

Ludwig, Nicole

From: Meighan Makarchuk
Sent: Monday, May 29, 2017 2:43 PM
To: Public Hearing
Subject: Reject Beedie's 105 Keefer rezoning application

s.22(1) Personal and Confidential

Dear Elected Officials,

I am a Vancouver resident born and raised. I very much value the cultural diversity which makes our city so unique and special. The history and culture in our Chinatown is incredibly precious and must be preserved.

If Beedie's 105 Keefer rezoning application is approved and development moves forward it will devastate culture and push elders out of their community. In addition to this, with the loss of culture comes the loss of tourism to this area. This will have huge negative economic impacts on local business and will mean less tax revenue for the city.

I urge you to reject this application and preserve the cultural heritage that makes this area so special to current and future generations of Vancouver and the world.

Sincerely, Meighan Makarchuk
Vancouver, BC

Ludwig, Nicole

From: Belle Cheung
Sent: Monday, May 29, 2017 2:18 PM
To: Public Hearing
Subject: Fwd: 105 Keefer rezoning proposal

s.22(1) Personal and Confidential

Hello,

I would also like to include my revised comments below so they are on record:

Good morning Mayor and Council. I want to begin by acknowledging that I have the privilege of being here today on the traditional unceded territories of the Musqueam, Squamish, and Tsleil-Waututh people. My name is Cheung Chi-Tung (Belle Cheung in English) and I oppose the rezoning of 105 Keefer.

My family immigrated to Vancouver when I was five years old. I'm speaking today for my grandfather, whose relationship with Vancouver began long before my parents immigrated here. When my grandfather was young, he worked on cargo ships that ran between Vancouver and Hong Kong, and frequented Chinatown at the height of its vibrancy. When he returned in his 80's, he would take the #19 bus several times a week to Chinatown, because that too, was always his community and home. Like many others who have already spoken, I am here because we have a responsibility to keep Chinatown's history and culture alive for the generations of Chinese-Canadians – and Vancouverites - who came before us, and for those who come after us.

Clause 6a of the HA-1A rezoning policy states that projects should respect historic Chinatown in terms of adjacent architectural scale, orientation, massing, expression, details, and materials. The Beedie proposal does not abide by this clause as the proposed project would dwarf the Chinese Cultural Centre, the Sun Yat Sen Gardens, and the War Veteran Monument.

Clause 6b of the rezoning policy states that the recommended development site frontage for rezoning to heights above the zoned maximum of 90 ft is 75 to 125 ft. On Columbia Street, the frontage is 149 feet. Approving a proposal that contravenes clauses 6a and 6b of the City's own HA-1A rezoning policy means the City is actively choosing to ignore these violations.

I am also speaking today as a citizen who serves on the City's Arts and Culture Policy Council. I worked in Vancouver's arts and culture industries - specifically in theatre, opera, and live event production, and with the visual arts community in the creation of affordable artist studio spaces.

The twelve hundred square feet of Seniors Cultural and Recreational Activity Space in the proposal would not serve the needs and sheer numbers of Chinatown's seniors and community groups. At best, this space would be a rehearsal room or casual gathering space, and would not allow any of the groups to gather in large numbers or have large events that welcomed the public. For cultural spaces to succeed, they require more than just physical space: they need programming, staff, administrative support, and subsequently, revenue and other financial means or funding to thrive and make any kind of an impact. Community Amenity Contributions can help support cultural spaces, but the 105 Keefer proposal does not include CACs despite more total square footage.

If the City has adopted culture as a fourth pillar of sustainability, then culture must exist outside of our theatres, public art, libraries, museums, and the physical preservation of buildings. Culture also means a community's values, sense of belonging, history, and traditions. I do not believe the rezoning proposal for 105 Keefer is separate from the livelihood and well-being of Vancouver's arts and culture industries. When you support diverse culture, it diversifies the type of art you see in this city.

This support of culture must extend beyond what is traditionally seen as “the arts,” artistic expression or cultural spaces. Chinese-Canadian youth and seniors are engaged in creating living, breathing Chinese-Canadian culture that is rooted and grounded in Chinatown. This culture does not exist elsewhere and cannot be replicated in China, Hong Kong, or even locally in Richmond. Saying yes to 105 Keefer means saying no to this culture, saying no to our place in this city and country, and saying no to an entire body of young voters that you are trying to engage.

I am not anti-development, and recognize that Chinatown needs to evolve, but this proposal is not the only way forward. I urge Council to listen to the many concerned voices this past week and reject the 105 Keefer proposal.

Thank you,
Belle Cheung

----- Forwarded message -----

From: **Belle Cheung** s.22(1) Personal and Confidential

Date: Tue, May 23, 2017 at 2:58 PM

Subject: 105 Keefer rezoning proposal

To: publichearing@vancouver.ca

Cc: gregor.robertson@vancouver.ca, raymond.louie@vancouver.ca, kerry.jang@vancouver.ca, george.affleck@vancouver.ca, elizabeth.ball@vancouver.ca, adriane.carr@vancouver.ca, geoff.meggs@vancouver.ca, andrea.reimer@vancouver.ca, heather.deal@vancouver.ca, tim.stevenson@vancouver.ca, melissa.degenova@vancouver.ca, gil.kelley@vancouver.ca, karen.hoese@vancouver.ca, mayorandcouncil@vancouver.ca, yan.zeng@vancouver.ca, paul.cheng@vancouver.ca

Mayor and Council:

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

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

My family immigrated to Canada when I was five years old, and Chinatown has always served as a touch point in keeping me rooted in my culture. Immigrating to a new country when you do not speak the language is a scary experience, and I have my family to thank for doing something so brave so that my sister and I could have a better life. My grandfather, who couldn't speak English,

would travel by himself to Chinatown multiple times a week until it was no longer safe for him to do so, to buy groceries and chat with other seniors in the area. He used to work on a cargo freight that ran lines between Hong Kong and Vancouver many, many years ago, and in his old age returned to Chinatown time and time again because it was where he was welcomed all those years ago.

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

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will price low-income local out of the neighbourhood.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of units suitable for families is dismal.

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

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

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

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

Yours sincerely,
Belle Cheung

s.22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey box.