, Tinseltown mall and New Town Bakery when I'm at work. I had a recent day off and decided to come along and was shocked on what she had to go through. We were yelled profanities at by people because we didn't carry any change, not once but twice on the same day, we had our daughter with us at the time. I didn't expect it but my wife says that it happens quite frequently. She weighs about 100 lbs and has to protect a 3 year old when she goes for a walk around the neighbourhood? I basically told her to avoid Chinatown all together. What will it do to small businesses around the area if people are afraid of walking around in this area? I've been to quite a few Chinatowns, it all looks abandoned and locals always tell us it's better to avoid it, do we want this happening to ours?

I am grateful that there is some development in the area, there is a new school that my daughter will be going to in a couple of years and the playground is scheduled to be renewed. However, we can't just stop there, the school and playground is right next to Andy Livingstone Park, where I've seen discarded needles, adding more disposable boxes isn't the solution. Developing the area will definitely help and the proposed changes for 105 Keefer Street and 544 Columbia Street would be a step in the right direction. Thank you for your time.

Jay Wu
President
PRECISIONWERKZ INC.
Architectural Woodwork & Cabinetry

s.22(1) Personal and Confidential



Please consider the environment before printing this email.

Isfeld, Lori

From: Zeng, Yan
Sent: Tuesday, May 23, 2017 5:40 PM
To: Public Hearing
Subject: FW: support for 105 Keefer street development

From: kel coulson s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 4:54 PM
To: Zeng, Yan
Subject: Fwd: support for 105 Keefer street development

Good evening-

I didn't receive a reply back from publichearing@vancouver.ca so I'm forwarding my email of support regarding 105 Keefer directly to the planner listed on the file. Best of luck with your public hearing tonight and finally moving forward with this project.

Cheers,

Kel

----- Forwarded message -----
From: kel coulson s.22(1) Personal and Confidential
Date: Tue, May 16, 2017 at 12:50 PM
Subject: support for 105 Keefer street development
To: publichearing@vancouver.ca

Good afternoon-

I would like to submit my written support for the development project at 105 Keefer in Chinatown. As a resident of Gastown I am looking forward to seeing this and other developments proceed to continue to improve and diversify the area.

My understanding is that there is a vocal minority protesting against this development. I'm sending this email in my support of the project and as a counterbalance to the special interest groups that are becoming a vocal majority at these public hearings. Unfortunately I am unable to attend the event in person because of work conflicts.

If there is a more appropriate email to direct my support of this project please let me know.

Sincerely,

Kel Coulson, M.A.S.c. P.Eng

s.22(1) Personal and Confidential

Isfeld, Lori

From: Cecil Fung s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 4:36 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street

Dear Mayor and Council,

As President of the Chinese Freemasons of Vancouver, I am writing you to express our non-opposition to the development at 105 Keefer Street, in its current configuration. We believe such a development will bring more foot traffic to the community, foster new businesses and support current ones.

Sincerely,

Cecil Fung
President
Chinese Freemasons of Vancouver.

s.22(1) Personal and Confidential



Isfeld, Lori

From: Sonja Bakgaard s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 4:34 PM
To: Public Hearing; tomayorandcouncil@vancouver.ca
Subject: Support 105 Keefer Street

Dear Mayor and Council,

I am writing to show my support to the rezoning application for 105 Keefer Street and 544 Columbia Street.

As a local resident and Vancouver native, Chinatown has always been a community that has had a special place in my heart. My memories of the neighbourhood extend back to my childhood, I would have class trip to the Chinese Cultural Centre and attend Chinese New Year parades to cheer for the dragons. Now, as an adult, I spend much of my time at the local restaurants, such as The Keefer, Mamie Taylor and The Union. Although these are modern establishments, they do not take away from the culture of the area. I still spend the weekends strolling the small shops buying products from the vendors. If anything, these additions have breathed new life into Chinatown.

These leads me to my point of the proposed development at 105 Keefer Street, although the locals may think that the project will have a negative effect on the community and culture, I believe it will do the opposite. Much like the restaurants I had mentioned earlier have. After taking a closer look at the proposal, it is clear that Beedie's is committed to community. There will be small shops to fit in with surrounding vendors, sight lines from Dr. Sun Yat-Sen Garden, three stories of residential (which will keep the community bustling) but most importantly to me, the inclusion of 25 low to moderate income seniors housing units. My mother was a nurse in a seniors nursing home, where I spend much of my time conversing and sometimes even entertaining the seniors. I think it is wonderful that Beedie has listened to the community's needs and has proposed the addition of a Seniors cultural space. To me, all of these benefits far outweigh the negatives.

I appreciate you taking the time to read my letter, I would like to reiterate that I am in 100% percent support of going forward with this development. I would hope that the Mayor and Council see this project as a benefit at the upcoming public hearing.

Thank you,

Sonja

Isfeld, Lori

From: R M - s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 4:27 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Rezoning - 105 Keefer

Dear Mayor and Councillors,

As a City of Vancouver Taxpayer I'm writing to respectfully share my views on the proposed rezoning application submitted by Merrick Architecture, on behalf of Beedie for 105 Keefer Street and 544 Columbia Street.

I would like to voice my full support for this proposed project as I believe it will have positive benefits for the neighbourhood, community and City.

As you are extremely aware, Vancouver is facing a serious housing supply shortage, and one indisputable solution to address this problem is to increase the supply. It also happens that the proposed project is currently the site of an underutilized parking lot and is a well-situated location for increased residential and commercial uses.

Since it's initial application in 2014, the proposal has been revised several times based on the extensive community engagement. Today, the proposal now includes 25 units of seniors social housing, a seniors amenity space, a cultural space, smaller CRU's and 106 units of market residential. The building design has been further refined with increased set backs, an overall decrease in bulk and massing, an internal courtyard, and passageways through the building.

The proposal seeks to increase the allowable height on the site from 90 ft. to 118 ft. under the HA-1A policy, which was specifically put in place to encourage higher building heights to stimulate growth and contribute to the overall economic revitalization and residential intensification of Chinatown.

It is very clear that Beedie has gone above and beyond to address the concerns of the community and has come up with a proposal that will fit into, and complement, the Chinatown neighbourhood.

While I completely understand that some in the community continue to express their concerns about the proposal, I believe that after years of public and community engagement and project refinement, it is time to move forward with this neighbourhood building project as proposed.

I hope that you consider that this proposal not only meets City policy but exceeds it. I urge you to approve of this project as proposed without further delay.

Thank you for the opportunity to provide my input.

Best regards,

Rob MacKay-Dunn

s.22(1) Personal and
Confidential

Isfeld, Lori

From: Brandon Price s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 4:21 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Proposal - Vancouver, BC - Chinatown

To whom it may concern,

I write in support of Beedie's project in Chinatown. For years I've worked in the neighbourhood at the and I've come to realize the many different great cultural aspects of Chinatown.

Right now the site is a parking lot with a fair bit of eyesore activity that takes place... I'm happy to see the city approve the changes on Main/Keefer as the curb appeal is a lot more appealing and drawing a more positive demographic to the neighbourhood.

It's great to see people sitting outside of Starbucks enjoying their coffees I hope the same will happen at the 105 keefer site proposed by Beedie Development.

I also believe the curb appeal for this particular project is far more important than main and Keefer... Every opportunity to improve the current neighborhood is very important.

I'm fully behind this proposal and hope that it can be approved in a reasonable amount a time.

Thank you in advance for your attention to this matter.

Best Regards,
Brandon Price

Isfeld, Lori

From: Angela Aydon
Sent: Tuesday, May 23, 2017 4:19 PM
To: Public Hearing
Subject: Rezoning Application for 105 Keefer St

s.22(1) Personal and Confidential

Hello,

I live in Chinatown and do walk by the empty lot on the corner of Keefer and Columbia often. I would like to see the proposed building be built for many reasons but the first is to bring some new life to the area and improve the streetscape.

Chinatown is a lovely place to live with history and various small businesses/restaurants but there is limited availability (especially for new-build apartments). I had a hard time finding a place to live in the area. Given that it is not a high rise and that there has been attention given to ensuring there is senior housing, I am not sure what would be the problem in turning an unused, un-kept lot into a place people can call home.

Thank you,

Angela

s.22(1) Personal and Confidential

Isfeld, Lori

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 3:46 PM
To: Public Hearing
Subject: FW: Letter of Support - 105 Columbia Street (at Columbia)

From: Andy Seto s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 3:35 PM
To: Mayor and Council Correspondence
Subject: Letter of Support - 105 Columbia Street (at Columbia)

To: The Honourable Mayor and Council

Please accept this email as my support for the project by Beedie Development for 105 Keefer (at Columbia).

I've been following this project for several years now and had hoped to buy into this community that i was born and grew up in (born and lived on the 800 block E. Georgia Street). To my disappointment, I still see an empty parking lot there, when potentially this could have already been home to growing families, first time home owners and seniors. With all the opposition and delays for approval, the project and site continue to sit idle.

I am now working in this community, only a few blocks away from the site. I would love to see a new building there to help continue to provide housing for the city and community. I would love to be able to come back to this community where i grew up and support it both as a resident community member and to the economy of this neighborhood.

I hope that Mayor and Council will not only give their their stamp of approval for this project but also endorse this building as a benefit for the community before it's too late. The city needs more homes. The neighborhood needs more residents.

Thank you for your time and consideration.

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Andy Seto

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Isfeld, Lori

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 3:46 PM
To: Public Hearing
Subject: FW: Support for 105 Keefer development in Chinatown

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

From: Peter Kieser s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 11:24 AM
To: Mayor and Council Correspondence
Subject: Support for 105 Keefer development in Chinatown

Hello Mayor & Council,

I fully support the application for development at 105 Keefer. The development will add much needed housing stock to the area, on a lot that presently does not have any utilization on it.

Restricting development in Chinatown will not stop seniors and residents from being displaced. Restricting supply will only lead to higher rents, and fewer units available for prospective people to move into the area.

Help revitalize Chinatown, don't stop development.

Thank you,

Peter Kieser

s.22(1) Personal and Confidential

Isfeld, Lori

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 3:46 PM
To: Public Hearing
Subject: FW: 105 Keefer Street Development

From: Clayton Greenwood s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 11:25 AM
To: Mayor and Council Correspondence
Subject: 105 Keefer Street Development

Hello,

I write to communicate my full support for the application for development at 105 Keefer. The development will add much needed housing stock to the area. It will also bring more young people to the area, and help revitalize what is otherwise a very gloomy area of town.


Restricting development in Chinatown will not stop seniors and residents from being displaced. Restricting supply will only lead to higher rents, and fewer units available for prospective people to move into the area.

Help revitalize Chinatown, don't stop development.

Thank you,

Clayton Greenwood, Legal Counsel

s.22(1) Personal and Confidential



Isfeld, Lori

From: Nikki Laing s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 3:26 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Support for Rezoning Application

Dear Mayor and Council,

I am local resident, and I would like to provide my support to the rezoning application for 105 Keefer Street and 544 Columbia Street.

Chinatown is a community that I have grown up in and would visit with my mother and father during my childhood. It is a community that is near and dear to my heart.

I understand that there are those in the community that believe this development will displace and have a negative impact on the community. However it is developments such as 105 Keefer that have evolved over past several years, listened to the community that will breath life back into Chinatown. The inclusion of 25 low to moderate income seniors housing units with the addition of the seniors cultural space secured at below market rent will add substantial value to the community.

The small retail units are in keeping with the neighbourhood. The consideration of sight lines from Dr. Sun Yat-Sen Garden show Beedie's commitment to developing a proposal for the community. For an additional three storeys of residential, these benefits are a fair trade-off in my opinion.

Thank you for taking the time to read this letter of support. I am in strong support of this proposed development plan and I would encourage Mayor and Council to approve this project at the upcoming public hearing.

Thank you,

Nikki Laing

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Nikki Laing

Isfeld, Lori

From: mlouey308 s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 3:08 PM
To: Public Hearing
Subject: 105 Keefer St & 544 Columbia St

I support the rebuild of Vancouver Chinatown and building of the project at Keefer St & Columbia St.

Thank you
Claudia Louey

s.22(1) Personal and Confidential

Sent from my Samsung Galaxy smartphone.

Isfeld, Lori

From: Shirley Leung s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 2:50 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Comment_ Support the revised rezoning application of 544 Columbia and 105 Keefer Steet

Good day Mayor and Councillors,

Being a long time resident of Vancouver and community stakeholder since 1954, I am fully support the revised application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District.

Thanks You!

Ming Cheng
s.22(1) Personal and Confidential

Isfeld, Lori

From: Shirley Leung s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 2:30 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support the Revised Rezoning application of 105 Keefer Street and 544 Columbia Street

Good day Mayor and City Councillors,

Being a long time resident and community stakeholder of Chinatown for more than 35 years, I am fully support the revised application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District.

In reference to the revised rezoning application, I found that the builder has tried hard to listen and to accommodate the community needs of the community. This project will offer 25 units for the low income seniors, and it will include a "Senior Cultural Activity room". It will really help to offer a valuable needy facility to accommodate the increasing numbers of seniors .

Moreover, this project will also increase the numbers of residents who will contribute to the local business sectors to improve the economics of the city. The newly move-in residents will to use the local community resources/facilities and to participate community events. The outcome will certainly help to enhance the multicultural sharing and promote understandings among the diversity local residents. Ultimately, they will collaborate to build up a healthy and peaceful community.

Therefore, I am supporting this practical rezoning application, and it will certainly enrich the local residents' lives, and this project will help in Chinatown revitalization. I am urged the City Council to approve this wonderful project to meet the current development need of Chinatown.

