

"s.22(1) Personal and Confidential"

Tuesday, 16 January, 2018

Dear Councillors,

I am writing in regards to the Public Rezoning Hearing of 58 West Hastings on Tuesday, January 15th. I am firmly in support of this project. I am a citizen that has seen the area suffer from poor civic planning since the 1970s, and now that there is hope for change, I want to ensure that City Council is not swamped by the activist vote that shall deny the area any true economic progress.

I urge you to approve this project because the initiative, as brought forward, combines a practical answer to our housing shortage and our to healthcare support that the community needs. The initiative allows for:

1. An increase in the much-needed affordable housing supply (231 units in total)
2. Inclusive housing, diverse unit mix; integrating individuals of diverse socioeconomic backgrounds are aspirations of a healthy society
3. It achieves the goals set out in previously adopted policies, such as the Downtown Eastside Plan and the Housing and Homelessness Strategy
4. It provides for the VCH Integrated Health Centre which will deliver effective care outcomes and services in the DTES (50,000 sq integrated health facility)
5. It encompasses a Building design that is appropriate for the neighbourhood
6. It increases the employment opportunities through community-oriented retail spaces
7. It affirms VCF's reputation as a community non-profit leader

The city needs to show, at some point, that it is not guided by activists who clamour for an ephemeral agenda, while knowing that they personally shall be isolated from any of the adverse outcomes. The City needs to encourage sustainable development that practically improves both the area and the experience of the residents in the area.

Please ignore any irrational negative filibustering and instead approve this project, so that good government can provide a lasting solution to this underappreciated neighbourhood.

Yours with thanks,

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Mark Galvin

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## Burke, Teresita

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**From:** Biaoming Zheng "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, January 16, 2018 5:10 PM  
**To:** Public Hearing; Mayor and Council Correspondence; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim

Jan 15th, 2018

Dear Councillors,

I am writing in regards to the Public Rezoning Hearing of 58 West Hastings on Tuesday, January 16th. I am firmly in support of this project.

I worked in the neighborhood since 2012, so I experienced the changes happened in recent years. This neighborhood is getting more prosperous due to increasing businesses and residential housing. But on the other hand, this area is still in need of affordable housing and the health issue remains on top of others.

I urge you to approve this project because it provides affordable housing 231 units in total. It is part of a comprehensive strategy to address the current housing shortage, it provides housing opportunities for inclusive demographics including low-income residents, seniors, and for those struggling to make ends meet.

Secondly, the Vancouver Coastal Health's (VCH) integrated health facility could drastically improve the delivery of healthcare services to the Downtown Eastside by providing integrated services to this key neighbourhood. It will address the much-needed diverse healthcare services demand. It will also renovate the appearance and improve the safety of the neighborhood.

I implore you to approve this project and help create lasting solutions to real concerns in this neighbourhood.

Thank you for your kind attention.

Regards,  
Biaoming Zheng

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## Burke, Teresita

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**From:** Doug Halverson "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, January 16, 2018 5:44 PM  
**To:** Public Hearing  
**Subject:** 58 West Hastings Rezoning

Mayor Robertson and Councillors,

I am a member of the initial Board of the 58 Hastings Street project and I am writing in support of the rezoning you are considering tonight. I am suddenly down with the flu and unable to attend tonight. Please accept my speaking notes as a letter.

Our 58 Hastings Board has not yet begun its work. The Vancouver Chinatown Foundation has created this project and worked with the City of Vancouver and Vancouver Coastal Health to find a formula that will allow it to be realized. The role of our Board will be to provide oversight to the contracted third-party housing operator.

I understand the desire of many in the Downtown Eastside that the site be developed as 100 per cent welfare rate housing. I doubt anyone in this room tonight would argue against more welfare rate housing in Vancouver.

The problem we all face is finding ways to build affordable housing along the whole continuum of our community's housing needs. The most expensive housing to build is welfare-rate housing because the gap between rents and costs are great. The proposed development at 58 Hastings would address that sustainability problem by including social housing types that do not create such a great gap. We will be able to fill the gap between real costs and welfare rate rents long into the future by including commercial and institutional uses in the building.

Our proposal for 58 Hastings will provide 71 units at welfare rate – that will be approximately one-third of the total housing units on the site. It will also provide an equal number of units at rents geared to income -- at BC Housing's Housing Income Level rates. The final third will be affordable rental.

Some folks at the 58 Hastings Rezoning Open House on October 25 last year carried signs opposing luxury condos on the site. We all know now, of course, that the proposal for 58 Hastings does not include condos of any sort. It does not include luxury rentals either. This is a building that for its life will provide the most accessible housing our current system can deliver.

By offering welfare, HILS and affordable market units subsidized by commercial rents from the street level and long-term institutional rents from the second and third floors, the building offers hope of financial sustainability. Those institutional rents will come from Vancouver Coastal Health's 50,000 square foot Integrated Health Centre that will offer a full range of easily navigated health-care services to the DTES.

The cost of constructing this project has swollen considerably from when it was first proposed in 2015. Interest rates have increased as have the prices of building materials and labour. You know more than anyone the costs of building in Vancouver. It is important to get on with the project as soon as possible.

Should Council support the rezoning and make the project possible, it will be important for everyone involved to work together to make it a success. The Vancouver Chinatown Foundation has done an amazing job of raising funds and building partnerships in the past two years to support this project and others in Chinatown. The Foundation's fund-raising capacity will remain important. But housing is not just about the cost of building and operating – it is also about people living and prospering together. 58 Hastings will be an important anchor point in the downtown eastside and will

become a success only insofar as it involves the community and contributes to its health and vitality. As a board member I look forward to that next step.

Yours sincerely,  
Doug Halverson

## Burke, Teresita

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**From:** Doreen Lau "s.22(1) Personal and Confidential"  
**Sent:** Tuesday, January 16, 2018 5:47 PM  
**To:** "s.22(1) Personal and Confidential"  
**Subject:** Support for 58 West Hastings

Dear Councillors,

I am writing in regards to the Public Rezoning Hearing of 58 West Hastings on Tuesday, January 16th. I am firmly in support of this project.

Our family moved to Vancouver from Hong Kong in 1967. My father, David Lam, (Lieutenant Governor of BC 1988-95), founded the Hong Kong Merchants Association of Vancouver which met weekly in Chinatown. He later became a successful real estate developer and he passed on to me the importance of developments which contribute to its community.

I urge you to approve this project because 58 West Hastings is building inclusive housing with its diverse unit mix. By integrating individuals of diverse socioeconomic backgrounds, this project aspires to build a healthy society. As a concerned citizen of Vancouver, it also gives me great hope to know that there will be a 50,000 square foot integrated health facility operated by Vancouver Coastal Health on the property.

I implore you to approve this project and help create lasting solutions to real concerns in this neighbourhood.

Thank you for your kind attention.

Doreen Lau

"s.22(1) Personal and Confidential"

January 16, 2018

To: Whom it may concern

Re: Public Rezoning Hearing of 58 West Hastings - In favour.

Dear Councillors,

My name is Lesley Kim and I have been living and working in the Gastown area since 2010 and further to that, have been a volunteer in the DTES on and off, since 2003.

As a child, I was often warned to stay clear of the area, until my teenage curiosities allowed me to see the close knit community that it already was. Over the years I have seen great changes and some setbacks, but all in all a vehicle for growth.

I have walked my dog every morning at 6am and every evening at 10pm, as a single woman, through every street, alley, park, protest, celebration et al as a proud member of this community. Over the past decade plus, I have made connections with my neighbours in various places from inside a high-end residential elevator and a small business owner to a local fixture outside Vancouver's Favourite Country Music Pub and overnight residents of Andy Livingstone Park, Victory Square, Crab Park and Oppenheimer Park to name a few. All like to chat about the same: the weather, my dog and what's new and old in our area.

In 2017, much of the discussion was centered around the increase in fentanyl usage and its innumerable victims. Collectively, we agreed that the mood had shifted in our community, that the makeshift paramedic tent on the 58 W Hastings site was a constant reminder of those we had lost and were continuing to lose. I had chatted with one paramedic who exclaimed it was his fourth call responding to the same individual on the same day. I followed up on my next walk to find out the tent was overrun and the patient was rerouted to St. Paul's, but unfortunately, the individual died in the ambulance.

It is clear, that a large-scale medical presence would be an asset in our community. The DTES is in need and The Vancouver Chinatown Foundation, Vancouver Coastal Health and BC Housing have a solution. We were progressive enough to pioneer Safe Injection Sites; surely a full medical facility would only be a greater contribution.

It is not lost on me that much of the push back is due to unfulfilled promises made by Gregor Robertson a few years prior. I urge those to remember that Gregor Robertson is separate of The Vancouver Chinatown Foundation, which seems to be the only private

entity that is offering a proactive plan and is willing to follow through with action. Yes, it is unfortunate that Mayor Robertson was unable to follow through on his commitments, but I am grateful to The Vancouver Chinatown Foundation for taking the initiative.

I have gratefully lived a privileged life, but this should not discredit my volunteer time or the money I have donated with my private earnings. I ask all to consider the same when reviewing the current applicants or any future applicants who are trying to do good. I do hope that the 58 W Hastings project will be an example for all: to demonstrate that communities thrive in diversity and ultimately, encourage other private citizens to donate their time and assets at the highest level. In a city as wealthy as ours, it is unfortunate that the issues in the DTES persist and I for one am grateful to those who are paving the way for the betterment of us all.

I do not want to warn my children of the area, like I had once been, but rather raise them here in Gastown, and encourage them to be present, inclusive, contributing members of our greater collective community. To live and grow in the area with a pluralistic view, and I believe, The Vancouver Chinatown Foundation and 58 W Hastings will facilitate this vision.

Key Facts:

- Increasing much-needed affordable housing supply with 231 units
- Inclusive housing, diverse unit mix; integrating individuals of all socioeconomic backgrounds
- Achieving goals in adopted policies such as the Downtown Eastside Plan and the Housing and Homelessness Strategy
- VCH Integrated Health Centre will deliver effective care outcomes and services in the DTES (50,000 sq integrated health facility)
- Increasing employment opportunities through the community-oriented retail spaces

I thank you for your time and for your contributions in shaping our great city.

My very best,  
Lesley Kim

Attn: Mayor and Council  
3rd Floor, City Hall  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

## 58 West Hastings Rezoning Application: A Vancouver for Vancouver

Dear Mayor and Councillors,

Thank you for receiving my letter regarding 58 West Hasting's rezoning. I strongly support Vancouver Chinatown Foundation and VAHA's application for the rezoning of 58 West Hastings.

This project offers 231 units of housing aimed at a diverse mix of people, supporting a variety of aspirations required for a healthy community. Vancouver Coastal Authority will also integrate care and services concisely where the need is required, in the Downtown Eastside. The development will also include opportunities for neighbourhood-focused employment, reinvigorating the community. 58 West Hastings represents a unique opportunity in one of the "world's most livable cities", to decisively help the people forgotten in our rush to grow into an international icon.

Though I share the same concerns as the Activists calling for 100% of the social housing to be at welfare and pension rates, I also understand the development must be able to sustain itself. Allowing a mix of socioeconomic backgrounds and a variety of opportunities ensures the development maintains the diversity needed to sustain itself financially, so that it can perpetuate its ambitious mission indefinitely.

The unique opportunity at 58 West Hastings, and the dedication from Vancouver Chinatown Foundation and VAHA must not be wasted. This development could represent the beginning of a new Chapter for Vancouver: where City Leadership reaffirms that it can "walk the talk" of becoming a sustainable city for all, reassures concern citizens that more and more ambitious projects will be supported and be the voice for the voiceless, who have been left out of the City's prosperity for far too long.

Vancouver is one of the most liveable cities in the world. As a city, let's show the world why: not by building another icon for the international stage, but by building a symbol of our commitment to each other!

Respectfully yours,

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**Albert Lam**

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16 Jan 2018