

Ludwig, Nicole

From: Roy Liu s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 11:03 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

Dear Mayor and Council,

I am writing this email to express my concerns about the Rezoning proposal for 105 Keefer St. I care about the historic area. Chinatown has been a highlight of living in Vancouver. Whenever I'm feeling down I know that going to Chinatown will provide me with a unique experience filled with great food and a wide variety of people.

I do not 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.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.

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

- A park for the community
- Basketball courts

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

Regards,
Roy Liu

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Monday, May 29, 2017 10:33 AM
To: Public Hearing
Subject: FW: Save our Chinatown!

From: Alexandra Greenhill s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 10:00 AM
To: Mayor and Council Correspondence
Cc: Shauna Sylvester; Gregor Robertson; Robertson, Gregor; Deal, Heather; Carr, Adriane; Reimer, Andrea; Louie, Raymond; De Genova, Melissa; Jang, Kerry
Subject: Save our Chinatown!

Dear Mayor and Council,

I write as an engaged citizen, as a Vision member and an entrepreneur whose offices are located in Chinatown
s.22(1) Personal and Confidential

There is a different way to move forwards and rebuild Chinatown in respect of the history of this neighborhood as well as the citizens who live and work here.

Cities that have souls and unique identities thrive so please don't push on with a decision that favors the worst kind of big business and gentification / cookie cutter approach being proposed.

Decades ago activists strapped themselves to trees to prevent the destruction of BC's ancient forests - a world heritage that is ours to protect. History found them to be right and we are all grateful for their courage.

Listen to the voices that dissent from your plans and create a dialogue to better understand what they see that you don't, and what needs to be done to evolve Chinatown in harmony instead of discord.

Alexandra
Dr. Alexandra T. Greenhill

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Ludwig, Nicole

From: Ash Goertz s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 10:45 AM
To: Public Hearing
Subject: Rezoning Application - 105 Keefer Street and 544 Columbia Street

I am writing to register my opposition to the rezoning of the 105 Keefer site and the current proposal for a 12 story strata residence.

My primary concern is the displacement of the Chinese Canadian community that has built, occupied, and maintained this district over multiple generations. The council has, over the course of these hearings, been presented with compelling arguments demonstrating the importance of maintaining Chinatown's cultural and economic infrastructure. Preserving Vancouver's cultural history means preserving the abilities of communities--in this case one that explicitly depends on access to low commercial and residential rents--to continue to live and build that history.

As a service worker employed by strata organizations (I'm a long-time landscaper in the Vancouver area) I believe that the current phase of high density, strata housing is culture-less. It is empty and the only culture it fosters is consumerism. The arguments put forth that the development at 105 Keefer will contribute to community revitalization are not true. It will be another sterile glass and concrete addition to a downtown cultural landscape that is becoming rapidly monotonous and alienating to those residents that have built that culture over many decades.

I don't believe that this project should be built, and I encourage you to exercise restraint when considering whether to approve this proposal. There are plenty enough developments in the works. Why not see what happens when one, this particular one which has so much riding on it in terms of community investment, just doesn't get constructed.

Vancouver will be a better city without the 105 Keefer Development.

Best regards,

Ash Goertz

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Monday, May 29, 2017 10:48 AM
To: Public Hearing
Subject: FW: 105 Keefer St. rezoning application

From: STEPHANIE CHOW s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 10:35 AM
To: Mayor and Council Correspondence
Subject: 105 Keefer St. rezoning application

Dear Mayor and Council,

This letter is regarding my opposition to the 105 Keefer St rezoning proposal. I have started to work in Chinatown since 1983, so Chinatown is an important part of my Vancouver and simply is my second home.

I have witnessed the changing of China town, less and less Chinese coming to Chinatown. Monster building, condo has been built during this last four years, make me eye sore.

Everyday, when I drive on Main street from 7th Avenue toward Chinatown, there have already hundreds of high rise standing in front of my sight, they look like our Chinese Ancestor memorial tablet, it's scary and have no pleasing to my eyes.

I am opposed to the development proposed because

- This is a critical site in a historic area, it is so close to Dr. Sun Yat San Garden, It should not be used for non affordable condos.
- The height is greater than the average building next to it.
- The mass of this building is too large and unfit for the area.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- Don't think 25 units of senior home can help improving China town's business
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- It is inappropriate to build luxury condos next to the memorial statue.
- Don't like monster building being built in China town, and I think we need to change the name of "China town" to "**Monster Town**" if this building is being built.

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

- A community centre for the neighbourhood
- Public green space

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

Shirley Cheng

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Monday, May 29, 2017 10:31 AM
To: Public Hearing
Subject: FW: 105 Keefer

From: Justin Jacobsen s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 7:56 AM
To: Mayor and Council Correspondence
Cc: Correspondence Group, City Clerk's Office
Subject: 105 Keefer

To Mayor and Council:

I am writing today to urge you to reject this proposal.

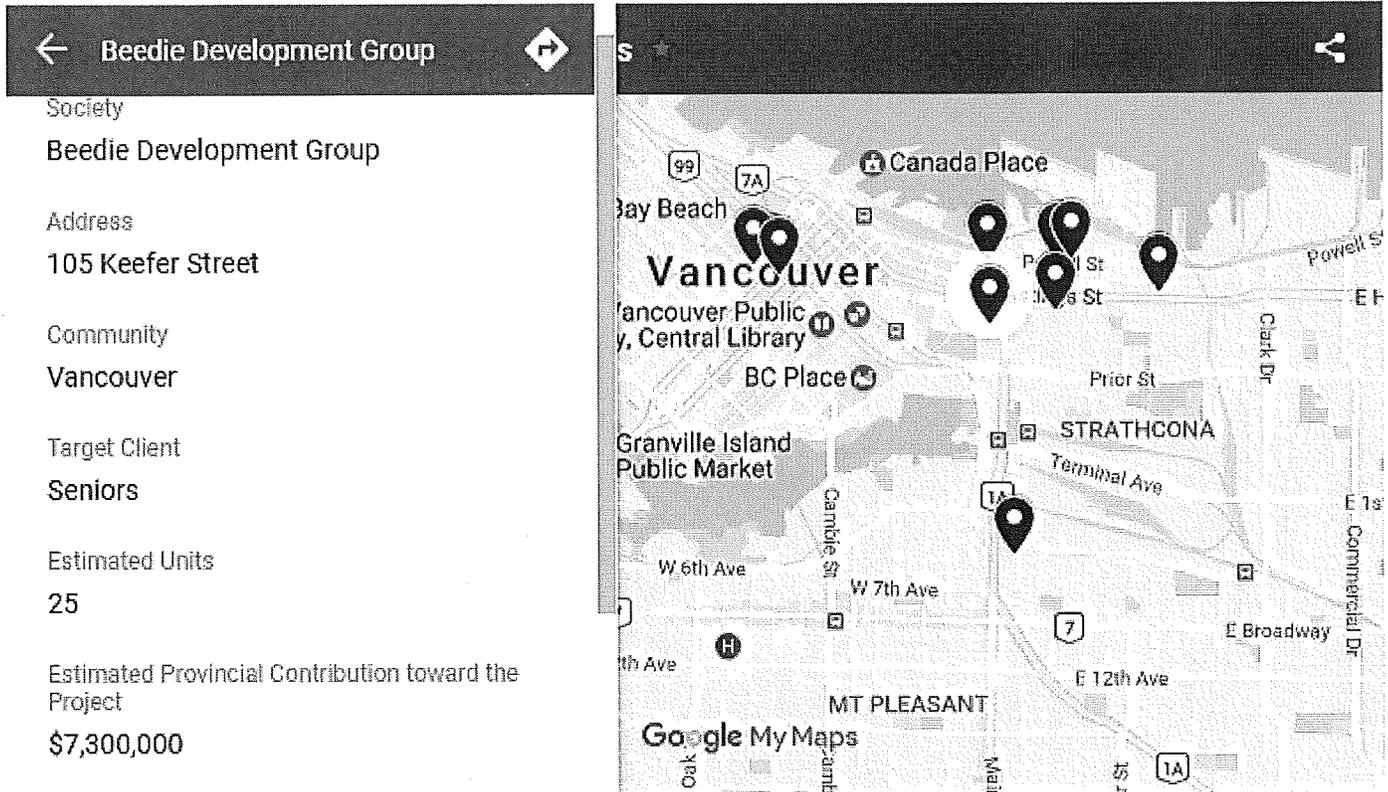
I am all for affordability and social housing. I'm not a NIMBY, I spoke before council in support of the 6 storey rental building at 18th and Commercial last year.

But I have very serious concerns about the price being paid for social housing in this case. Per BC Housing's website they are paying \$7.3 million to purchase 11,184 square feet of social housing. This works out to \$653 per square foot (see link and image)

Source: <https://www.bchousing.org/partner-services/funding-opportunities-for-housing-providers/provincial-investment-affordable-housing>

Approved projects

The Affordable Rental Housing Map provides an overview of approved projects by community and target client group. This includes projects funded by the Provincial Investment in Affordable Housing program, and the Investment in Housing Innovation program.



Provincial Investment in Affordable Housing – Aboriginal Housing

The Provincial Investment in Affordable Housing (PIAH) program is a commitment of \$355 million to create more than 2,000 affordable rental housing units in B.C. The Province has earmarked \$50 million of this investment for Aboriginal housing.

Altus Group estimates that a 12-storey concrete highrise in Metro Vancouver should cost \$200 to \$250 per square foot to build:

<https://www.biv.com/article/2016/6/what-drives-high-cost-building-vancouver-condo/>

Butterfield Development Consultants estimates that a concrete residence up to 12 stories with below ground parking and an average unit size up to 1000 sf of medium quality in Downtown Vancouver would cost an estimated \$283.36 per square foot including PST to build.

<http://www.bdconsultants.com/tools/tool/cicalculator>

Considering that the city has offered up numerous sites to senior levels of government to provide affordable housing it looks like the province through BC housing is paying an extremely high price for social housing here. Mayor and Council have a fiduciary responsibility to protect taxpayers money. This same \$7.3 million could likely be spent to provide significantly more social housing on a different site.

City Council should require that absolutely no “soft costs” such as the development application process or marketing fees are allocated to the social housing units. The applicant initially sought to build a 13 storey condo project on this site. Are taxpayers expected to subsidize costs that were incurred when the developer planned on contributing no social housing at all on this site?

How much of this \$7.3 million is being allocated for underground parking, and is that consistent with the parking that will be reserved for the sole use of the social housing occupants?

We know that BC Housing has been used to provide below market financing to Brenhill’s luxury condo project, 8X on the Park after Jubilee House was complete, we absolutely need transparency about how costs are being allocated. Vancouver is in the midst of an unprecedented housing crisis, precious few dollars have been committed from senior levels of government relative to the scale of the problem, it is incumbent upon council to help ensure that as many units as possible are built with allocations from the provincial government. We must insist on complete transparency.

The applicant is selling 11,184 sf of social housing at what looks like an inflated “cost” in order to get an additional 15,000 sf on the top 3 floors that could likely sell for a 20% premium per square foot to the contributed units, this is likely heavily NPV positive for the applicant even if the contributed units were sold for \$300/square foot.

Given the available facts, combined with community opposition I think rejecting this proposal is the correct course of action. A 9 storey condo tower with \$7.3 million of taxpayer funds available for other projects is preferable to the current proposal.

Thank you for your consideration,
Justin

Justin Jacobsen, CFA | Senior Analyst, Alternative Investments | Phillips, Hager and North | **RBC Global Asset Management** | **s.22(1) Personal and Confidential**

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Ludwig, Nicole

From: Gabrielle Peters s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 9:58 AM
To: Public Hearing
Subject: 105 Keefer

Dear Mayor and Council,

I am writing to express my opposition to the rezoning application of 105 Keefer.

I have written to you in the past about my concerns regarding this project.

Since then I have watched two days of public hearings and read many more articles about this project in particular as well as the history and culture of Chinatown.

As a resident of Vancouver who is not part of the Chinatown community I learned a great deal. What I've heard and read increased my feeling that this rezoning application should be rejected.

I want to express my support for the eloquent and often passionate words already spoken in opposition to this project.

The public is speaking at this public hearing and I hope you are listening.

For my part I will add a few additional thoughts for your consideration.

As someone who lives in social housing and is aware of the need for more of it, I question the community benefit of those 25 units, of which I understand only 8 will be rent-geared-to-income.

I question the \$7.3 million BC Housing is paying the developer for them. I wonder if we were to solicit proposals from builders offering them \$7.3 million, (not including cost of land), would they not be able to offer us more than 8 units of rent-geared-to-income housing and 17 units of 'affordable' housing?

I can tell you as a disabled woman, a wheelchair user, that if those units are to be set-aside for seniors with the goal of aging in place, then they are much too small. As people age they often require mobility aids. Mobility aids require space to move and to store.

Design needs to be done in such a way to allow for easy adaptation if, for example, someone becomes a wheelchair user or requires use of a walker. Is the bedroom large enough for someone with a walker or wheelchair to fit around it? The difference in square footage is the difference between independence in the community or required home support, (provincial home care does not cover housekeeping chores), or worse case, institutionalization.

Micro spaces, such as the ones in that floor plan, usually rely heavily on vertical storage. Even if a person can stand, cupboards that require people to stand on stools to reach things can be problematic and unsafe for many. If, as should most certainly be the case, one or more of those units are mandated to become wheelchair-adapted units, then they will have to be made larger. Will we end up paying the developer \$7.3 million for 5 rent-geared-to-income units?

There are many questions.

Why are all the 'affordable' housing units put together? Will there be a poor elevator similar to ones in buildings with poor doors, to keep the seniors on that floor separated from the wealthier residents?

Let's be clear, these units are not a gift from a generous benefactor.

Rezoning is something to be considered in circumstances where the benefits clearly and overwhelmingly outweigh the trade-off. It is not a right. It is a privilege. It is something the developer has to earn. In this case he has not.

The first year I moved to Vancouver, whenever the wet or the loneliness of my new home was especially difficult, I found myself seated in front of a bowl of noodle soup in Chinatown. I'm not sure why, perhaps because I moved from a city that also had a Chinatown. There too it was a special place. I can't explain what it is but I can describe what it isn't - 105 Keefer.

Please reject this rezoning application. We deserve better. We can do better. You can demand better.

Ludwig, Nicole

From: Vanja Brankovic s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 9:04 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Respect

Respect the heritagenothing taller than 4-5 storeys does not represent the respect....

Ludwig, Nicole

From: Dylan Griffith s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 8:25 AM
To: Public Hearing
Subject: 105 Keefer

Dear Mayor & Council,

I am writing to express my opposition to the development at 105 Keefer as currently proposed. Plans for this site should align with the historic character of Chinatown and respect the wishes of the Chinatown/DTES community - as well as other Vancouver residents who value the city's vanishing heritage. This site should be used for housing that is actually affordable - i.e. welfare rates and significantly below-market rates - and should provide space for businesses that cater to the existing community. The plans for this site as currently proposed will accelerate the process of bland, homogenous gentrification that is draining much of the uniqueness, vibrancy and local character across Vancouver.

I am also disturbed by the decision to continue the public hearings on this matter during daytime work hours. These hearings have brought out the very engaged citizens Vision claims to value and encourage in impressive numbers, so it is difficult not to see this move as cynical hypocrisy.

Chinatown and the DTES are the oldest neighbourhoods in Vancouver and continue to be home to a fabulously diverse population with long-standing family, community and historic ties to the area. Please do not approve a project which will accelerate the displacement of this population, further the erasure of Vancouver's history and further the blandification of this once great city.

Sincerely,

Dylan Griffith

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Jacqueline Koerner s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 11:25 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer site and Chinatown

Dear all,

I am writing this letter in support of a diversified Chinatown. The proposal for 105 Keefer would not offer that to Chinatown and its surrounding areas.

I wish for a Chinatown that honours its history and builds its future as an inclusive neighbourhood. We honour Jane Jacobs in Vancouver, and other Canadian cities, each year with "Jane's Walk". Jacobs' vision was consistently one of diverse streetscapes, diverse buildings, premised on human scale interactions. The proposed building is out of scale and place in Chinatown.

Keeping and bringing families into neighbourhoods is critical to a neighbourhood's ongoing vitality and its housing stock needs to reflect this. Studio and one-bedroom offerings do not embrace families, but usually cater to a younger, more mobile population. Further, a community in which seniors are a visible and active part is a richer community.

I stand against the proposal for 105 Keefer St. Change is important, but change must be more thoughtful, inclusive and diverse in nature.

Regards,
Jacqueline Koerner

Jacqueline Koerner
s.22(1) Personal and Confidential

To Mayor & Council,

I oppose the 105 Keefer rezoning

我反对在唐人街
心脏地带——纪念碑
旁建高楼，它改变了华
埠历史文化风貌，令
唐人街失去原有的中华
文化特色。

Chinatown Memorial Square

May Choi

Vancouver is home to the largest Chinatown in Canada. Here you can enjoy everything from a lively dim sum lunch to a quiet moment at a classical Chinese Garden. Take in the unique mix of heritage, shopping, food, art, drink and entertainment.
www.vancouver-chinatown.com



GRASS BOX
MAIL

MAY 29 2017

Public Hearing
Mayor & Council

Vancouver City Hall

453 W. 12th Ave

V5Y 1V4

photo: Daniel Ho / design: Peter Tom

To Mayor & Council,

I oppose the 105 Keefer application
for rezoning

I am against 105 rezoning
to the height of 165 ft
as well as the mass and
design without any Chinatown
character.

J. Ho

Chinatown Memorial Square

Vancouver is home to the largest Chinatown in Canada. Here you can enjoy everything
from a lively dim sum lunch to a quiet moment at a classical Chinese Garden. Take in the
unique mix of heritage, shopping, food, art, drink and entertainment.
www.vancouver-chinatown.com



**BRASS BOX
MAIL**

MAY 29 2017

Public Hearing
Mayor & Council

Vancouver City Hall

453 W. 12th Ave

V5Y 1N4

photo: Daniel Ho / design: Peter Tom

CITYCLERKDEPT 11:24 17MAY25

I am against the rezoning application at 105 Keefer because

Dear Mayor of Vancouver,



As a young professional looking for housing, condo is a horrible idea. I don't want to live in a box. I prefer lively communities and cultural activities.



Please stop 105 Keefer rezoning.

Vancouver is home to the largest Chinatown in Canada. Here you can enjoy everything from a lively dim sum lunch to a quiet moment at a classical Chinese Garden. Take in the unique mix of heritage, shopping, food, art, drink and entertainment.

www.vancouver-chinatown.com

*Jen Tsai
2017/5/25*

BRASS BOY MAIL

MAY 26 2017

Mayor + Council

Vancouver City Hall

453 W 12th Ave

V5Y 1V4

photo: Daniel Ho / design: Peter Ton

Ludwig, Nicole

From: Oliver Hsu s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 11:48 AM
To: Public Hearing
Subject: Opposing 105 Keefer st Rezoning Application

Dear City Council,

I am writing in opposition to the rezoning application at 105 Keefer Street.

Growing up as a Taiwanese-Canadian in Vancouver, I frequented Chinatown with my friends and family. Chinatown means a lot to me as it brings back familiarity and culture. I particularly enjoy visiting Dr. Sun Yat-Sen Classical Garden. The garden is peaceful and reminds me of the gardens I see back in Asia.

As Chinatown undergoes major development, many of the character and cultural heritage are being eroded, leaving behind fancy coffee shops and overpriced sandwich stores. The Chinese history in Vancouver is as old as the city itself and it should be preserved for future generations to enjoy and witness.

The development of 105 Keefer is not consistent with the cultural representation of Chinatown. In addition the outsize building will disrupt the view from Dr. Sun Yat-Sen Classical Garden. The development also targets a different demographic than the existing community in Chinatown (Chinese seniors).

I'm fearful that with the approval of the rezoning, it will make it easier and easier to erode the rest of Chinatown, slowly eliminating any trace of cultural history. I believe the city should take a bigger picture view of the development and thoroughly understand how the development will impact the existing community and the identity of Vancouver.

I ask you to please reject this rezoning application.

Best,

Oliver Hsu

Sent from my iPhone

Ludwig, Nicole

From: Raza Mirza s.22(1) Personal and Confidential
Sent: Monday, May 29, 2017 11:48 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Important - Policy issues with 105Keefer

Hi,

I would like to express my concerns about the proposed development in Chinatown at 105 Keefer St.

I'm against the proposed development at 105 Keefer street, as it does not meet the guideline specified in city's own policy for HA-1A or Chinatown south. Under HA-1A, height is limited to 90ft, and higher building are only allowed (quoting verbatim here); "subject to site context, urban design performance, and review of public benefits"

The current proposed development violates **Rezoning policy for Chinatown South (HA-1A)** (<http://guidelines.vancouver.ca/G017.pdf>):

- **REZONING POLICY FOR CHINATOWN SOUTH (HA-1A)**
 - **Section 6 Urban Design Provisions**
 - **Sub-section (a)** Respect historic Chinatown (HA-1) in terms of adjacent architectural scale, orientation, massing expression, details and materials.

This proposed development doesn't respect adjacent architectural scale as it is 6 times the height of neighbouring Chinatown Memorial Plaza.

The proposed development also doesn't meet the public benefit criteria set out under:

- **REZONING POLICY FOR CHINATOWN SOUTH (HA-1A)**
 - **Section 8 Public Benefits through Rezoning** Appropriate public benefits shall be provided by developments rezoned through this policy, typically in the form of Community Amenity Contributions (CACs), transferable heritage density, or affordable or social housing.

Beedie development has offered \$0 in CACs and the proposed 25 "Social Housing Units" are crammed onto one floor, modelled after the quarters railway workers had to live in, and do not meet the need to local families. This doesn't, and should n't qualify, as public benefit as he developer is likely profiting from these "Social Housing Units", as BC Housing is actually paying the developer \$7.3m for this single floor of units.

I suggested the counsel outright reject the proposal at this time. I further suggest to remove the subject land from HA-1A, and rezone it to HA-1 which limits the height to only 75 ft.

Thanks and regards,

Monday May 29th 2017

My name is Sarah Sheridan I oppose this development at 105 Keefer. I stand with the Chinatown Concern Group and Chinatown Action Group in opposition.

I acknowledge that I'm a settler on these indigenous lands of the coast salish people-the x̣m̄əθk̄əȳəm (Musqueam), Skxwú7mesh (Squamish), and Tsleil-Waututh people. It's important to note how many speakers have come forth to defend Chinatown to stop the further displacement of yet another racialized community on these very same lands.

I also support the suggestion from King-Mong Chan, with Chinatown Concern Group, who requested for more time for speakers in need of translation. Essentially, this council has only heard ½ of what the chinese speaking population has wanted to say so far about this development because of this practice that prioritizes people like me who speak english, the language of the original colonizers of this land.

I have been in attendance or watching online throughout the course of last week's speakers and I can only imagine how hard it would be for some, specifically the chinese seniors, to stand up in front of city officials, most of whom don't speak their native language, and express their positions and vocalize their needs, when their needs have historically never been met by this or any other level of government.

I was also present last October at the rally on the day that this city charged \$370 for a single-day ticket to a housing solutions conference. I was proud to find out that Mrs. Kong (a chinese senior from concern group who spoke the other night) when asked for her \$370 ticket, told city security to take the cost of her ticket from the money her family paid for canada's head tax.

I hoped to speak after the other speakers but was surprised to hear that Day 4 of hearing speakers would take place at 9:30am on a Monday morning. Because of this, I'm unable to attend so I've decided to send a letter. In my letter, I'd like to draw some attention to the links between the overdose crisis and the gentrification of Chinatown.

Over 1000 people have been killed by preventable overdose in bc since the beginning of 2016. But drug prohibition began over a hundred years ago in canada with laws, later known as the indian act, preventing indigenous people from drinking and possessing alcohol. But specific to what I want to talk about is what happened in 1908.

In 1908 canada made opium smoking illegal. But how is this relevant to what's happening now with 105 Keefer? Well, canada made opium illegal so they could make criminals of, charge, and deport chinese people who lived in canada who tended to smoke pure, crude opium. This law, the opium act, came into effect after then-federal labour minister Mackenzie King came to Vancouver after a labour rally riot the year before, when japanese and chinese storefronts were smashed by white workers who blamed these communities for a lack of jobs. During King's visit he met with anti-opium organizers and learned of the opium used mostly in vancouver by the chinese population. The year following, the opium act was law, motivated by racism. White settlers, however, continued to use their preference of liquid opium. Their white traditions were permitted.

This act worked as a way to control and displace chinese communities to benefit white workers and to continuing the government's goal of making canada a white nation. It was a way to prioritize the needs of white people over Chinese people. And this racist law has grown to eventually become the federal government's current Controlled Drug and Substances Act.

Fast forward to 105 keefer. This development is being proposed in the same neighbourhood where chinese people were made to live a hundred years ago. The mayor has spoken out publicly about the overdose crisis. But the laws causing this crisis are rooted in displacing the Chinese community, something that will you too will be at fault for if you approve this development.

Furthermore, these drug laws have bred the criminalizing of people who use drugs, something that parallels the experience of the homeless population daily in Vancouver who are faced with daily harassment from Vancouver city cops, Vancouver city workers, and Vancouver city park rangers. Homeless people have to take down their tents and move every day, carrying all of their belongings with them only to set up and take down the next day. When tent cities arise out of community need, the city tries to evict them, displacing them once again.

Specifically, approving this development will be another way to kill the Chinese community only to later use Chinatown's history to sell luxury condos to people who want to capitalize off of another community's culture use it as a backdrop to their trendy city living. Last week when I walked through Chinatown after work, I saw the City of Vancouver "Great Beginnings Program" pictures plastered across storefronts. There are now big old historical photos of Chinatown posted in the windows of recently emptied Chinatown storefronts with paragraphs telling stories of the history of Chinatown. So while we sit here debating about the future of Chinatown, the City is taken advantage of the empty storefronts (that have closed because of gentrification) and advertising Chinatown's history in a shameful attempt at softening the blow of the displacing this community. Chinatown doesn't need revitalization because Chinatown isn't dead. But developments like 105 Keefer are another attempt to kill it.

And to all the organizers and speakers who spoke in opposition of this development, thank you for all your hard work.

Sarah Sheridan

