

Tuerlings, Leslie

From: Amanda McGroarty
Sent: Friday, May 19, 2017 4:45 PM
To: Public Hearing
Subject: 105 Keefer Support

s.22(1) Personal and Confidential

To City of Vancouver,

I support the project proposed for 105 Keefer Street! More housing in Vancouver is exactly what this City needs & coupling it with senior's social housing is a great idea to reduce social isolation for the elderly. Please approve this project – it's exactly what we need in Chinatown.

Thanks,
Amanda McGroarty

s.22(1) Personal and Confidential



卑詩省華人地產專業協會

CHINESE REAL ESTATE PROFESSIONALS ASSOCIATION OF BC

P.O. Box 27668, Canada Post Office, 550 West 41st Avenue, Vancouver, BC, Canada V5Z 4M4

May 21, 2017

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Re Rezoning Proposal for 105 Keefer Street

Dear Mayor and Councils;

Chinese Real Estate Professionals Association of BC is in support to the rezoning proposal for 105 Keefer Street due to the following directions the applicant has taken:

- offering 25 housing units to low income seniors
- offering below market rent to non-profit seniors recreational centre
- good mixture of 1 to 3 bedrooms units, ideal for the young family who wish to remain in their neighbourhood
- street level commercial space offer residents to shop and eat within their community
- provide housing opportunities; with added new residents it will definitely a driving force of economic growth and to revitalize Chinatown which indirectly benefit Chinatown business and property owners

CREPA is pleased to support the rezoning proposal and wish to see it pass the final approval.

Sincerely yours;

David Tam

s.22(1) Personal and Confidential

President

Chinese Real Estate Professionals Association of BC

Tuerlings, Leslie

From: Sophia Chiu s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 10:16 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Rezoning

To who it may concern,

My husband and I were recently notified about the upcoming public hearing regarding 105 Keefer Street. As an active member of this community, I want to show my support of this development site and strongly urge Council to carefully consider that this project has conformed perfectly to local policy and will be benefiting Chinatown immensely. Beedie Living and their design team has shown great attention to detail and consideration from public input in re-designing this development to fit the standards of Chinatown's characteristics.

We truly do not understand all the scrutiny from the public over a vacant site that has done nothing to add to our community in years and will continue to sit there empty unless we accept this proposed re-zoning application. In fact, this vacant property finally has the opportunity to contribute to the local economy and to house locals who are in need – especially with the 25 units dedicated to low income housing for seniors.

We would like the next generation to thrive and be able to live in Chinatown and enjoy the bustling community as we did growing up. 105 Keefer is that breath of fresh air that this neighborhood needs to breath life back into it.

Please support this well-planned rezoning.

Sophia Chiu

Tuerlings, Leslie

From: Rosa Tang s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 12:33 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Rezoning

Dear Councillors,

I am writing in regards to the rezoning application for 105 Keefer Street and 544 Columbia Street.

As someone who has grown up in Chinatown, I felt it was necessary to lend my opinion on this project as I have read about it several times in the media and feel that it has been unfairly portrayed. I am not sure where these protestors generate their incorrect facts from, but this proposed project will not be displacing anyone. There is nothing that currently resides on this site beside a parking lot that is often subject to criminal activity. This proposed development will not only clean up the area, but it will be providing housing and economical growth in the area.

I have seen the changes that the developer has made to its design to conform to the communities needs and the City's policy and they have done an excellent job. This proposed development will be a fresh and welcomed addition to the Chinatown community and I strongly urge its approval.

Thank you for your time and consideration,

Rosa Tang

Tuerlings, Leslie

From: Rachel O'Toole s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 8:17 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support 105 Keefer Street Rezoning Application

Mayor Robertson & Councillors,

I am writing in regards to the rezoning application for 105 Keefer Street and 544 Columbia Street. I felt it was necessary to lend my opinion on this project as I live very close to the project site at 33 East Pender St. I have lived in Chinatown for over 6 years and in this time, have seen it go through many changes. While Chinatown's character and heritage remain critical to its essence, new development has also brought with it a new vibrancy. I notice many more people visiting shops, walking the streets and trying out new restaurants. It is nice to see many more young people visiting Chinatown and also opening up businesses, creating a new enticement for younger generations.

After 3 years of public consultation and 4 revisions the 105 Keefer proposal has been refined to meet the needs of the community and positively contribute to it's revitalization. The proposal now exceeds policy with the inclusion of seniors cultural and recreation space and seniors social housing. I also believe the high percentage of 2 and 3-bedroom units will attract young families creating a very diverse community in terms of age and culture. I hope that you see how far this proposal has come and approve of it moving forward at the upcoming public hearing.

Thank you for your consideration,

Rachel O'Toole

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Paul Miskimmin s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 8:21 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Keefer Street Development

Hello,

My name is Paul Miskimmin and I live at s.22(1) Personal and Confidential I'd like to register my support for the proposed 105 Keefer building. My partner and I have called Chinatown/Gastown our home for over 6 years. We absolutely love living here but have noticed over the years a change in the area.

I truly believe this building will positively contribute to increasing the vibrancy of Chinatown. We have followed the development of the design through each revision of the 105 Keefer proposal, the project has been fine-tuned to address the community's feedback, suggestions and concerns. There has been an overall reduction in the bulk of the building, there is now 25 units of seniors social housing, and the inclusion of a senior's cultural space. As a resident of the community, I think these all add up to make a high quality and thoughtful project.

I really like that the most recent proposal also includes passageways running through the building that are reminiscent of Fan Tan Alley in Victoria. Beedie have done a great job in designing the building to reflect traditional Chinese building features.

I do hope that you approve of this great building at the upcoming public hearing.

Thank you for your consideration.

Paul Miskimmin

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: G Soye s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 11:22 AM
To: Public Hearing
Subject: 105 Keefer Public Hearing

To Mayor and Council,

I would like to state my support for the new development being proposed at the corner of Keefer and Columbia (105 Keefer St).

I live across the street from the site at s.22(1) Personal and Confidential Currently, the subject property is at best an eyesore and at worst a dark and intimidating space at night time. It does absolutely nothing for the community in its current state.

I think what's being proposed is a huge improvement. I like that it's got a really good mix of components, especially the seniors housing, seniors cultural space, and new retail. This will not be a typical, cookie-cutter condo tower, but something with a lot more to offer the neighbourhood.

I know this proposal has been going through the City's rezoning process for a few years now. The developer has made many changes to the proposal to improve it and make it more palatable to the neighbourhood.

I live in this community and it's my home, and I would welcome this building, the new residents, cultural space, and retail that it would bring.

I see no reason why Council should not approve it.

Thank you.

Gavin Soye

Tuerlings, Leslie

From: Joshua Cameron s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 1:21 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support for 105 Keefer Rezoning Application

Dear Mayor and Council,

I am writing to express my support of Beedie Living's proposal in Chinatown at 105 Keefer Street. After attending the open houses for the project I think that Beedie has done a great job of listening to the concerns of the community and adjusting the plans accordingly over the last few years. I am excited about the current proposal! I believe it to be a well planned development that has carefully considered the importance of bringing together market and seniors housing – helping to bring both longtime residents and new community members together.

The area has been in need of some vibrancy for many years and I believe that some of the new developments in the area show that this is possible and can have a positive impact. With the addition of carefully planned developments like this one I believe that Chinatown can regain its spark.

Thank you for your consideration,
Josh Cameron

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Tuerlings, Leslie

From: Stephanie Ng s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 1:26 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support 105 Keefer Street + 544 Columbia Street Rezoning

To whom it may concern,

I would like to register my support for the development proposal at 105 Keefer Street. Having spent a lot of time in Chinatown growing up it has been sad to watch the neighbourhood dwindle over the last 20 years. I noticed the development sign while walking in the neighbourhood and I feel that the development will provide a much needed boost to the area! The developer has done a good job of incorporating elements that are important to the community such as much needed affordable homes and community space for the many seniors in the area. The lot is currently a parking lot which is providing no value to the community and is often home to criminal activity. I think that for the community to survive there needs to be a combination of the traditional elements of the area with some new vibrancy and that this proposal will help to achieve that.

I sincerely believe that this project will have a positive impact on the Chinatown community and I hope to see it approved.

Steph Ng

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Benjamin Chan s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 1:39 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support of 105 Keefer Development - Please Approve

Dear Mayor and Council,

I would like to publicly provide my support to the rezoning application at 105 Keefer Street and 544 Columbia Street.

I have lived at s.22(1) Personal and Confidential for the past 4 years and believe that the revised design scheme that will be presented to council at the upcoming public hearing will provide a positive impact to the Chinatown community.

I really appreciate the developers inclusion of 25 seniors housing units and the dedicate cultural space on Columbia Street.

This project deserves the support of Mayor and Council and I truly hope to see this application approved.

Sincerely,
Ben Chan

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Steven Wong s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 2:09 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support 105 Keefer Rezoning Application

Dear Mayor and Council,

I would like to voice my support for the rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver.

The proposed development is one that far exceeds the requirements as outlined in the Council adopted Chinatown Economic Revitalization Plan. The developer has continued to work with the local chinatown community, and revised the development numerous times over the past 3 years, all in an attempt to provide a development that will have a positive impact on the community and provide substantial community benefit.

The inclusion of the 25 affordable housings units is one example of how the developer has listened to the community and is responding to the needs of Chinatown.

I sincerely hope that Mayor and Council vote in favour to support and approve this project.

Regards

Steve Wong

s.22(1) Personal and Confidential

Sent from Outlook

Tuerlings, Leslie

From: Jason Mallard - s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 2:33 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support for Rezoning Application at 105 Keefer Street + 544 Columbia

Mayor and Council,

I would like to lend my support to the rezoning at 105 Keefer and 544 Columbia Street.

Explain to me how a site that is currently a former gas station site, and now a vacant parking lot, that when approved will providing an additional 106 market residential units, with a mix of one bedrooms and larger family focused units, 25 affordable housing units and a designated cultural space fronting on Columbia is a bad thing for the community. Chinatown needs more applications like 105 Keefer.

I see news articles that claim 'chinatown community' does not support development, but who are these people and groups that claim to represent the entire chinatown community. I previously lived at s.22(1) Personal and Confidential however I moved to Olympic Village four years ago. Reason, Chinatown was dying a very slow death. It lack life and economic vitality. The Chinatown that I remember visiting with my family as a child was no longer presented.

I now look to developments on Main Street such as 718 Main Street, The Flats, 189 Keefer Street, Framework. Chinatown has a renewed sense of life. People are on the streets, walking around the community.

The rezoning application for 105 Keefer and 544 Columbia will be a welcomed addition to the community and will only further help in the transformation and renewal of Chinatown.

I hope Mayor and Council recognize this project and the developer for all its hard work over the past 3 years and approve this project at public hearing.

Regards,
Jason Mallard

s.22(1) Personal and Confidential

Sent from Outlook

Tuerlings, Leslie

From: Karen Lau s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 3:46 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Suport 105 Keefer Rezoning Application

Dear Mayor and Council,

I would like to publicly acknowledge my support for the rezoning submission for 105 Keefer Street and 544 Columbia Street, Vancouver.

If you want to revitalize the area - you need to encourage and attract new business and residence to move back to Chinatown.

Mayor and council please approve the application for 105 keefer and lets see Chinatown come back to life!

Thank you,

Karen Lau

Sent from [Outlook](#)

Tuerlings, Leslie

From: wai ng s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 6:19 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street Rezoning

Dear Mayor and Council,

I support the rezoning of 105 Keefer Street and 544 Columbia Street. As an owner of a family-run business in the Chinatown/Japantown area and having grown up in the area, I believe this new development will help revitalize and clean up the corner of Keefer and Columbia. The development can help bring more new business and tourists/visitors to the area and more customers to our and other businesses. Everyone will benefit.

My parents immigrated to Canada from China over 60 years ago to start our family business in Chinatown and it's a shame to see little being done to improve the area since. What I like about the rezoning application of 105 Keefer Street is that it includes seniors housing and seniors cultural space. My aging father can benefit from both of these spaces and bring his grandchildren (my children) to these areas which are currently just an eye sore, half empty parking lot that contributes little to the neighbourhood. It would be great to see Chinatown get some new housing with the cultural and senior spaces it deserves, so my elderly parents and future generations can enjoy for years to come.

I fully support the proposed development at 105 Keefer Street and 544 Columbia and hope it is approved on May 23, 2017.

Thank you,

Winnie Joe

Tuerlings, Leslie

From: Sonya Ng s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 6:57 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: 105 Keefer & 544 Columbia Rezoning

Dear Mayor & Council,

I have been renting in Chinatown for over 4 years and fully support the rezoning of 105 Keefer Street. I love where I live and can't wait to see the area develop further. I have been following this rezoning for quite some time, as my boyfriend and I would love the opportunity to buy in the development. Little new development opportunities are available to us in the neighbourhood and more market residential housing is needed to address the widely discussed housing supply issues in Vancouver.

I walk by the corner of Keefer and Columbia frequently and do not find it be safe or attractive as a parking lot. The parking lot is always empty and is an underutilization of space. The current state of the corner discourages me to walk on that side of the street and I have heard of many unfortunate car break ins occurring in that parking lot. I appreciate Beedie taking the careful considerations in designing an attractive looking building to revitalize that corner and encourage more friendly foot traffic and discourage delinquent behaviour. The 25 senior units and seniors cultural space is also a very nice contribution the community that I greatly appreciate. It is a shame that this proposal has been delayed this long, as my grandmother, who now is no longer with us, would have really appreciated the senior contributions that Beedie is providing.

I truly hope the City approves the rezoning of 105 Keefer on May 23rd. Thank you for considering my input.

Warm regards,

Sonya Ng

Tuerlings, Leslie

From: Johnathan Chow 5.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 8:21 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support for 105 Keefer Rezoning Application

To Mayor and Council,

I fully support this proposed rezoning application and the encourage the Mayor and Council to approve this project at the public hearing on May 23rd, 2017.

I appreciate the controversial nature of development within the Chinatown area, however what is the cultural contribution of an empty parking lot? I completely support retaining buildings with historical and cultural value, and understand the fears around the displacement of the people that live in this area. That said, this site is currently vacant. It provides zero value to the community in its current form and what is being proposed will allow this property to contribute to the local community through seniors housing, market housing supply and tax revenue.

The constant complaint about Vancouver is housing and affordability - this is the perfect opportunity to add to the current supply, without removing any existing housing or structures. As I understand it (and I've read through the proposal in detail) the proposal also includes dedicated, and much needed, affordable seniors housing that will help to meet the needs the areas aging population.

I think the developer has responded well to the community feedback and continued to incorporate the comments from the urban design panel over the past three years.

On May 23rd, I look to Mayor and Council as our elected officials to make the correct decision and approve this thoughtful, culturally sensitive and well design project.

Sincerely,
Johnathan Chow

Tuerlings, Leslie

From: s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 8:33 PM
To: Public Hearing
Subject: 105 keefer support

To Whom it May Concern,

I'm writing in support of the 105 Keefer project. I have read about it several times in the media and feel that it has been unfairly labelled as a displacement tower.

How can this building be a displacement tower if there is currently nothing on site except a parking lot!? A parking lot which is currently underused and often has criminal activities taking place on it. The proposed tower will NOT be displacing anything and will only be contributing to the revitalization of the area.

Regards,
Rebecca Preston

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Timothy Lee s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 9:29 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Street + 544 Columbia Street Rezoning

Mayor and Council,

I strongly encourage Mayor and Council to approve this proposed rezoning application and I look forward to the positive impact this project will have on Chinatown and the surrounding neighbourhood.

Since the official submission in 2014, the plan has evolved over three resubmissions based on stakeholder input (most recently in December 2016), including reduction in height, reduction in FSR, inclusion of 25 seniors low-income housing units, and a seniors non-profit recreational centre at ground level, as well as architectural changes to the building design to best respond to the neighbourhood context and respect the history of the neighbourhood.

It is important that Mayor and Council acknowledge, that since this project's inception, it has complied with and in fact exceeded the community benefit requirements as defined in the Rezoning Policy for Higher Buildings in Chinatown South (2011) and the Chinatown Neighbourhood Plan and Economic Strategy (2012).

I hope that Mayor and Council approve this proposed rezoning on May 23rd. Chinatown needs to continue its renewal, and projects such as that proposed at 105 Keefer will only further add to the community's revitalization.

Thank you,

Tim Lee

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Kendrick Wong s.22(1) Personal and Confidential
Sent: Saturday, May 20, 2017 10:32 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer and 544 Columbia Street Rezoning

Dear Mayor and Council,

My name is Kendrick Wong and I would like to lend my support to the rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver.

It is evident from the several design iterations that have been presented to the community over the past three years, that the developer and its design team are determined to develop a project that is sensitive to the cultural and historical importance of Chinatown, and provides a positive impact to the community.

The inclusion of 25 units of much-needed seniors affordable housing and dedicated seniors cultural space on the ground floor leased at a below-market rate exemplify the developers the long standing commitment to the community.

The revised design that has Increased permeability of the ground floor retail space to increase retail activity and pedestrian traffic – pedestrian passageways connecting through retail to Keefer, Columbia and the lane are further examples of considerate and contextually sensitive design.

I hope that Mayor and Council vote in support of this rezoning and application and approve the proposed development at 105 Keefer Street and 544 Columbia Street.

Thank you,
Kendrick Wong

Tuerlings, Leslie

From: Ilya Nikitin s.22(1) Personal and Confidential
Sent: Sunday, May 21, 2017 6:24 PM
To: Public Hearing
Subject: 105 Keefer

To whom this may concern:

As a resident of Chinatown for the last 5 years, I fully support the rezoning of 105 Keefer. The current state of that site is very unattractive and unsafe. A new development will contribute many benefits to the neighbourhood and provide seniors with new amenities and affordable housing that is needed. The proposed design fits in the neighbourhood and I support more homes being built to address Vancouver's housing issues. Currently, the parking lot is not family friendly and I am reconsidering starting a family here if new developments to improve the neighbourhood are not approved to move forward.

I hope you will approve the rezoning of 105 Keefer and help revitalize Chinatown and make the neighbourhood safer for families.

Ilya Nikitin

Tuerlings, Leslie

From: Grace Ng s.22(1) Personal and Confidential
Sent: Sunday, May 21, 2017 4:28 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Street Rezoning

Dear Mayor and Council,

'Vancouver Chinatown is a place of desolation, boarded up shops, it just has no soul'. This was one of the more recent reviews on Chinatown on trip advisor. Is this Vancouver wants the world to see our Chinatown?

It is an area that needs help. It needs revitalization, investment and renewal. It needs a spark that will bring the people back to the stores, bring people back to live, and bring the seniors back the community that holds a special cultural and historical significance to them.

Developments such as the proposed project at 105 Keefer will only further help Chinatown in this renewal. I would strongly urge Mayor and City of Vancouver Council to approve this well designed project at the upcoming hearing on May 23rd.

Thank you,
Grace Ng,

s.22(1) Personal and Confidential

Sent from Outlook

Tuerlings, Leslie

From: Brett Marshall s.22(1) Personal and Confidential
Sent: Sunday, May 21, 2017 3:13 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support 105 Keefer Street Rezoning

To Mayor and Council,

I would like to write in support for the proposed rezoning application at 105 Keefer and 544 Columbia Street, Vancouver.

I have been a resident of Chinatown for the last 5 years. In that time I have seen the community and the neighborhood evolve and transform. When I first relocate to Chinatown, in the evening the streets were desolate, with very little activity and vibrancy. I would often hear comments from friends and family that they did not feel safe in Chinatown.

However, it is developments such as that proposed at 105 Keefer Street that I have witnessed the slow resurgence and revitalization of the Chinatown community. I believe the proposed development will continue to add to the vibrancy and diverse mix of cultures, people and retail store fronts. All of these are things which make Chinatown a unique community.

Mayor and Council, I would encourage you to help in the continued renewal of our Chinatown, something that can be supported with your approval of this rezoning application.

Sincerely,
Brett Marshall

Sent from [Outlook](#)

Tuerlings, Leslie

From: Eric Lee s.22(1) Personal and Confidential
Sent: Sunday, May 21, 2017 1:08 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support for 105 Keefer Street + 544 Columbia Street

Mayor and Council,

I would like to endorse the proposed rezoning application at 105 Keefer Street and 544 Columbia Street.

The proposed development is in compliance with Council adopted policy. I would like to thank the developer for all their efforts to work with the community and the local residents. Since the project was first submitted in 2014, the application has changed and been changed based on stakeholder input.

The reduction in height, inclusion of 25 seniors low-income housing units, and a seniors non-profit recreational centre at ground level, as well as changes to the design are all positive responses to the feedback received from the community.

Mayor and Council please approve the rezoning application for 105 Keefer and 544 Columbia Street.

Thank you,
Eric Lee

Tuerlings, Leslie

From: Nicole Lewis s.22(1) Personal and Confidential
Sent: Sunday, May 21, 2017 12:45 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Rezoning

Dear Mayor and City of Vancouver Council,

I would like to register my support for the rezoning application for 105 Keefer Street, Vancouver.

I must commend the developer for their continued consultation with the local chinatown community and the commitment to ensuring that the final development is one that provides a positive impact on the community, and still is sensitive the cultural signifcnat of Chinatown and Chinese war memorial that is opposite the site.

Thank you to Beedie Development for not just building 'another condo building'. I believe that this project could be the magnet that attracts people back to Chinatown, from singles, couples, families to seniors. It will allow a variety of people to live back in the heart of Chinatown. This will only have a positive impact on the area, and I look forward to seeing this project completed.

Mayor and Council, I trully hope you approve this beaitiful project.

Regards,
Nicole Lewis

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Tom Leung s.22(1) Personal and Confidential
Sent: Sunday, May 21, 2017 8:41 AM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support 105 Keefer Street Rezoning Submission

Dear Mayor and Council,

As a long time resident in the Vancouver community, I am writing to provide my support for the proposed rezoning submission at 105 Keefer Street and 544 Columbia Street, Vancouver.

The design has been revised a number of times over the past three years and I believe that reinforces the public consultation process and the collaborative approach the developer has taken in order to ensure that needs of the Chinatown community are addressed.

The 25 affordable housing units for seniors and the inclusion of the cultural facility on Columbia will only further add to this eclectic community. The proposed development will provide a true community development with the inclusion of smaller one bedroom units and larger 2 and 3 bedroom units for small families.

I am confident that the proposed development will have a positive impact on the Chinatown community and will only further help in the revitalization of Vancouver's Chinatown.

I would urge Mayor and Council to vote in favour of this project and approve the rezoning.

Regards,
Tom Leung

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Julie Fisher s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 11:20 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Approve 105 Keefer Street Rezoning Application

Dear Mayor Robertson and Council,

Thank you for allowing me the opportunity to provide comment on the proposed rezoning application at 105 Keefer Street and 544 Columbia Street, Vancouver. I would like to publicly support this proposed application. I believe that current submission has considered the needs of the community and the seniors of Chinatown with the inclusion of 25 seniors housing units and cultural centre on Columbia Street.

I for one have enjoyed seeing the renewal of the area and the injection of life that has been breathed back into Chinatown in recent years with the completion of new project on Main and Keefer Street. However there is still more to be done.

I work in Chinatown and live 5 blocks from the site and on a daily basis I am exposed to a wide variety of uncomfortable situations. On Friday I was having lunch opposite the site, and crossing the memorial plaza to see a young women shooting up.

I know new development is not the answer to all our problems, but I believe that current state of the Keefer and Columbia corner is one that would be dramatically improved with the development of this proposed project.

Mayor and Council I hope that you vote in support of this proposed development and approve the rezoning submission.

Thank you,
Julie Fisher.

Sent from Outlook

Tuerlings, Leslie

From: Greg Louis s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 10:36 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street

To Mayor and Council,

I would like to publicly lend my support to the proposed rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver.

I would like to acknowledge the developer and the architect developer and project team for their continued consultation and engagement with the Chinatown community. Each design iteration has improved on the previous submission and the developer has strived to improve the project each time and incorporate the comments and feedback that the community provided. The inclusion of the 25 seniors housing units is something that the community needs, and I believe it demonstrates that the developer has truly listened to the community.

I believe this project will be a welcomed addition to the Chinatown Community and I fully support the proposed development and I hope that Mayor and Council vote to approve this project at the upcoming public hearing.

Thank you,

Greg Louis

Tuerlings, Leslie

From: Grace Wong s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 9:19 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: 105 Keefer Street Development

Honourable Mayor and Council,

My name is Grace Wong and I am writing to express my own, personal opinions on Beedie Group's proposal to redevelop the parking lot on the corner of Keefer and Columbia in Chinatown. I have been following this project with great interest and have received presentations on the progress of this development through my volunteer efforts in the community. I understand the City is now sending this proposal to Council for their final consideration.

I support this project. I believe it will help bring new vibrancy to our Chinatown community. Today, the site is a vacant parking lot. This new development will not demolish any existing buildings, or displace existing businesses or residents.

The developer is able to build to 90 feet under the current zoning. I believe the addition of 30 feet to allow for the creation of 25 low income housing units for seniors is a fair trade off – especially since the top 3 storeys are stepped back and will not be noticeable from the street.

I also support the project for the care that has gone into designing the ground level retail. The design has improved over the last year. In particular, I believe the design of the 25' bays to make them distinct from one another and look like separate smaller buildings, is a great idea. I especially like the creation of a pedestrian passageway through the retail area on the ground level which gives better visibility for the retail businesses.

Thank you for taking the time to read my email. These are my own personal opinions, and are not reflective of any association or company with which I am affiliated.

Yours truly,

Grace Wong

Tuerlings, Leslie

From: Brody Daniel Jones s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 9:16 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support 105 Keefer Street + 544 Columbia Street Rezoning Submission

To Mayor and Council,

As a local resident I would like to public lend my support for the proposed rezoning at 105 Keefer Street and 544 Columbia Street, Vancouver.

I would to commend the applicant for their persistence and commitment to this project and the community. The plan has evolved over three resubmissions based on stakeholder input (most recently in December 2016), including reduction in height, reduction in FSR, inclusion of 25 seniors low-income housing units, and a seniors non-profit recreational centre at ground level, as well as architectural changes to the building design to best respond to the neighbourhood context and respect the history of the neighbourhood.

This project has demonstrated a high level of design and considered the needs and desires of the Chinatown Community. I truly hope that you vote in support and approve this project at the upcoming public hearing on May 23rd.

Regards,
Brody Jones

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Devon Hussack s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 8:33 PM
To: Public Hearing
Subject: REZONING: 105 Keefer Street and 544 Columbia Street - Support

Greetings Mr Mayor and Members of Council,

I am writing to voice my support for the 105 Keefer Street rezoning application. I understand that change to a neighbourhood will always create passion, but we must rely on the facts to find the right course of action, while trying to make the material at least somewhat interesting.

With that said, this project has gone through a long process to get here; it has been refined several times through the process, and I believe it respects the vision of the Chinatown Policy and indeed the community at large.

Change is hard, but needed for healthy growth. We must ensure that there is space for both new residents and the old to live. This project allows for that with the addition of new homes, including the units/space dedicated for our city's elders. I feel this respectful form of growth honors the wishes of those who's blood and sweat built Chinatown, those who desired for their community and children to have a better life.

It's important to note how this project not only adds to the neighbourhood, but takes nothing away. This building sits out of view of the respected space of the Scholar's Courtyard of Dr. Sun Yat-Sen Garden. Additionally, the building honors and establishes a connection with the Chinatown Memorial Plaza and those at the seniors centre with the sight lines provided through the layout of the ground floor. Those on the street will be reminded of those who built this community when looking at the memorial, and will see those still living socializing, singing and enjoying their days in this mini-community.

Please Mr Mayor, Members of council, let us allow these people to have their homes, their slice of paradise, by simply building on this existing parking lot.

I appreciate the time you have invested in reading this,

Devon Hussack

Tuerlings, Leslie

From: Jordan Girman s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 7:19 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Street Rezoning Application

To Mayor and Council,

I would like to publicly lend my support to the proposed rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver.

The plan has evolved over three resubmissions based on stakeholder input (most recently in December 2016), including reduction in height, reduction in FSR, inclusion of 25 seniors low-income housing units, and a seniors non-profit recreational centre at ground level, as well as architectural changes to the building design to best respond to the neighbourhood context and respect the history of the neighbourhood.

I developer and project team should be commended for the continued consultation and engagement with the Chinatown community to ensure the best possible project that provides a positive community amenity and benefit to the residents of chinatown.

I fully support the proposed development and I hope that Mayor and Council vote to approve this project on May 23rd, 2017.

Thank you,
Jordan Girman

Tuerlings, Leslie

From: Natalie Yuen s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 5:15 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Approve Development at 105 Keefer Street

Dear Mayor Robertson and Councillors,

This email is in response to the proposed rezoning application at 105 Keefer Street and 544 Columbia Street. My husband and I are residents of Chinatown and live at 188 Keefer Street and have called Chinatown our home for the past several years. I am a strong supporter of the proposed development on the corner of Keefer and Columbia and believe it would be a valuable and much needed addition to the Chinatown community. The additional supply of 106 housing units, the 25 seniors non market units, designated cultural space and the fine grain retail will only add to the existing intricate and unique character of Chinatown. The revised design has responded well to the criticism that the building was too large in scale, and the setback further enhances the Keefer memorial plaza.

I truly hope that Mayor and Council approve this project at the public hearing on May 23rd.

Regards,
Natalie Yuen

Sent from Outlook

Tuerlings, Leslie

From: Michael Chan s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 4:22 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Approve 105 Keefer Street and 544 Columbia Street Rezoning

Dear Mayor and Council,

I am writing in support of the proposed rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver.

I have lived in Chinatown for 4 years. It is a community that as a child I would visit on the weekends with my parents and grandparents. There was a time when I would choose not to visit Chinatown. There area had experienced a significant decline in vibrancy. The number of vacant retail store fronts or buildings that are need of repair had dramatically increase in the early 2000's.

In 2013 I moved back to Chinatown to s.22(1) Personal and Confidential. Each year I have noticed an improvement to the area. The streets are busier, there is a sense of livelihood and activity that had previously left Chinatown.

I see articles in the media that development is destroying Chinatown, or removing its culture or character. I would be the first to stand in front of a developer if a proposal included the demolition of one of our historical association buildings. However in the case of 105 Keefer Street, the dialogue and reasons for opposing this project are lost on me.

I believe the developer has been very considerate to the community, is residents and the sensitive nature of the site. I reviewed the material online and each proposal that was resubmitted for this site incorporated a refinement, or some improvement that included feedback and comments from the community. This is the type of development that chinatown needs.

Mayor and Council I whole heartedly support this project and hope that you vote in favour of this rezoning application.

Sincerely,
Michael Chan

Sent from [Outlook](#)

Tuerlings, Leslie

From: Brittany Troung s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 3:34 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support for 105 Keefer Street Rezoning Application

Dear Mayor and Council,

I would like to provide my support for the proposed development at 105 Keefer Street and 544 Columbia Street.

I have been a resident of Chinatown since 2012 and have seen this project evolve over the past few years. I have attended 2 public open houses in this time and reviewed the revised development schemes.

It is important to recognize that this project has received opposition from a small group in the Chinatown community. In fact I attended a '105 Keefer Rally' earlier today as I was interested in developing a better understanding of why people opposed this project.

- Seniors Housing
 - Proposal includes 25 units of much needed seniors affordable housing;
- Cultural Community Space
 - Proposal includes dedicated cultural space on the ground floor;
- Displacement
 - The site is currently a gravel surface parking lot. The proposed will provide an additional 106 market units and 25 non market units.

So people are adamantly opposed to a project that is providing the very community benefits that you would like to see in the community?

I was provided some literature at the event earlier this afternoon where one young lady informed me 'that the developer is tearing down the memorial plaza to build a displacement tower'. What I experienced this afternoon was nothing more than misinformation in the community and fear mongering amongst the community and its seniors.

The applicant has continued to work with the community and the residence of Chinatown to enhance and refine the project. The applicant has far exceeded the community benefit provisions of existing developments in Chinatown.

Mayor and Council - this project conforms to council adopted zoning policy. The developer has listened to the community, its residence, they have made changes to the design, provided additional community benefit.

Residence look to our elected officials to make decisions that better our communitiy and our city. I look to you to make the correct decision this week, and approve the proposed project at 105 Keefer Street.

Regards,
Brittany Troung

Tuerlings, Leslie

From: Henry Tom s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 1:31 PM
To: Public Hearing
Subject: Rezoning proposal at 105 Keefer Street

Henry Tom
s.22(1) Personal and Confidential

May 22, 2017

Mayor and Council
453 West 12th Avenue
Vancouver, BC.
V5Y 1V4

Re: Rezoning proposal at 105 Keefer Street

Dear Mayor and Council:

My name is Henry Tom. I am speaking in support of the rezoning proposal at 105 Keefer Street as an individual who has been a resident, worker, business owner and property owner in Chinatown.

I have been a supporter of the Chinatown Neighbourhood Plan and Economic Revitalization Strategy long before its adoption in 2012. I believe that this Rezoning Proposal fulfills many of the key aspirations of the Plan.

The proposal will bring more residents to Chinatown with the resulting enhanced feeling of security on the streets and greater local customer base for Chinatown businesses. The proposal will enhance the cultural landscape with its secured cultural space for Chinese seniors. The senior housing component is a significant addition to the senior housing stock in Chinatown.

I believe that the form and massing as well as the appropriate respect to the Chinatown Memorial Square are well done but I will leave it to Planning to make sure that there will be "continued design improvements through the Development Permit stage."

I encourage Council to consider this proposal on its merits and what it will bring to the Chinatown Community. I hope that Council will not regard this single proposal as touchstone for all that is wrong in Chinatown. Just as there are many, complicated reasons for the decline of Chinatown, its revitalization will require the concerted efforts of many diverse individuals and organizations,

I believe that the continued success of Chinatown as a living, breathing and working community needs a diverse residential population, a thriving retail business community and a strong, stable cultural base. It needs the continued efforts by institutions like the Mah Society to rehabilitate its Mah Society Building and retail space. A vibrant Chinatown needs organizations such as the Dr Sun Yat-Sen Gardens and the Chinese Cultural Centre continue their good work bring visitors to Chinatown. The Vancouver Chinatown Merchants Association and the BIA needs to continue to advocate for the small businesses in Chinatown. It needs the work of the Youth Collaborative for Chinatown to make Chinatown an intergenerational attraction.

In addition, the Planning department and the Vancouver Chinatown Revitalization Committee with the rest of the Chinatown Community will need to continue to work together to refine the Chinatown Neighbourhood Plan to improve future development in Chinatown. Chinatown also needs the work of Council to make property taxes more fair for small businesses.

I also believe that a vibrant Chinatown needs to keep the confidence of the small business and development community so that they will continue to invest in the area. A developer should expect that application of the Rezoning Policies and Development Guidelines to be very tough. They should know that the Chinatown development environment is very demanding. The process has to be fair though. When the city wide real estate cycle ebbs, Chinatown will still need investment by small businesses and developers to help deliver on the key pieces of the Chinatown Vision.

Yours truly,

Henry Tom

Tuerlings, Leslie

From: P C Lee <s.22(1) Personal and Confidential>
Sent: Monday, May 22, 2017 12:25 AM
To: Public Hearing
Subject: Re: 105 Keefer Street rezoning project

TO WHOM IT MAY CONCERN

I support this rezoning proposal for it is a win-win project; it will help the growth of the local business. The reasons are as follows:

1. We need more residents who can move & live in Chinatown in order to help the local business grow, day & night;
2. Why Chinatown being designated as an area to build more social housing?
The social housing should be spreading & built in different areas over BC as well, it should not be built in Chinatown alone;
3. The Developer has tried to provide more give in items to benefit the community for the sake of mutual respect & creating harmony within;
4. The 3 proposed levels on the top floor are setting back from the front elevation, in quite a distance, for creating less bulky in a sense of vision;
5. The frontage of the proposed building is also setting back extra footage for providing more room for the Memorial Plaza;
6. The ground floor has been redesigned to accommodate more small business & community activities;
7. The 2nd floor will be selling at cost or even below to benefit the seniors;
8. From the 3rd to 9th floor, each floor consists of different sizes of units to fulfill different needs;
9. Overall, the architectural design is well done & fits right into the site.

The above comments are coming from my heart toward Chinatown, as well, from my professional opinion as a Registered Architect in BC.

Yours truly,
Po Chu Lee, Architect AIBC

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Mike Haraguchi s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 11:30 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support 105 Keefer Street + 544 Columbia Street Rezoning

Dear Mayor and Council,

As a local resident I would like to register my support for the proposed rezoning application at 105 Keefer Street and 544 Columbia Street, Vancouver.

The current site is one that is devoid of any cultural or economic value. Mayor and Council you have before a perfect opportunity to further help the economic revitalization of Chinatown and the renewal of a community that is in need of assistance. The inclusion of the 25 non market housing units dedicate to low / moderate income seniors and a new cultural facility will provide a positive community benefit to the Chinatown Community.

I hope that you vote in support and approve this project at the upcoming public hearing on May 23rd.

Regards,

Mike Haraguchi

Tuerlings, Leslie

From: josephine kwan s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 10:53 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street, Vancouver

Dear Mayor and Council,

I am in full support of the future development at 105 Keefer Street, Vancouver.

Being a local resident, I spent a considerable part of my childhood in Chinatown. With family living in Chinatown, I grew up in this neighborhood and had unforgettable memories here after school and on weekends.

I believe it is vital that the developer has been working diligently with City Staff as well as taking in extensive community input; Fundamentally, has taken perspective under advisement.

In contrast with the public perception of displacing the senior community, the development respectfully incorporates 25 units of much-needed seniors affordable housing in addition to a dedicated non-profit recreational centre on the ground floor.

It is in my opinion that continued development and revitalization is essential to the preservation of the Chinatown community, hence I give my full support to the proposed development.

Thank you for your consideration.

Josephine Kwan

Tuerlings, Leslie

From: Ryan Hill s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 10:25 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Street Rezoning

Hi there,

I have lived & worked around the false creek area for around 5 years. This project has been put to my attention & I support the idea to rezone & develop the area. Please do not hesitate to contact me should you have any questions, comments, or concerns.

Sincerely,

RYAN HILL s.22(1) Personal and Confidential
s.22(1) Personal and Confidential

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Austin Kwan 5.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 10:21 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer street rezoning

To whom it may concern,

I would like to express my support for the 105 Keefer street development. As someone who works in Chinatown, has family in Chinatown and lives near Chinatown. I believe this development would be beneficial in revitalizing Chinatown without compromising the heritage of of this area. I have been to all of the open houses and the development group has tried their best to accommodate the demands of the community. Although the amenities and services provided is not a large amount. It is a significant improvement to a parking lot.

I hope that this endorsement is taken into consideration and approval of this project is passed.

Thank you,

Austin Kwan

Tuerlings, Leslie

From: Mahkameh s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 10:02 AM
To: Public Hearing
Subject: Support for 105 Keefer

Dear Mayor Robertson & Councillors,

I am writing in regards to the rezoning application for 105 Keefer Street and 544 Columbia Street. I felt it was necessary to lend my opinion on this project as I feel that it has been unfairly portrayed in the media. I would like to make it very clear to Chinatown community - this proposed project will not be displacing anyone. There is nothing, and hasn't been anything in decades, that resides on this site besides a parking lot that is often subject to criminal activity. This proposed development will not only clean up the area, but it will be providing much needed housing and economical growth in the area.

The developer has redone its design a number of times to conform to the communities' needs and the City's policy and they have done an excellent job at this. This latest design, protects the history of Chinatown, fits well with the character of Chinatown and will be providing over two dozen units to low-income Seniors. This proposed development will be a fresh and welcomed addition to the Chinatown community and I strongly urge its approval.

Thank you for your time and consideration,

Mahkameh Youssefi

Tuerlings, Leslie

From: Nick Chan s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:59 AM
To: Public Hearing
Subject: 105 Keefer Street

I'm emailing in support of the develop ent of 105 Keefer Street. It's no surprise we have a shortage of housing in Vancouver, and I believe the increased supply to help many of us get into our first homes. I understand that many may believe that site to be better used for social causes like, but I think to keep young talented people in this city, there has to be affordable homes for sale. Such price and fulfillment comes of owing a home in this city... would love to see people achieve their Vancouver dream.

Nick Chan

Tuerlings, Leslie

From: Sohpie Mah - s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:36 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for Beedies Keefer Street Rezoning Application

Dear Mayor and City Councillors,

I would like to register my support for the development and rezoning at 105 Keefer Street and 544 Columbia Street.

I have been renting in Chinatown for the past 5 years after relocating from San Fransisco. I have seen this project evolve and adapt in that time. I think it is important to recognise that the proposed project, since its initial development proposal has complied with the Rezoning Policy for Higher Buildings in Chinatown South and the Chinatown Neighbourhood Plan and Economic Strategy. These two policies were created after a substantial amount of community consultation with the Chinatown community, in the hope to revivallist Chinatown and enhance economic and cultural vitality of the neighbourhood.

I have studied the latest proposal for 105 Keefer and 544 Columbia and hope I will soon be able to welcome the new retailers, new residents, and new visitors associated with the future 105 Keefer building to our streets. I believe this to be a well-designed proposal that responds to both City policy and public input. In particular I like the inclusion of the public space and passage ways that connect through the site. The 25 seniors housing units and cultural facility will be a great addition to the community and something that the community has been asking for.

Mayor and Council, please support this very well design project. I look forward to seeing the community benefits that this project will deliver,

Regards,
Sophie Mah

Tuerlings, Leslie

From: Megan Lawrence s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:24 AM
To: Public Hearing
Subject: 105 Keefer Street project - Chinatown

Dear Mayor and Council,

I'm writing in regards to the 105 Keefer Street project in Chinatown. I am unable to make the hearing next week but I'd like to share my support! This project would be a great benefit to Chinatown and would help revitalize the area so much. The location of this project is run down and unsafe – a proposal like this will bring more people into the community, clean up the streets and help bring more customers to the existing and future businesses in the area. Please approve this project!!

Best,
Megan Lawrence

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 9:18 AM
To: Public Hearing
Subject: FW: 105 Keefer Street (Supporting)

From: Law Diksana s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 3:39 AM
To: Mayor and Council Correspondence
Subject: 105 Keefer Street (Supporting)

Mayor and Council,

I am writing to express my opinion for supporting the new development on 105 Keefer Street. It has been long that we are waiting for a new community facility in the area.

Thank you so much.

Yours sincerely,

Diksana Law
s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 9:13 AM
To: Public Hearing
Subject: FW: Supporting Project on 105 Keefer Street

From: Vancouver La s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:03 AM
To: Mayor and Council Correspondence
Subject: Re: Supporting Project on 105 Keefer Street

Hello Mayor Robertson and Councils,

We are looking for more newly designed buildings in Chinatown. Our community businesses need more walking traffic on the streets.

This new building will become a new icon for attracting neighborhood residents to come to Chinatown for the facilities.

Thank you for your attention.

Yours sincerely,

David Lee
s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 9:13 AM
To: Public Hearing
Subject: FW: Rezoning

From: Stuart Bagnall s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:03 AM
To: Mayor and Council Correspondence
Subject: Rezoning

Dear Mayor and Council,

I would like to provide this letter of support to the proposed rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver.

The proposed development has evolved over the past three years based on stakeholder input, including reduction in height, reduction in FSR, inclusion of 25 seniors low-income housing units, and a seniors non-profit recreational centre at ground level, as well as architectural changes to the building design to best respond to the neighbourhood context and respect the history of the neighbourhood. I fully support the proposed development and I hope that Mayor and Council vote to approve this project at the upcoming public hearing.

Thank you,
Stuart Bagnall

Sent from my iPhone

Tuerlings, Leslie

From: Jane Koh 5.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:11 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: In support of 105 Keefer Street

Dear Mayor and Council,

As a long-time resident in the community, I am writing to show my support for 105 Keefer Street. I believe this to be a well-designed proposal that has not only listened to public input, but has thoroughly respected City policy and procedures. Beedie Living and the architects have done an exceptional job to make this development fit in line with Chinatown's character, as well as abiding to the policy requirements.

The consideration of reducing the sight lines from Dr. Sun Yat-Sen Garden show their dedication to developing a proposal that respects Chinatown's History and respects the community. This empty lot will be providing 25 low income seniors housing units with the addition of space for the seniors to practice recreational activities, creating a safe environment for them. This proposed development, once approved, will be impacting this community in such a positive way by providing much needed residency to the next generation of the Chinatown community, while adding to the direct economic growth of the neighborhood.

I truly hope this re-zoning is approved and have no doubt that the development at 105 Keefer Street will be a positive addition in the revitalization of the Chinatown community. Thank you for considering my input.

Jane Koh

Tuerlings, Leslie

From: Andrei J s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:07 AM
To: Mayor and Council Correspondence; Public Hearing
Cc: virginia@pottingerbird.com
Subject: 105 Keefer

Dear Mayor and Council,

I appreciate the opportunity to share my opinions in support of the 105 Keefer Rezoning by Beedie Group headed before Council this week for your consideration. I've reviewed the plans and believe the design to be a sensitive approach to the historic and cultural community, while also providing much needed market and below-market housing. Our City is in a housing crunch with low-vacancy rates and people challenged to find suitable accommodation. This site is in a walkable neighborhood in close proximity to the downtown and rapid transit. It is also currently an empty parking lot which will not result in any displacement of businesses or housing.

This proposal not only respects the height limit of 120 feet in the policy for the neighborhood, but exceeds the policy by including seniors social housing units and a cultural space at the ground level.

Please move forward with this project to deliver an additional 106 homes at this site.

Andrei Jelescu

Tuerlings, Leslie

From: mmzhu s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 8:58 AM
To: Public Hearing
Subject: fully support the project 105 Keefer and its proposal to build a 12 storey building

Dear City Clerk Office,

I here represent the Senior Chinese Society Of Vancouver (SCSV) ,in which there are 1000 seniors memberships, confirm our society fully support the project 105 Keefer and its proposal to build a 12 storey building which we understand could benefit our community in many ways! Chinatown does not have any senior activity centre, we are in need of a new senior activity centre with safe and easy access for our seniors. The proposal from Beedie to put in 25 mid to low income rental units and most importantly over 1200 sqft of GROUND FLOOR senior activity centre and culture centre brings numerous benefits to the people of Chinatown. We need a safe and easily accessible senior activity centre! We sincerely wish for the approval of this project by the City of Vancouver.

Mingming Zhu President of the Senior Chinese Society of Vancouver

发自我的 iPad

Tuerlings, Leslie

From: Dustin s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:00 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer Proposal

I'm writing this letter in support of Beedie's project in Chinatown. For years I've worked in the neighbourhood and I've come to realize the different great cultures in Chinatown, right now the site is a parking lot with a fair bit of eyesore activity that takes place on it. I'm happy to see the city approve the changes on main and Keefer as the curb appeal is so much nicer. It's great to see people sitting outside of Starbucks enjoying their coffees I hope the same will happen at the 105 keefer site proposed by Beedie Development. I'd like to consider it home if it gets approved as I work in the area.

I also believe the curb appeal for this particular project is far more important than main and Keefer. The reason I say this is... across the street you have a sports park where many kids use to play soccer and what not, these kids should not be exposed with such negative activity that takes place in that empty lot across the street from their sports field. They should be walking across the street to get a Frappuccino or a Powerade not seeing a bunch of illegal activity that could potentially traumatize them.

It's a sports park, it makes sense to have residential around it so it can be utilized in the way it's suppose to be.

Thank you so much for taking the time to read this letter and take it into consideration.

I'm all for this proposal, hope it can be approved in a reasonable amount a time.

Yours truly,
Dustin Fenske

Sent from my iPhone

Tuerlings, Leslie

From: Imelda Nurwisah s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 8:06 AM
To: Public Hearing
Subject: 105 Keefer

Dear Mayor and Council,

I'm writing this letter in regard to the 105 Keefer proposal in Chinatown. When I first moved to Vancouver, our family settled at Georgia and Keefer where we could easily connect with the Chinese community. Until recently, I was a resident of Olympic Village and would spend quite a lot of my time in Chinatown. Due to our growing family, my husband and I decided to move to Richmond where we could more easily afford a home.

I am supportive of this proposal as it will deliver housing for families like ours and public realm improvements to this important intersection. The expansion of War Memorial Square as a result of this proposal will create a number of benefits to the community, including increased permeability around and throughout the site, increased natural surveillance and safety, and will highlight an important landmark of the Chinatown community and history.

What especially appeals to me are the family units proposed. This will provide more choice for families looking to move or remain in Chinatown.

What I am concerned about is that longtime businesses are unable to afford rising rents. Clan buildings are falling into disrepair. Seniors are losing their community and network of stores. Chinatown is rapidly changing and we are losing a part of Vancouver's heritage forever due to gentrification.

Nevertheless, I hope you decide to approve the 105 Keefer proposal because it will bring many benefits to Chinatown and to the families wanting to live in this neighbourhood. My hope is that going forward, Council will ensure that existing Chinatown residents have access to affordable homes and services and that the community's unique heritage is conserved.

Sincerely,

Imelda Nurwisah

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Law Diksana s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 12:56 AM
To: Public Hearing
Subject: Re: 105 Keefer Street (supporting)

Mayor and Council,

I am writing to express my opinion for supporting the new development on 105 Keefer Street. It has been long that we are waiting for a new community facility in the area.

Thank you so much.

Yours sincerely,

Diksana Law

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Kyle Wilson s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 11:02 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street

To whom it may concern,

As a concerned and active member of the community, I would like to provide my support for the proposed development at 105 Keefer Street. After attending the last public open house, I strongly urge Council to carefully consider this project based on the direct benefits it is providing the Chinatown community and how carefully it has followed local policy and procedure. Through public scrutiny, Beedie Development and their designers have worked hard to update the design of the project numerous times, as well as follow the City's guidelines to increase larger setbacks from historical monuments, reduce the number of units and provide 25 units to low-income seniors. Moreover, this well-thought out design will provide cultural community space for Seniors, benefitting this close knit neighborhood.

I have heard the outcry from Protestors, and I don't see how creating much needed residential living spaces on a lot that has been empty for decades would be displacing anyone. If anything this development will be adding to the economic growth of this community and provide a place to live for the future residents of Chinatown to reside, as well as house local Seniors in need.

Please make the correct decision this week and support this well-planned project.

Thank you for your time,

Kyle Wilson

Tuerlings, Leslie

From: Erika Haraguchi
Sent: Tuesday, May 23, 2017 12:39 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street + 544 Columbia Street Rezoning

Dear Mayor and Council,

As a local resident I would like to register my support for the proposed rezoning application at 105 Keefer Street and 544 Columbia Street, Vancouver.

The current site is one that is devoid of any cultural or economic value. Mayor and Council you have before you a perfect opportunity to further help the economic revitalization of Chinatown and the renewal of a community that is need of assistance. The inclusion of the 25 non market housing units dedicated to low / moderate income seniors and a new cultural facility will provide a positive community benefit to the Chinatown Community.

I hope that you will vote in support and approve this project at the upcoming public hearing on May 23rd.

Regards,
Erika Haraguchi

Tuerlings, Leslie

From: Rebecca Hartley s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 8:33 PM
To: Public Hearing
Subject: Rezoning of 105 Keefer Street -Support

Dear Mr. Mayor and Council Members,

I am writing today in complete support of the proposed rezoning at 105 Keefer street. Like many, Vancouver was not the place of my birth, however in the 6 years I have been lucky enough to live here, I have spent a fair amount of time in Chinatown; attending festivals, patronising local businesses and restaurants, and doing my best to absorb its rich culture. I hope you feel I am qualified when I say I believe that this building would be a welcome addition to this vibrant community.

In my view some of the most appealing aspects of the site are:


- That it respects the history of the community by placing value on the generations that have come before. I feel this is achieved with the cultural and communal space for seniors, and the treatment of the Memorial Plaza.
- The retail space on the ground floor is made open and inviting with it's smaller store fronts and passage ways. It's great to see the tradition of local business and small store fronts will be kept alive.
- It provides more housing to a variety of individuals, with the addition of 37 family units and 25 social units targeted for seniors.
- Best of all is that there will be no residents displaced as this former gas station site currently sits as an empty parking lot.

This proposal has responded to community input and created a site that not only reflects but will add to the culture and history of the neighbourhood. This project has been under refinement for almost three years, and nothing will be gained by delaying it further. Rejecting this rezoning application would only hurt the community and I urge that it be accepted.

Thank you,

- Rebecca Hartley

s.22(1) Personal and Confidential



Tuerlings, Leslie

From: Jordan Miller s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 1:02 PM
To: Public Hearing
Subject: 105 Keefer - Letter of Support

Dear Mayor and Council,

Please accept this email as an official record of my support for the re-zoning of 105 Keefer Street.

Originally from North Vancouver, I have just recently moved to the Main Street/Chinatown neighbourhood following two years of living abroad in Taiwan. With so many new bars, restaurants, fitness facilities, and residences Chinatown has become a much more welcoming and vibrant community than I remember leaving. I do believe this vibrancy has come from a spur of new development in the area, that has brought with it a diversity of cultures and age demographics.

I support the 105 Keefer rezoning proposal as I believe we should continue to support development in the community that brings with it large economic benefits. I myself would like to buy in the area, and hope to be able to purchase a unit in 105 Keefer once it is complete. Please consider the positive benefits that 105 Keefer will contribute to the community and approve of it at the upcoming public hearing this week.

Thank you,

Jordan Miller
s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Mayor and Council Correspondence
Sent: Tuesday, May 23, 2017 12:52 PM
To: Public Hearing
Subject: FW: Re:: SUPPORTING - 105 KEEFER ST.

From: Shope Ye s.22(1) Personal and Confidential
Sent: Tuesday, May 23, 2017 9:16 AM
To: Mayor and Council Correspondence
Subject: Re:: SUPPORTING - 105 KEEFER ST.

Dear Mayor Robertson and Councils,

As I have been requested by friends that they want me to stand on the side with them on opposing the new development on 105 Keefer Street, I would like to express my personal opinion that this building design is actually not bad after several new changes.

Honestly, I don't see anything wrong with a new aspect in Chinatown, especially this one provides 25 senior housing units to contribute the community.

I have a personal conspiracy theory that the opponents are arranged by somebody for their hidden agendas.

Please be aware of it.

Best regards,

Larry Chung

s.22(1) Personal and Confidential

Tuerlings, Leslie

From: Anna Kelly s.22(1) Personal and Confidential
Sent: Monday, May 22, 2017 10:51 AM
To: Public Hearing
Subject: Keefer project support

Hi City of Vancouver,

I'm writing to share my support for the Keefer project you are discussing at next week's public hearing. It's hard not to hear about this project and so I thought I too would weigh in on the conversation. I think it's a fantastic proposal for Chinatown! More housing, senior's housing units in the centre of Chinatown and a new cultural space – what's the problem? I fear the project's merits are being drowned out by loud groups who may or may not be accurately informed. I don't doubt the decision before you will be a difficult one, but I hope you make the right decision and approve this for our City.

Thanks
Anna Kelly

Apologies for the short note, sent from my iPhone