

VanRIMS No.: 08-3000-11

May 24, 2017

Dear Mayor Robertson and members of City Council

Re: Rezoning Application for 105 Keefer Street

The Seniors' Advisory Committee is a civic agency appointed by Vancouver City Council to provide advice on matters presently under consideration which affect older adults and their families. The re-zoning application for 105 Keefer Street is of particular interest to the Committee given the serious implications it may have for seniors' housing affordability and liveability in Chinatown.

We have heard and considered a wide variety of opinions on this application, and discussed it at length during our regular June 17, 2016 meeting. While the Committee recognizes the need to increase the availability of different types of housing throughout the city, we remain concerned about the impact that this proposed development will have on housing affordability and overall liveability for seniors in Chinatown.

Our primary concerns are the following:

1. Of the 25 social housing units proposed for the second floor, we are concerned that there are an insufficient number of units designated for very low-income seniors. This is of great concern given the high proportion of seniors in Chinatown living at or below the poverty line and who are at risk of homelessness.
2. Dedicated cultural spaces are critical for fostering social connectedness—a priority concern for our Committee and the Social Planning and Policy. While we welcome the dedicated seniors' cultural space proposed for the ground floor of this development, we are unsure whether it will be affordable for groups that would most benefit from its use.
3. This proposed development represents the beginning of gentrification in Chinatown. While gentrification has its benefits, it also comes with costs. In particular, we are concerned that developments like this will increasingly displace affordable, culturally appropriate amenities for low-income, monolingual seniors, such as Chinese grocery stores and pharmacies.
4. Although commenting on architectural design is not generally within the Committee's purview, we echo the concern that the current proposal remains out of scale with neighbouring buildings and landmarks—both in style and size—and is not adequately sensitive to the historic nature of Chinatown. This threatens the unique character of

SAC 105 keefer letter 25.5.17.docx

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City of Vancouver, City Clerk's Department  
Legislative Operations  
453 West 12th Avenue  
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this nationally designated historic site and diminishes the sense of place and belonging that is so important for the well being of seniors.

As you may recall, Council approved a motion in October 8, 2013 that the City work toward seeking World Health Organization designation as a "Global Age-Friendly City." Among the requirements for seeking this designation, Vancouver must ensure that there is adequate and affordable housing for low-income seniors; that services and amenities are culturally-appropriate; and that seniors feel socially connected and integrated with their communities.

In its current form, this proposed development—and the future developments it will likely inspire— appears to be inconsistent with the characteristics of an age-friendly city. We therefore cannot support the proposal at this time and we recommend that it undergo further revision to address the concerns we have described.

More generally, we recommend that the City consider steps to mitigate the potentially negative impact of gentrification in Chinatown, such as commercial-non-profit partnerships to create culturally-appropriate, multi-use facilities in the area, and preserving the character of Chinatown.

Yours very truly,

Colleen McGuinness,  
Chair, Seniors' Advisory Committee

Yours truly,



Colleen McGuinness, Chair  
Seniors' Advisory Committee

SAC 105 keefer letter 25.5.17.docx

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**Isfeld, Lori**

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**From:** Gabriel Yiu s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 12:21 AM  
**To:** Public Hearing  
**Subject:** 105 Keefer Rezoning Submission

I would like to submit my following commentary to the 105 Keefer Rezoning Application. FYI, my article has been published in Huffington Post and several Chinese media outlets.

Regards,  
Gabriel Yiu

s.22(1) Personal and Confidential



The 105 Keefer Rezoning is All About Profit  
Gabriel Yiu

The rezoning application to increase the height and bulk of the building to be erected on 105 Keefer Street in Chinatown has become a hot issue in the Chinese community.

Not only are the Chinese media reporting it, the two Chinese television stations' weekly current affairs talk shows also are talking about it. It is obvious that the "Lao Qiao" (Chinese Canadians who have settled in Canada for a long time) are concerned. The renowned Chinese Canadian architects, Bing Thom and Joe Wai, both expressed their opposition to the rezoning before they died. Joe was the architect who designed and built many of the Chinatown landmarks. Two days before he passed away, he attended the project's open house while in sickness to oppose the project.

Native-born Chinese youth are passionately defending Chinatown. They came from everywhere. They were organized and contributed in their own way to oppose the rezoning. It is quite moving to see these young people's dedication and deep feelings for Chinatown. They oppose the putting up of a tall tower right beside the Chinese Memorial for the Chinese railway workers and veterans. They see this project's huge impact on Chinatown and are aware of how it relates to Chinese Canadians' history and dignity.

I am a little surprised by the responses of the "Xin Qiao" (Chinese immigrants who landed in the past two decades). When I met with some of their community leaders, they were also eager to participate and help Chinatown. When they're told about the Chinese Cultural Centre's theatre building project, not only did they want to help raise fund to build the venue, they also offered to produce programs for the theatre in Chinatown. One community leader cited the Beijing Palace Museum as example and questioned why the City of Vancouver would allow the putting up of a tall tower beside the Chinese Memorial, this one-of-a-kind memorial in North America.

The developer and his supporters have been finding different means to convince individual community organization leaders to support the rezoning. They said the developer could just build a 90-foot tower there with the existing zoning but then Chinatown would get no benefit. If they're allowed to raise the height to 115 feet and increase the bulk, then Chinatown could benefit by getting 25 social housing units. How generous! What they are not telling us is the real reason for the developer's perseverance to apply for rezoning again and again after being rejected.

The real reason is – profit, and lots of it.

As stated on page 18 of the April 18, 2017 staff report to the council:

"The additional density achieved through the rezoning is approximately equal to the floor space of the social housing in the project. BC Housing has announced funding to purchase the 25 social housing units on the second floor, two vehicle parking stalls and an area for bicycle and scooter parking in Level P1... The City's contribution is the additional density for the social housing."

The 25 social housing units plus the parking spaces are not a gift by the developer. They come from taxpayers' money but the benefit goes to the developer. It's also doubtful that all the 25 units will be truly affordable housing under the City's definition of "social housing".

In Appendix H of the same report, it stated that the total amount of the Proposed Zoning in terms of Other Public Benefits Offered is in fact, zero!

The developer's firm is squeezing the 25 units plus a space called "Senior Private Amenity Space" into the second floor. In return, if its rezoning application is granted by the City Council, it gets an additional 2 storeys. Each storey has 4 units, and they are all super luxury units.

According to the info provided by real estate companies about the 5-storey building beside the site, i.e. 133 Keefer, the list price of its top-floor is a staggering \$4,880,000. The price for the building's lower 3rd floor is \$2,750,950.

The 115 feet rezoned height of 105 Keefer is double that of the Chinese Cultural Centre/Chinese Canadian Military Museum (60 feet) and that of the 100 East Pender New Sun Ah Building (55 feet) in front of it. Try to imagine how much the 8 additional units on the 2 added storeys would be worth. No wonder the developer is so determined to obtain the rezoning. The question is, why would the Council consider granting it?

While the community and neighbourhood residents are voicing their concern about Chinatown's gentrification, developers are seeing a great opportunity to build luxury condos in Chinatown. If the City would allow a tall tower beside the Chinese Memorial, in the interest of profit, other Chinatown buildings would face immense re-development pressure and subsequently be replaced.

In terms of the height of the building, the illustrations that we have been seeing give the impression that the tower is merely a bit taller than the Chinese Memorial. What the nice artistic drawing doesn't show is that the projected 105 Keefer tower is in fact 6 times the height of the Memorial.

City staff report

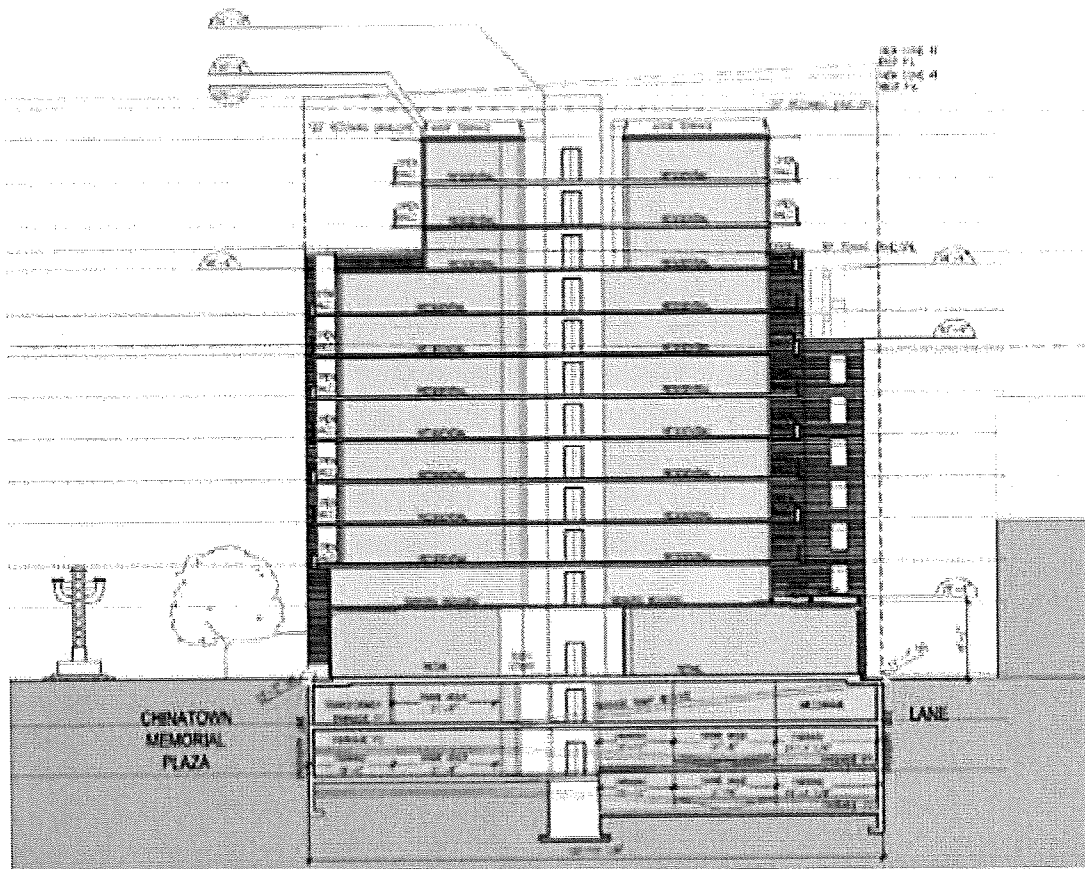
<http://council.vancouver.ca/20170502/documents/p3.pdf>

Real Estate listing of 133 Keefer

[https://www.remax.ca/bc/vancouver-real-estate/na-50-133-keefe-street-na-wp\\_id148174934-1st/](https://www.remax.ca/bc/vancouver-real-estate/na-50-133-keefe-street-na-wp_id148174934-1st/)



**Figure 21: North-South Section**







## Isfeld, Lori

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**From:** Miranda Eng s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 3:12 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 re: 105 Keefer rezoning from nearby Chinatown resident and young Vancouverite

To Vancouver City Council:

I am writing this email because I do not support the 105 Keefer X 544 Columbia St rezoning application. I appreciate this opportunity to share my reasoning with you, and thank you in advance for your sincere consideration.

I am an educated, concerned young Vancouverite who cares about building a healthy and vibrant society. Having a graduate background in business, and extensive experience in government, I can see the intent and opportunity here with the proposed developments. There's no question. BUT - your city council unanimously moved to include Culture as the fourth pillar of sustainability, and moves like this is among the reasons I continue to vote for you and advocate for what you're doing. And now, concerning this rezoning proposal, this is where the rubber meets the road. Please prioritize culture and what it truly means for us.

I was among the lucky millennials who was able to recently purchase a home - it's a few blocks from Chinatown, so I am vested in the Chinatown and the surrounding area for the long-term. My parents and grandparents gave me enough money for a down payment. One of the major reasons that drew me to this house - its proximity to Chinatown. These same grandparents who gave me money for my down payment, enough for Vancouver standards, first immigrated to Vancouver's Chinatown, and my grandparents were entrepreneurs in a small corner store there. Chinatown is part of my family's story, a crucial link to my identity and identity of future generations. Having a dedicated cultural space is key to identity, belonging, community, allowing us as citizens to contribute and thrive in our society to make it better. Do not take this history, this sense of place, this linkage away from me and my family - especially for the sake of profit that is tearing a community apart, not building it up.

I strongly recommend that staff and council does not approve the proposal for the building for the reasons listed below:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- It will economically displace vulnerable seniors in Chinatown.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- 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 density proposed in this project is not reflective of Chinatown.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- The size of the seniors housing units being offered is disheartening.

- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- The memorial statue is meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.


The following uses of the site are more appropriate:

- Affordable housing for seniors
- A neighbourhood community centre
- A space for all ages
- 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.

Yours truly,  
Miranda Eng, MSc

s.22(1) Personal and Confidential

A large grey rectangular box redacting the signature and any text below it.



**Isfeld, Lori**

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**From:** Robyn Jacob s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 2:40 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:** 105 Keefer rezoning proposal

To Mayor and Council:

This email is for the Rezoning application at 105 Keefer. I live very nearby Chinatown. The historic area has special significance to my upbringing. This historic area is very important to me. My Chinese family has a very long history with Chinatown, it being an important legacy to Vancouver (and Canada's) racist and multicultural past

I urge you to reject the proposal because of these reasons:

- I believe that much of Vancouver is built on erasure upon erasure of the past, where the complex and rich history of the city is wiped clean except for small fact tidbits that are easily used to market upscale housing that is not affordable to local residents. This is a major problem, and this development proposal is one more straw on the camel's back.
- 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.
- 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.
- It is too tall at least four times the average building height of surrounding buildings.
- Its mass is out of scale with the neighbourhood.
- Members of the Chinatown Historic Planning Committee voted against this project.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- 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.

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

- More social housing
- A community centre for the neighbourhood
- A plaza
- A space for all ages
- Green space

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

Regards,  
Robyn Jacob

**Isfeld, Lori**

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**From:** Jenn s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 8:30 AM  
**To:** Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** RE: Rezoning at 105 Keefer St

To Vancouver City Council:

This letter is regarding my opposition to the 105 Keefer St and 544 Columbia St application. Chinatown is near where I live. Currently, I work in the neighbourhood. Chinatown is an important part of my Vancouver.

I am opposed to the application for the reasons listed below:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- The ground floor retail businesses will unlikely be affordable to seniors.
- 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.
- The seniors housing units being proposed in this project are not guaranteed.
- 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 significant decrease in family units is not appropriate for Chinatown.

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

- Affordable housing for seniors

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

With regards,  
Jenn McDermid

s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** Erin Peters s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:55 PM  
**To:** Public Hearing  
**Subject:** 105 Keefer rezoning

Hello,

I am writing to speak out against the rezoning application of 105 Keefer street. The Chinatown Concern group has stated that what the community really needs is a building that offers 100% affordable housing for low income Chinese seniors and an intergenerational community space where the community can engage with each other and flourish. Building a new market condo development (and it doesn't really matter that a small percentage of the suites will be for low income residents) is only contributing to the destruction and gentrification of the historic neighbourhood. If we don't want to repeat the racist policies of the 20th Century then please take action now and deny this proposal.

Thank you.  
Erin Peters  
Vancouver BC

## Isfeld, Lori

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**From:** Claire Wood s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:57 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 rezoning proposal

Dear Vancouver City Council,

I am writing to you regarding my non-support for the 105 Keefer X 544 Columbia St rezoning application. I live in the downtown east side and Chinatown is my main service hub. I grew up in Vancouver going to Chinatown as a child.

I am concerned about the proposal for the building 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.
  - Low-income residents, especially seniors, will be priced out of Chinatown.
  - It will price out affordable local businesses.
  - The Keefer Triangle is a culturally significant site that should not be used for condos.
  - WAY TOO TALL!! The height is greater than the average building next to it.
  - 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 size of the seniors housing units being offered is disheartening.
  - 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.
- Aside from the reasons above, this project is also representative of the type of development that is transforming Vancouver from a vibrant, optimistic, forward-looking, not-yet-finished city to one that is beautiful, sparkling and completely devoid of substance. These too-tall mid-rise glass buildings create a disorienting sameness, working against a sense of place. Columbia and Keefer, a gateway to one of the very few gritty, diverse and culturally significant neighbourhoods in the city is the LEAST appropriate location for this development. Most of Olympic village/ Cambie street, W4th ave, 6th ave, Canada line corridor etc. etc all have developments indistinguishable with this one. While density is admittedly desirable, tall building kill street life and create anonymity, displacing the authentic culture that was built slowly over 100 years and replacing it with placeless, shiny, prohibitively expensive city fabric that reeks of real estate speculation and global money. Stop replacing residents with dollars. Please.

in place of this any of the following would be more appropriate:


- low-rise (actually) affordable housing or social housing
- smaller blocks of land, individually developed
- public space
- cultural/ arts spaces for emerging artists and craftspeople, especially when relevant to chinatown's history

I whole heartedly oppose this proposal and council members should too.

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

Sincerely yours,  
Claire Wood

s.22(1) Personal and Confidential





**Isfeld, Lori**

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**From:** Frances Raftis s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 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:** 105 Keefer St. rezoning application

To city council:

I'm writing because I don't support the 105 Keefer St and 544 Columbia St application. Chinatown is an important part of my Vancouver. Vancouver

You should not approve the proposed rezoning 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 displace low income residents economically.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The number of seniors housing units being offered is dismal.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.
- The paucity of housing that is genuinely affordable is a huge issue for Vancouver. This proposal is a step in the wrong direction. People who have spent most of their lives in a neighborhood should not be squeezed out when they're seniors.

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

- Affordable housing for seniors
- Community centre
- All ages community facility

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

Sincerely yours,  
Frances Raftis

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Sam Bradd s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 12:02 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 - opposed

Mayor and Council:

I have concerns about the Rezoning proposal for 105 Keefer St. As a child, Chinatown was a big part of my life. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown is a vibrant community, and I care deeply about the impact this development will have on many low income seniors. A family friend had their business in Chinatown for 3 generations, and when it closed, it was also a sign of the times changing too quickly- coffee shops and condos became its neighbours instead of services that support local residents. This proposed development will speed up gentrification and push up rents in the whole area. It's unnecessary. We need social housing in this area instead.

I urge you to not approve the development proposed for the reasons below.

- It will price low-income local out of the neighbourhood.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.

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

- Affordable housing for seniors
- Buildings that are narrower that reflect the character of Chinatown

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

Yours truly,  
Sam Brads

s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** Spara Fucile s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:36 PM  
**To:** Public Hearing  
**Subject:** 105 Keefer rezoning

Public Hearing members,

I have a speakers number (79) but because I work tonight I will not be able to make it.

I am opposed to the project.

I was present Tuesday and heard all the reasons invoked for not authorizing this development, so i will not add to those reasons which I approve.

But i will add one that, to my BIG surprise was never mentioned: architecture.

How ca a project like the one I have seen be accepted in such a unique historic site ? It has NOTHING of our Chinatown look and feel.

And I am not talking about size (height and massiveness), I'm talking about Style, Architectural Style !!!!

Please, please, don't let the most beautiful Chinatown in North America being defigured by a modern building which style doesn't recognize nor enhance the unique style of our Chinatown !!!

Frantz De Rycke  
Vancouverite since 2010.

**Isfeld, Lori**

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**From:** Celina Kurz s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:27 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

Vancouver City Council,

This letter is regarding my opposition to 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 am concerned about the rezoning 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.
- 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 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.
- Members of the Chinatown Historic Planning Committee voted against this project.
- There is insufficient seniors housing.
- 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.
- 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:

- Significantly more social housing
- A community centre for the neighbourhood
- An intergeneration space

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

Yours truly,  
Celina Kurz

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Esther Yeoh s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:27 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:** 105 Keefer St. rezoning application

Dear city council

This is my non-support letter for the Rezoning application at 105 Keefer and 544 Columbia St. I care about the historic area. Visiting and shopping in Chinatown is an experience

You should not approve the building 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.
- 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.
- Approval of this project signals that the City does not value our historic neighbourhood.

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

- More social housing

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

Your sincerely,  
Esther Yeoh

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Angeli dela Rosa s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:18 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

To city council:

I have concerns about the 105 Keefer St and 544 Columbia St rezoning proposal. I worked in Chinatown for two years from 2009-2011, and continued to work closely with community groups and members for the two years after. I consider it a privilege to be connected to such a vibrant, historic, and lively neighbourhood.

You should not approve the proposal for many reasons including the following:

- Taxpayers should not be funding the developer'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.
- The ground floor retail businesses will be affordable to low-income residents/seniors.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- Approving this project will set a precedent for future projects.

Over the last 3-5 years, I have seen the physical character of the neighbourhood change due to increased development. I see lots of new faces in the streets and shops. HOWEVER, I am truly worried that the people we AREN'T seeing - our vulnerable seniors, our lower-income residents who have lived in Chinatown for a long time - have already been displaced, and will continue to be pushed out by inappropriately-scaled developments like those proposed. I believe the sites at 105 Keefer/544 Columbia will endanger the welfare of many current residents. We must do better.

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

- Significantly more social housing. Enough to make a difference, and not a bare minimum.
- A place for everyone of all ages and groups.
- Narrower buildings that respect the saw-tooth nature of the historic area.

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

Respectfully,  
Angeli dela Rosa

s.22(1) Personal and Confidential



**Isfeld, Lori**

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**From:** Samantha Nock s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:18 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 Vancouver City Council,

This email is concerning the Rezoning proposal for 105 Keefer and 544 Columbia. Chinatown is very close by to where I currently live. Currently, I work in the neighbourhood. Chinatown is a special part of my Vancouver.

You should not approve the proposal because of these reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- 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.
- Its mass is out of scale with the neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Planning Committee.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private 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
- Centre for the community
- A community plaza
- An intergeneration space

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

Regards,  
Samantha Nock

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** sarah green  
**Sent:** Thursday, May 25, 2017 1:01 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 Mayor and Council,

I am writing this email to express my concerns about the Rezoning proposal for 105 Keefer and 544 Columbia. I live very nearby Chinatown. I grew up going to Chinatown as a kid. This historic area is very important to me. Growing up in east Vancouver, Chinatown was something that made me proud of my city-something that set us apart and gave homage to a community that helped build Canada. Even though I would visit frequently, it was always exciting.

Staff should not recommend the application 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.
- It will price low-income local out of the neighbourhood.
- 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.
- It is too tall at least four times the average building height of surrounding buildings.
- Its mass is out of scale with the 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.
- 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.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.
- I am extremely concerned that seniors will be priced out and be forced to leave.
- We should be going in the opposite direction-maybe apply for unesco heritage status.

The following uses of the site are more appropriate:

- More social housing
- A neighbourhood community centre
- A plaza for the community
- A space for all ages
- A green space
- Fine-grain buildings that are broken up on the lot

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

Your sincerely,  
Sarah Green

s.22(1) Personal and Confidential

## Isfeld, Lori

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**From:** Dan On s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 12:57 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

To Vancouver City Council:

This is my non-support letter for the 105 Keefer St and 544 Columbia St rezoning proposal. I live very nearby Chinatown. Growing up, Chinatown played a large part in childhood. Living in Vancouver with a Chinatown is a great part of my experience. I grew up in Chinatown. I took mandarin lessons and art classes in the neighbourhood. Every Sunday, my family would go there for family lunches and dinners. It is an important site for me and my family.

Council and staff should not approve the building proposed for 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- It is too tall at least four times the average building height of surrounding buildings.
- It is more massive and dense than all the buildings next to it.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The size of the seniors housing units being offered is disheartening.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The reduction in family units is regrettable.
- I am very much against the displacement of Chinese seniors and other low income families that live in the area. The building will not only displace people but will ruin the other aspects of the neighbourhood such as the Dr Sun Yat Sen Garden and the memorial plaza.

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
- A plaza for the public
- A place for everyone from all ages and groups
- A park
- Buildings that are narrower that reflect the character of Chinatown
- Social housing is imperative considering the rising costs of housing in Vancouver.

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

Dan On

**Isfeld, Lori**

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**From:** Bruce Triggs telus s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 12:28 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 am writing to oppose the latest Rezoning prosoal for 105 Keefer and 544 Columbia. I live one block from Chinatown.

I am very concerned about the rezoning application because the 105 Keefer development is driven by speculation, not community benefit. If it goes through, the rest of Chinatown will likely become unaffordable, just as the rest of the city has.

The proposed retail businesses will unlikely be out of reach seniors or most current residents. Other affordable small businesses will then be priced out due to rising rents and taxes. This process starves the existing neighbourhood economy and puts further strain on existing residents.

I pay \$600/month to live in the well-managed Four Sisters housing Co-op. This is remarkable in the city now, but a reasonable amount if speculative profits are not part of the cost. If government had focused on long-term affordable housing for the last twenty years instead of real-estate profiteering, more people could afford to live here. This development is part of determining the future for the city. Will Chinatown be sacrificed, or will this decision be an example of how to do things better?

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

Sincerely yours,

Bruce Triggs

s.22(1) Personal and Confidential

**Isfeld, Lori**

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s.22(1) Personal and Confidential

**From:** Maija Tiesmaki  
**Sent:** Thursday, May 25, 2017 12:07 PM  
**To:** Public Hearing  
**Subject:** opposition to 105 Keefer Street rezoning application

Good afternoon,

I'm writing in **opposition** to the rezoning application for 105 Keefer Street.

This development highlights the City of Vancouver's troubling new definition of "social housing" which introduces perverse incentives for developers to build what are essentially market rate projects - while enjoying lax development rules and taxpayer subsidies.

105 Keefer street is an extreme example of the lengths the City of Vancouver appears willing to go to accommodate developers at the expense of those who call Chinatown home. The neighbourhood has seen virtually unrestrained development in the last 5 years that have contributed to the displacement of businesses, residents and cultural spaces in Chinatown. This project will only serve to further endanger the future of Chinatown and its residents - as we see in other jurisdictions: <http://www.npr.org/sections/codeswitch/2017/03/15/515792846/chinatowns-across-the-country-face-off-with-gentrification>

Chinatown is a unique historic, cultural and social space within our City and home to low-income Elders and families with strong roots in the area. The City of Vancouver has a duty to ensure that zoning and development in Chinatown is thoughtful and appropriate to the needs of the community.

**I strongly urge Mayor and Council to exercise leadership and reject the rezoning application for this development.**

Sincerely,

Maija Tiesmaki  
Vancouver, BC



**Isfeld, Lori**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 12:06 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 as a concerned citizen about the Rezoning application at 105 Keefer St. Living in Vancouver with a Chinatown is a great part of my experience.

Staff should not recommend the building proposed for the reasons listed below:

- It will displace low income residents economically.
- 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 height is greater than the average building next to it.
- The building proposed is out of scale with immediate surroundings.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- The seniors housing being offered in this project is discouraging.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- Centre for the community
- All ages community facility

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

Your sincerely,  
Ainsley Willcox

s.22(1) Personal and Confidential

Sent from my iPhone



**Isfeld, Lori**

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**From:** Karina! s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 12:02 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

To Vancouver City Council:

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St rezoning proposal. I grew up in Chinatown. Chinatown is an important part of my Vancouver. Its the place I go to seeing my heritage. My parents used to take me and my sister there everyday, and I remember 15 years ago our chinese heritage was visible in the area, today, I see plenty of non-chinese cafes and shops that are defeating the purpose of chinatown. My parents loved china town for the asian bakeries and restaurants but its a different situation now. The more we rezone areas like 105 keefer chinese children will soon have nowhere to look to understand their heritage, and chinese canadians will become merely canadian. As mutliculturalism is important to Canadians, we should continue to preserve our historic chinatown, especiallu for the young chinese canadians

I don't support the development 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.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- 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.
- The mass of this building is too large and unfit for the area.
- The Chinatown Historic Area Plann 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 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.

The following uses of the site are more appropriate:

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

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

Sincerely yours,  
Karina Lo

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Judy McGuire s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 11:52 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,

This letter is regarding my opposition to the Rezoning proposal for 105 Keefer and 544 Columbia. I have worked in the Downtown Eastside/Strathcona area for 25 years, becoming very familiar with the cultural gem that is Vancouver's Chinatown. It is a wonderful, affordable community. A key part of Vancouver's heritage and a vibrant tourist attraction, it must be preserved.

I urge you to reject the proposal for the building because of 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.
- It will price low-income local residents out of the neighbourhood.
- 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 of this building is too tall relative to the surrounding historic buildings .
- The density proposed in this project does not fit the character of Chinatown.
- Members of the Chinatown Historic Planning Committee voted against this project.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- 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:

- A plaza for the public
- A place for everyone from all ages and groups
- More green space
- Buildings that are narrower that reflect the character of Chinatown

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

Judy McGuire

**Isfeld, Lori**

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**From:** marita mw s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 7:01 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 St rezoning application

Dear city council

I am writing this email to express my concerns about the 105 Keefer St and 544 Columbia St rezoning proposal. I previously lived in the Chinatown neighbourhood. Chinatown is near where I live. I currently work nearby the proposed development. Growing up, Chinatown played a large part in childhood. I care a lot about the neighbourhood. One of the most important places in our city. It is cruel and disrespectful to not honour, preserve and actively care for Chinatown.

You should not approve the building proposed 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.
- 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 .
- There is insufficient seniors housing.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.

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

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

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

With regards,  
Marita Michaelis

s.22(1) Personal and Confidential

Isfeld, Lori

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**From:** S. Ma s.22(1) Personal and Confidential  
**Sent:** Thursday, May 25, 2017 1:12 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  
**Subject:** OPPOSING Keefer 105 Rezoning Application

LETTER FROM Daniel Coates, MS, PhD, FWAAS, initiated and managed the first national urban study in Canada as Top Advisor (1968-1973) to the late Hon. Robert Andras, Minister for Housing, Minister of State for Urban Affairs (1969-1971) and other senior Portfolios, in the Government of the Right Hon. Pierre E. Trudeau. Coates also served as Former Deputy Minister level top senior policy advisor to Prime Minister John N. Turner, also served Prime Minister Brian Mulroney and Prime Minister Campbell's senior Minister, the Hon. Bernard Valcourt, and managed the Hon. Jim Flaherty's Payments Task Force stakeholder engagement process, 2010-2011 with his colleagues who led the engagement process (see: Pat Meredith, et al, CATALYTIC GOVERNANCE, ... U of Toronto Press, 2016).

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Dear Mayor Robertson and Members of Council, City of Vancouver,

Chinatown, a City of Vancouver treasure, in fact a national treasure of major importance for all Canadians, is today again under grave threat, as it was in 1969 when Bob Andras and I stopped the devastation that was planned with the imminent local launch of the urban renewal program in Strathcona.

In this plea to you and your colleagues on Council, I today speak without hesitation for the late Bob Andras, late of the City of Vancouver, and for myself. (Over five and a half years, as both our fonds at Library & Archives Canada confirms, Bob and I acted as one voice, he was a true leader and I his devoted key advisor.) For it was Bob Andras and I who heard from hundreds of residents in Vancouver in 1969 their cry to protect and preserve North America's most precious Chinatown in Vancouver, to stop in its tracks the planned urban renewal program which would demolish homes throughout the community and allow the City and Province to build a freeway through Chinatown and the demolished community.

When as Minister, Bob, and I toured Vancouver by car and helicopter on the first visit as Minister to the City in 1969, with the then President of CMHC and the federal housing's Regional Director, I recall too well Herb Hignett, CMHC President's comments to us that day in making the case for urban renewal in Strathcona. He stated his view why the bulldozers were essential and the planned highway through the demolished area an urgent priority. Herb had not heard the voice of SPOTA, its leadership and the voice of so many in the community pleading for their community and its protection. Herb noted that many of the homes were shoddy, falling apart, and without any basements, sitting on earth, not deserving of improvements or preservation.

This was the mind set of CMHC at the time. Until Bob Andras, changed the culture of the Corporation, with the appointment of a socially progressive actor, Walter Rudnicki, as Vice President of Policy at CMHC.

Over the next few days in 1969 on that first visit we heard other voices and a very different message. The names I most remember are those of Shirley Chan, the most authentic and powerful voice we heard, that of her mother, Mary, other leaders of SPOTA, and most especially our meetings with a young architect Joe Wai,

whose passion for the community and its unique character and his eloquence, was far more persuasive to us than CMHC officials.

I am saddened that Joe Wai passed away recently and cannot continue his fight for Chinatown and stop high rise development, which is totally out of character with the homes and traditional shops in the community.

Thankfully, in the early years, the Hon. Paul Hellyer with his top advisor Lloyd Axworthy, had temporarily frozen the urban renewal program in the course of their Task Force study. After Hellyer resigned from Pierre Trudeau's Cabinet in 1969 in a dispute with the Prime Minister, as did Lloyd; successor Bob Andras, and I, his sole non CMHC advisor, decided that the urban renewal program in Vancouver was not to be approved. Ultimately, with Cabinet's support, most of the program across the country was permanently stopped.

The threat today is from another high rise development in a most sensitive and precious part of the community. For this community, it is a totally inappropriate development.

I join with many others, including the late Joe Wai, Dr. Shirley Chan, MP Jenny Kwan and other voices, in the same spirit that guided Bob Andras' decision in 1969 to reject pressure from CMHC, Province and City, in opposing the rezoning proposal for the tower at 105 Keefer Street. In every respect, Shirley Chan's comments on the issue and those of Member of Parliament Jenny Kwan, in her statement of May 21, 2017, most thoroughly and comprehensively make the case on why this development should not proceed. And need no repetition here, but my full support.

Having managed the only national urban study in Canada to date, a seminal study over-seen by Harvard trained economist, Dr. Harvey Lithwick, with expert authorities from across Canada and abroad, we know density is essential if cities are not to continue to sprawl over vast areas of the countryside. Cities must grow upwards. Densification is the general rule.

But not at the expense of the most precious cultural communities in our cities such as Chinatown. If we abandon them, we lose our anchor with our heritage and help to destroy what is most precious, cultural diversity and shared memories of our rich past.

Chinatown can be preserved while maintaining its historic scale and character, as Joe Wai so eloquently made the case. Chinatown, unlike most of the City, cannot grow upwards. Please pause and consider most carefully the case put forward so well on why high rise development in Chinatown threatens its survival, as cited here. Please recall the courage of Bob Andras, and earlier leadership of Paul Hellyer and Lloyd Axworthy, who resisted the demands of developers and traditional planners and the Robert Moses' of the day, and hear also the voice of Jane Jacobs, and do the right thing for Chinatown, for Vancouver, for Canada.

Daniel Coates

Ottawa, May 22, 2017



**Isfeld, Lori**

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**From:** Long Xi Vlessing  
**Sent:** Thursday, May 25, 2017 12:38 AM  
**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:** Letter Regarding 105 Keefer

To Mayor and Council:

This is my non-support letter for the Rezoning application at 105 Keefer St. Chinatown was a significant part of my upbringing. This historic area is very important to me.

I urge you to reject the development proposed for the following reasons:

- The ground floor retail businesses will unlikely be affordable to seniors.
- It will price out affordable local businesses.
- This is a critical site in a historic area. It should not be used for market condos.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.

The following uses of the site are more appropriate:

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

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

Sincerely,  
Long Xi Vlessing

s.22(1) Personal and  
Confidential



**Isfeld, Lori**

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**From:** emma brown  
**Sent:** Thursday, May 25, 2017 12:29 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:** Comments for 105 Keefer rezoning

To Vancouver City Council:

I have concerns about the Rezoning proposal for 105 Keefer St. Chinatown is very close by to where I currently live. I grew up in Chinatown. This historic area is very important to me. We love each other, full of so much culture, beautiful scenery

I urge you to not approve the building proposed because of the following:

- The ground floor retail businesses will unlikely be affordable to seniors.
- 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.
- The building proposed is out of scale with immediate surroundings.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- just dont OK

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

- More seniors housing and social housing
- A community plaza
- A space for all ages

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

Emma Brown

s.22(1) Personal and Confidential

Sent from my iPhone

**Isfeld, Lori**

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**From:** seline s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 6:34 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  
**Cc:** Cheng, Paul  
**Subject:** RE: 105 Keefer St rezoning application

Dear Mayor and Council,

I am writing to you as a concerned citizen about the 105 Keefer X 544 Columbia rezoning proposal. Growing up, Chinatown played a large part in my childhood. I care a lot about the neighbourhood. I also previously worked there

Staff should not recommend the proposed rezoning 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- The density proposed in this project does not fit the character of 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.
- Approval of this project signals that the City does not value our historic neighbourhood.
- The number of 3-bedroom units for families proposed is disheartening.
- We do not need more market priced housing in Vancouver. We desperately more affordable housing for the average Canadian.

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
- All ages community facility
- Narrower buildings that respect the saw-tooth nature of the historic area
- Co-housing development

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

Sincerely,

Seline So

s.22(1) Personal and Confidential

**Isfeld, Lori**

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**From:** Chinatown  
**Sent:** Wednesday, May 24, 2017 4:02 PM  
**To:** Mayor and Council Correspondence; Public Hearing  
**Subject:** FW: Chinatown revitalization plan and 105 Keefer Street

Hello,

This email was sent to the Chinatown@vancouver.ca email address but it's also addressed to Mayor and Council, hence I'm forwarding this email for your record.

Thanks,

Helen

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

**From:** Judy s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 3:00 PM  
**To:** Chinatown  
**Subject:** Re: Chinatown revitalization plan and 105 Keefer Street

Dear Mayor Robertson, council members and planning staff:

I have been watching the ongoing planning and public engagement around the revitalization of Vancouver's Chinatown district with a sense of growing alarm. While we say we have a desire to maintain this nationally recognized area for historical, cultural and humanitarian reasons, council still seems to be tone deaf where development 'necessitates' displacement of a long time established population.

Please, let us not follow the 'Burnaby Model'!

Tonight you will be debating the development plan for 105 Keefer Street, a 12 storey, luxury condo building at Keefer Street and Columbia. While the plan does include 25 units of social housing, only eight of those will be available to those with the lowest incomes.

A development must make a neighbourhood 'better' in some way, and certainly not just for the lucky few who buy into it. This comes not just through design and scale that impacts the visual sense of a place within this historical precinct (and on that account alone, 105 Keefer still leaves much to be desired), but also in how it interacts with established, long time local residents and how it successfully integrates itself into the community. A luxury condo development, in this current iteration--and particularly in this particular neighbourhood--dramatically lowers housing affordability for local area residents, and more importantly, puts a stake in the heart of the very meaning of Chinatown.

If the developers truly want to meet the residents halfway, they, and council, especially need to rethink how 105 Keefer can provide greater benefits to the seniors who call Chinatown 'home' and all who are interested in true 'revitalization' of the area. We must not allow the important lessons of this place to be lost.

Regards,  
Judy Rudin

Sent from my iPad

**Isfeld, Lori**

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**From:** Mayor and Council Correspondence  
**Sent:** Wednesday, May 24, 2017 3:55 PM  
**To:** Public Hearing  
**Subject:** FW: Save Chinatown Heritage - a letter from a neighbour

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**From:** nat Xin s.22(1) Personal and Confidential  
**Sent:** Wednesday, May 24, 2017 3:29 PM  
**To:** Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Save Chinatown Heritage - a letter from a neighbour

Mayor and Council:

This email is concerning the 105 Keefer St and 544 Columbia St application. I live in Chinatown. I spent my childhood going to Chinatown. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown holds a special place in my heart. It was where I was raised, where I would go for walks with my parents and grandparents while admiring the unique community and culture.

I strongly recommend that staff and council does not approve the proposed development because of the reasons below.

- 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.
- Seniors housing offered does not justify the additional height requested.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.
- Will encourage the displacement of Chinese culture and history

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

- A community centre for the neighbourhood
- An extension of the Memorial Plaza
- All ages community facility
- A 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.

Yours truly,  
Natassia Chin

s.22(1) Personal and Confidential



#### Mayor and Council Feedback

Case number: s.22(1) Personal and Confidential

Case created: 2017-05-24, 04:56:00 PM

#### Incident Location

Address: s.22(1) Personal and Confidential

Address2:

Location name:

#### Contact Details

Name: Richard Evans (ps)

Address: ,

Address2:

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

#### Request Details

1. Describe details (who, what, where, when, why):

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.