

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Friday, May 12, 2017 12:33 PM
To: Public Hearing
Subject: FW: 105 Keefer - Letter of Support
Attachments: Amy Barber Letter of Support.docx

s.22(1) Personal and Confidential

From: Amy Barber
Sent: Friday, May 12, 2017 10:53 AM
To: Mayor and Council Correspondence
Subject: 105 Keefer - Letter of Support

Hi there,

Please see attached for my letter of support for the 105 Keefer building.

Amy Barber | Marketing Manager | Canada West

s.22(1) Personal and Confidential



Dear Mayor and Council,

My name is Amy Barber and I am writing to you to express my support for the proposed development at 105 Keefer Street.

I have been renting in Chinatown for the past 2 years and have been looking for some time for an opportunity to buy in this neighbourhood. Even though there have been other developments built in Chinatown over the past few years, demand is so high it is hard to even get an opportunity to buy, which is why we need more projects such as 105 Keefer built.

Chinatown is a great neighbourhood filled with a unique culture. I truly believe that the 105 Keefer project has taken into consideration the vibrancy of the neighbourhood with it's design and also the inclusion of seniors units and recreation space.

I hope that you approve of this project at the upcoming public hearing on May 23rd.

Sincerely,
Amy Barber

5.22(1) Personal and Confidential



Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Friday, May 12, 2017 12:34 PM
To: Public Hearing
Subject: FW: 105 Keefer Project

From: Patrick Stewart
Sent: Friday, May 12, 2017 11:30 AM
To: Mayor and Council Correspondence
Subject: 105 Keefer Project

Mayor and Council,

I would like to register my support for the 105 Keefer project by Beedie Living.

My girlfriend and I currently rent in Chinatown and have been looking for an opportunity to buy in this neighbourhood for 2 years. We would very much like to live in the 105 Keefer building once it is built and hope that it is approved at the upcoming Public Hearing.

I think the project will be a terrific addition to the neighbourhood as it will take a currently underused parking lot and provide new housing options and commercial that will benefit the entire community.

Regards,

Patrick Stewart

s.22(1) Personal and Confidential

Sent from my iPhone

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Andrea Greenway
Sent: Saturday, May 13, 2017 12:14 PM
To: Public Hearing
Subject: Rezoning Application for 105 Keefer St
Attachments: 105 Keefer Street May 11, 2017.pdf

Hello,

Please accept the attached letter of support for the 105 Keefer project in regards to the upcoming public hearing on May 23, 2017

Thank you,
Andrea

Andrea Greenway
INTERIOR DESIGNER, LEED AP, D.I.D.

s.22(1) Personal and Confidential

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May 11, 2017

Vancouver City Council
Vancouver City Hall
453 West 12th Avenue
Vancouver BC

Dear Mayor and City Council,

Re: Support for proposed 105 Keefer Project

As a business owner and a resident of the Chinatown community, I would like to publically lend my support for the 105 Keefer Street residential development proposed by Beedie Living.

I believe that Beedie has given careful consideration to the building both in an architectural context and the nature of the contribution that this development will offer the neighbourhood.

For instance, 25 units have been dedicated to senior's affordable housing, in addition to the ground floor cultural space leased at below market rate to offer recreational engagement to seniors and residents.

The size and placement of the building has been designed to acknowledge the relationship to the Chinatown Monument, Memorial Plaza and the neighbouring Dr. Sun Yat Sen Garden, with deeper setbacks and lower FSR in consideration of the cultural significance of this corner.

At the street level, passageways connecting Keefer, Columbia and the lane adjacent encourage walking traffic and connect the east side of Chinatown to the perimeter at Columbia, replacing the under-used parking lot at the corner and resulting in safer thoroughfare to Gastown.

I think this project is a welcome addition to the neighbourhood and the downtown market and I am strongly in support of this development. I sincerely hope that you approve this project at the upcoming public hearing on May 23, 2017.

With best regards,

Andrea Greenway

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential



Kennett, Bonnie

From: Sam Jenkins <[REDACTED]>
Sent: Monday, May 15, 2017 1:41 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Rezoning

Dear Mayor and Council,

As a resident in the community, I am writing to show my support for Beedie Living's development at 105 Keefer Street. I believe this to be a well-designed proposal that responds to both City policy and public input. The design team has done an exceptional job navigating through the policy requirements to keep this development in line with the local Chinatown character. The public space and passages through the building will significantly improve the streetscape and help to reduce crime in the area.

The inclusion of 25 low to moderate income seniors housing units with the addition of the seniors cultural space secured at below market rent will add substantial value to the community. The small retail units are in keeping with the neighbourhood. The consideration of sight lines from Dr. Sun Yat-Sen Garden show Beedie's commitment to developing a proposal for the community. For an additional three storeys of residential, these benefits are a fair trade-off in my opinion.

I think the development at 105 Keefer Street will be a needed piece in the revitalization puzzle for Chinatown. I hope the rezoning is approved.

Thank you for considering my input.

Regards,

Sam Jenkins

[REDACTED]

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Caroline Shaikewitz
Sent: Monday, May 15, 2017 1:49 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street Public Hearing - Letter of Support

Dear Mayor and Council,

I'm writing this letter to show my support for Beedie Living's proposal at 105 Keefer Street. My partner and I have lived in the area for a number of years and following several building break-ins we are becoming more and more concerned about safety in the neighbourhood. We would love to see the community refreshed and revitalized through developments such as this one.

We have observed this project evolve over the past number of years, responding to community needs and preserving the character of Chinatown. The proposal is now 4 years in the making and given that this development is in line with the City's policy goal to revitalize the economy in the area, we are confused by the delay in approving the re-zoning, especially at a site that is currently empty.

We want to live in a community where we can shop locally and feel safe walking the streets at any time of day. To transform the neighbourhood, development is needed and the 105 Keefer proposal is a step in the right direction. Not only is it providing the much needed supply of 106 condominiums to a city facing a severe housing crisis, but it's also providing 25 low-to-moderate income seniors housing units with a senior's center. These types of partnerships should be encouraged through the City's process.

This neighbourhood could be transformed to meet the needs of people from all walks of life. Through more public-private partnerships we would see members of our community, who are desperately in need of social support, with more housing options. We would see businesses thrive instead of being forced to shut their doors due to reduced foot traffic in the neighbourhood. We would see families move to the area with the ability to live near their work and utilize the public transit system. We would see the elderly able to age in place with a support network around them.

I hope you make the right decision to approve a proposal that is in line with City policy and will so dramatically benefit the community.

Thank you for taking the time to read this letter of support.

Kind regards,

Caroline Shaikewitz

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Kennett, Bonnie

s.22(1) Personal and Confidential

From: Jonathan Jones
Sent: Monday, May 15, 2017 5:35 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer St - Supporting agent for Beedie and its Chinatown building - Jonathan Jones

Good Afternoon,

My name is Jonathan Jones and I am writing you today to express my support for the proposed development at 105 Keefer Street. I have been following the project for over 2 years in hopes that both my wife and I could take our savings and potentially invest in a small property in the Chinatown/Railtown area. We were very interested in the Sequel 138 project at 138 Hastings street but because that was part of the AHO (Affordable Housing Ownership) program we were unable to purchase one of the smaller units (400sqft) because we made just over the household income level cap of \$86,000. There is a clear gap between those people that the AHO program and other social housing initiatives benefits and those that can afford a new \$1400/sqft apartment in the Vancore area. I speak from experience and work everyday with others that feel the burden of affordable living in Vancouver. I'm guessing this is a redundant email you have heard all too often but I'd like to share why 105 Keefer is a project that has the potential to set a precedent toward positive development in East Vancouver.

The lack of prioritising affordability concerns is the City of Vancouver's biggest downfall in today's youth's eye. The increased grasp of zoning restrictions has added costs and time to the development process pushing out smaller developers and giving overseas funded mega-developers a monopoly over the Vancouver housing industry. City influence over regulation of development has limited housing supply with the reasoning of cultural preservation among other things. Yes cultural preservation is a concern, but lets be honest, affordable housing (especially to those who are trying to make Vancouver their long-term home) is a far greater concern to the voters of tomorrow who unfortunately don't hold enough of a voice (either in numbers or motive) to make the change today.

An example of this is the recently recommending revision of Railtown Zoning and Development By-law Amendments for I-4 (Historic Industrial) District. This is an area that has had nearly no residential development in recent years. In 2015, 626 Alexander was built but apart from that there has been almost no rezoning applications permitted in this area and under the new recommendations there is potentially no new residential expansion in this area. The reasoning is not cultural, but historic provision. What argument is there to justify why historic provision of the early Vancouver heavy industry take precedent over centrally located affordable housing today?

Continued limitation of centrally located supply is the reason for Vancouver's affordability crisis. Projects like 105 Keefer need to be approved. Beedie Living is a developer that has the capabilities to build quality properties, they make an effort to conform to all city requirements, they listen to the community and take local input to heart. Vancouver needs more developers like this and the City should be not only backing our local developers but also removing (or at least relaxing) zoning restrictions for these prime central locations **for developers that listen and will help the community grow in a positive way**, not those who target international investment opportunities.

As I said earlier, I work everyday with others that feel the burden of affordable living. I am Vancouver's Biking Realtor (<https://www.facebook.com/jonathanjonesvan/>) and my wife and I manage 44 rental units in the West End (2 community-oriented buildings of young professionals). I work primarily with first-time home buyers and as you can imagine, these past two+ years of low supply levels and increasing prices have caused my real estate

buyers (mostly Vancouver loving locals) to have to reconsider living in Vancouver. Additionally, my rental tenants feel the pressure of the 3 to 4% yearly rental rate increases which clearly don't match a wage growth amount. In the 3 years that 105 Keefer was having to navigate the excessive bureaucracy of the City's red tape, the dollar per square foot values of comparable properties jumped from \$500/sqft to \$1000/sqft. Any Vancouverite that had their eye on the development in hopes of purchasing a home in the community they love is likely not considering the option today.

Locals are losing. Set a precedent towards positive development by allowing 105 Keefer to build.

Jonathan Jones

s.22(1) Personal and Confidential



The biggest compliment a client can give me is the referral of a friend or family member.

Kennett, Bonnie

From: Jane Baynham
Sent: Monday, May 15, 2017 8:00 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street, Chinatown----letter for public hearing

s.22(1) Personal and Confidential

May 15th 2017,

City Hall
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Dear Mayor and Council,

As a resident of Vancouver I'm writing this letter in support of the 105 Keefer Proposal. It is increasingly challenging for young people to find affordable housing. My daughter and her husband have recently moved back to Vancouver and are disheartened by the lack of affordable family-friendly housing in the City. I moved to Vancouver from Ontario at a similar stage of life, nearly 40 years ago and find it very concerning how different the housing opportunities compare for today's generations.

I understand that this housing crisis is complicated and requires a number of complimentary solutions, however, I'm certain that adding 106 units to the housing supply in Chinatown will help young professionals like my daughter and her husband. The 105 Keefer proposal will also improve the economic sustainability in the neighbourhood and will provide social services in the way of 25 affordable seniors units and a senior's center.

I think it's critical that the City adheres to their policies which have been created by experts with the addition of public input to address neighbourhood needs. This proposal meets Chinatown's Policy for height and design, and it exceeds the policy with the inclusion of the non-market units. Proposals like this one should be approve without hesitation and I hope you make that decision at this Public Hearing.

Sincerely,

Jane Baynham

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Tuesday, May 16, 2017 11:22 AM
To: Public Hearing
Subject: FW: 105 Keefer Hearing Comments

From: Daniel Holloway s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 11:05 AM
To: Public Hearing; Mayor and Council Correspondence
Subject: 105 Keefer Hearing Comments

To Mayor and Council,

My name is Dan Holloway and I am writing to support the proposal for 105 Keefer Street in Chinatown.

I'm a Vancouverite born and bred, and I'm passionate about urban issues that impact my City. The Keefer Street project is one I've been following for some time now (I just live up the street on Main) and I think it will be a great addition to the community! It's undeniable that Chinatown is rich in culture and is an important part of Vancouver's history. Beedie have put forward a proposal that not only complies to the City policies for the area, but goes above and beyond in terms of community amenities.

I understand the zoning onsite today allows for 90ft condo building, and the developer is looking to go to 120 feet, in accordance with local policies, while also including 25 units of seniors low-income housing. This seems like a very reasonable trade-off. An injection of new housing at this site will boost the customer base for nearby local businesses, and will contribute to keeping Chinatown vibrant and thriving.

I urge you to consider the project based on it's merits and the generous community benefits it will offer. Please vote in support of this rezoning.

Sincerely,

Dan Holloway

Kennett, Bonnie

s.22(1) Personal and Confidential

From: kel coulson
Sent: Tuesday, May 16, 2017 12:51 PM
To: Public Hearing
Subject: support for 105 Keefer street development

Good afternoon-

I would like to submit my written support for the development project at 105 Keefer in Chinatown. As a resident of Gastown I am looking forward to seeing this and other developments proceed to continue to improve and diversify the area.

My understanding is that there is a vocal minority protesting against this development. I'm sending this email in my support of the project and as a counterbalance to the special interest groups that are becoming a vocal majority at these public hearings. Unfortunately I am unable to attend the event in person because of work conflicts.

If there is a more appropriate email to direct my support of this project please let me know.

Sincerely,

Kel Coulson, M.A.S.c. P.Eng

s.22(1) Personal and
Confidential

Kennett, Bonnie

From: Paul Yu s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 2:07 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support 105 Keefer Rezoning Application

Dear Mayor and Council,

As a local resident, I would like to publicly lend my support to the 105 Keefer Street rezoning application.

Chinatown is a community that I have grown up in and would visit with my mother and father during my childhood. It is a community that is near and dear to my heart.

I understand that there are those in the community that believe this development will displace and have a negative impact on the community. However it is developments such as 105 Keefer that have evolved over past several years, listened to the community that will breath life back into Chinatown.

The newer developments on Main and Keefer has provided a much needed rejuvenation to the community and the neighbourhood. These new developments are bringing people back to the Chinatown that I love, with a new energy and vibrancy that is much needed.

I fully support this proposed development and encourage Mayor and Council to approve this project at the upcoming public hearing.

Thank you for your consideration.

Paul Yu

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Tuesday, May 16, 2017 2:17 PM
To: Public Hearing
Subject: FW: 105 Keefer Street

s.22(1) Personal and Confidential

From: Derek Townsend
Sent: Tuesday, May 16, 2017 1:37 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: 105 Keefer Street

Dear Mayor and Council,

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

As a resident in the neighbourhood, I have been following this painfully slow process for longer than is necessary. I walk by the site frequently and think about the wasted time, money and the lack of use that has been going on. From what I've seen and know, Beedie has done an excellent job working with the neighbourhood to revise and refine their proposal to best meet the needs of the community. I'm particularly encouraged by the commercial component which will bring substantial economic benefit to Chinatown, and in a way that reflects the history of the neighbourhood by incorporating passageways through the retail. Small retail parcels at grade will bring new business to the neighbourhood and improve the streetscape making residents and visitors feel safer in their environment. The *Rezoning Policy for Higher Buildings in the Historic Area* was implemented, in part, to revitalize the economy. This policy is being supported by Beedie's proposal with the addition of 106 housing units to a currently vacant lot.

Secondly, as a young person in this city, I am very aware of the housing crisis here in Vancouver. Increasing the supply of all housing types is vital to solving this problem. A particular benefit within this proposal is the public-private partnership between Beedie Living and BC Housing. Providing affordable units for low and moderate income households and including an accessible community center will allow vulnerable seniors in the neighbourhood to age in place and do so in a community environment.

I encourage Council to see the merits of this project (as it aligns with multiple policies) and approve the rezoning for 105 Keefer Street.

Thank you for your consideration,
Derek Townsend

s.22(1) Personal and Confidential

Cheers,

Derek Townsend
Vice President

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Georgia Desjardins
Sent: Tuesday, May 16, 2017 2:30 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer Street - Letter of Support

Dear Mayor and Council,

As a local resident in the Chinatown neighbourhood, I'm writing to express my support for the redevelopment of 105 Keefer Street. I have attended most, if not all of the City Public Info Sessions over the last several years, and am pleased this rezoning will finally proceed to Council for your consideration at a Public Hearing.

Like many Vancouverites, I feel privileged to live in this incredible City, however given its attractiveness on many levels, affordability has become a real challenge for our communities (including developers). This is a proposal that in my opinion checks all the boxes.

1. It exceeds the local policy with the inclusion of 25 units of seniors housing through a partnership with BC Housing (which amounts for almost 25% of the total unit count)
2. Following concerns about the lack of social and cultural spaces for Seniors in Chinatown at affordable rates, the proposal now includes a seniors centre at ground level well below market rates
3. The offering of 2 and 3 bedroom units far exceeds the required 25%, or new 35%
4. Following concerns about other new retail in the area, the plan incorporated pedestrian passageways through the retail to increase permeability and visibility through the site, but also to ensure smaller CRU's cannot be consolidated to accommodate a larger retailer

Furthermore, this site can already accommodate a 90 foot building of market condo above retail without any consideration for seniors amenities.

There's no doubt that development is needed with the housing crisis that is currently facing Vancouver. Thank you for the opportunity to share my thoughts on this important matter.

Sincerely,
Georgia Desjardins

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Shelby Mack
Sent: Tuesday, May 16, 2017 2:49 PM
To: Public Hearing
Subject: Chinatown Rezoning at 105 Keefer

s.22(1) Personal and Confidential

Council Members,

I appreciate the opportunity to share my opinions on the proposal in front of you to redevelop the vacant parking lot at 105 Keefer in Chinatown. My fiancé and I are recent purchasers of our first home down the street. It's a great neighbourhood with walkable shops and services, close proximity to green space and the seawall and fantastic transit connections. I have reviewed the rezoning plan by Beedie for this site, and understand that it is located at a culturally sensitive location across from the Sun Yat Sen Gardens and War Memorial. In my opinion, the architects and developers have done a good job balancing the cultural and historic priorities for the site, as well as the well-documented need for more two and three bedroom units for young families like mine.

Given the site is zoned for 9 storeys today, an allowance up to 12 storeys in exchange for seniors affordable housing seems like a good trade off.

I hope Council approves this proposal and look forward to its contribution to our neighbourhood.

Shelby Mack

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Brian Roche s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 3:18 PM
To: Public Hearing
Subject: Rezoning Application for 105 Keefer Street and 544 Columbia Street

I am in **full support** of the proposed rezoning application for 105 Keefer Street and 544 Columbia Street.

This site has been under-utilized and vacant for a long period of time and this proposal will add much needed housing and commercial uses to Chinatown.

The design process and public consultation have resulted in a very attractive and well thought-out building.

Thanks,

Brian Roche
President

Rendition Developments Inc

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Max Zessel
Sent: Tuesday, May 16, 2017 3:26 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support of 105 Keefer

s.22(1) Personal and Confidential

To who it may concern,

I received a flyer to my home in Chinatown informing my wife and I that Council will finally be reviewing the Beedie Development proposal for 105 Keefer at an upcoming Public Hearing. As an active and invested member of this community, I strongly urge Council to carefully consider this project based on the local policy (which it conforms to) and the direct benefits it will bring to Chinatown. We are aware this project has become the subject and focus of the "protect Chinatown from displacement" campaign. I, too, don't want to see historic buildings demolished with displacement of historic businesses and/or existing residents.

But this site is vacant. It has sat vacant for decades, and was previously a service station. In fact, this vacant property has the opportunity to finally contribute to the local economy and to house locals who are in need – both seniors at below market rates, and families, couples, and singles at market rates.

Please support this well-planned rezoning.

Max Zessel

s.22(1) Personal and Confidential

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Kennett, Bonnie

From: Adrian Garvey s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 3:58 PM
To: Public Hearing
Subject: I support the proposal for 105 Keefer Street!

Dear Mayor and Council,

I support the proposal for 105 Keefer Street!

As a Vancouver resident who knows first hand how difficult it is to find appropriate housing in this City, I urge you to allow this project to go ahead. I often visit this neighbourhood because of the great restaurants, atmosphere, and culture – it's a place I'd love to live, but unfortunately, there isn't a lot of choices. Not only will this project provide homes for couples and families, it proposes 25 units of below market seniors housing! I think this is a fantastic idea and will promote a healthy inclusive community in Chinatown.

It's time to approve this project.

Sincerely,
Adrian Garvey

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Vancouver Candle Co. s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 5:34 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer

Dear Mayor and Council,

I'm a resident and business owner in Strathcona, and I'd like to share my support for the 105 Keefer Street proposal in Chinatown.

After reviewing the plans, I believe this project would be a welcome addition to our community. More residents will help out the nearby local businesses (including my own I hope), it will revitalize a site that is currently an unappealing (and grimy) car park which serves no one, and it will create a new destination for Chinatown with unique, boutique retail offerings (given the small size of the retail). I also like the pedestrian passages through the retail to enhance the experience for shoppers and retailers, and to also physically ensure the small retail units will not be combined to create larger spaces (for bigger box retail.)

With the proposed community space, and over 100 new households, Chinatown will only thrive from re-energizing of this site! I'm 100% behind this proposal and I look forward to seeing the rejuvenation of my neighbourhood.

Thanks for your consideration,

Nick Rabuchin

s.22(1) Personal and Confidential

Kennett, Bonnie

From: FAROUK BABUL
Sent: Tuesday, May 16, 2017 5:42 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer

s.22(1) Personal and Confidential

To Mayor Robertson and Councillors,

I'm writing in response to the application for 105 Keefer Street. As a resident of Strathcona, I spend a lot of time in Chinatown and have followed the lengthy planning process for Beedie's rezoning at Keefer over the years. My main reason for supporting this project is that the proposal redevelops a underutilized site with a range of uses and housing affordability. At 120', the height is modest and blends well with the urban fabric of the neighbourhood. I would support additional height for more market housing as we need to add more people to add back the vibrancy to Chinatown!

Beedie's proposal will boost the local economy, attracting more residents to live in this historic neighbourhood and improve the areas vibrancy – which was the intent of the 2011 Policy allowing this site to be increased from 90 feet to 120feet. I believe it will reinvigorate the existing culture and revitalise the area for years to come.

This project needs to be approved. Anything else would be a step backwards for our City.

Farouk Babul

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Sarah Bird s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 6:14 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Please support 105 Keefer

Dear Council,

I am writing with the request that you vote in support of the Keefer Street rezoning following next week's public hearing. I am a born and raised Vancouverite, working in Gastown, but living in Coal Harbour (not by choice). I have been challenged to find suitable condominium accommodation (first time purchaser) in the Chinatown, lower Main neighbourhood (even Fairview...) This is not for lack of trying, but a serious deficit in supply of two and three-bedroom homes.

I've watched this proposal by Beedie in Chinatown for years. I understand it supports the local Chinatown Neighbourhood Plan with new, small scale retail that will wrap around into the lane, a new seniors centre, and some 20+ non-market housing units for seniors. The building design has been carefully considered so not to shadow the Chinese War Memorial or Sun Yat Sen. It will also be a smaller building than the new buildings on Main – both in height and density.

I currently eat, shop, socialise in Chinatown, and work in Gastown. I ask Council to approve this project, and others in it's wake to provide myself and others like me the opportunity to live in this exciting, walkable neighbourhood.

Sarah Bird

s.22(1) Personal and Confidential

Sarah Bird | Partner

Miller Titerle + Company LLP

s.22(1) Personal and Confidential

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Kennett, Bonnie

From: Natalie Aron s.22(1) Personal and Confidential
Sent: Tuesday, May 16, 2017 9:20 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer

City of Vancouver Council,

I'm writing to you about the proposal submitted for 105 Keefer Street in Chinatown. I've had the opportunity to review the rezoning going before you next week at a Public Hearing and wish to express my support for this well-planned development.

Having recently moved from Victoria, I've faced quite a bit of trouble trying to find a space to call home. When I heard about the 105 Keefer Street project, and of the opposition it's received, I was further disheartened. Not only does this project provide more housing for residents, with a focus on two and three bedroom units for young families (a housing type that is seriously under supply), the plan also includes affordable homes for 25 low income seniors. This is also a location within walking distance to shops, services, a new Elementary School, Andy Livingston Park, and the downtown core. It really does seem like a no brainer. I hope you approve this project and help ease the strain that comes with trying to find suitable opportunities for home ownership for British Columbians.

Thank you for the opportunity to provide my perspective.

Natalie Aron

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Vic Jang 8 §.22(1) Personal and Confidential
Sent: Wednesday, May 17, 2017 9:06 AM
To: Public Hearing
Subject: 544 Columbia
Attachments: 0464_001.pdf

Letter of support for 544 Columbia

City of Vancouver
3rd Floor, City Hall
453 West 12th Ave
Vancouver, BC V5Y 1V4

May 15, 2017

Dear Mayor & Council Members,

I am writing to you in support of the mixed-use development being proposed at 105 Keefer Street and 544 Columbia Street. I am a nearby property owner at [REDACTED] and I'm happy to see a new proposal being put forward that will further add to the revitalization of Chinatown.

This new building will help to revive the corner of Keefer and Columbia Street, replacing the existing surface parking lot with some great new retail and residential space. In particular, I like the latest inclusion of a series of pedestrian passageways through the ground level retail. It is clear the developer has worked hard to respond to comments from the community. It will be a huge improvement to what's currently onsite. I look forward to seeing the renewal and expansion of the pedestrian square, with new neighbours and new shops to really make the neighbourhood an inviting and attractive place for residents and visitors.

When considering this project please take into account the positive impact it would have on the local economy and community. I have been following this process for almost four years and hope that it will be approved at next week's public hearing.

In closing if the City wants areas like Chinatown to be revived it will not happen without redevelopment. Without an increase population in Chinatown the commercial businesses will not survive and people will not come hear to live. Pender Street, East Georgia, and Keffer Street is much better today than two years ago, but still is very much a ghost town evening durning the daytime.

Sincerely,

[REDACTED]
s.22(1) Personal and Confidential

[REDACTED]
s.22(1) Personal and Confidential

(Vic Jang)

[REDACTED]
s.22(1) Personal and Confidential

[REDACTED]
s.22(1) Personal and Confidential

Kennett, Bonnie

From: Bryce Gauthier s.22(1) Personal and Confidential
Sent: Wednesday, May 17, 2017 9:25 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: 105 Keefer

To Whom It May Concern:

As I have mentioned previously, I am a Strathcona/Chinatown resident at s.22(1) Personal and Confidential and I attended several Open Houses on the application in question.

I generally oppose the increased density the city has allotted for Chinatown, and yet I truly believe this project will make a positive contribution to the neighbourhood. I do not support the idea of destroying the heritage quality and character of Chinatown for a mistakenly vague and homogenous concept of "density", but given that this site in a low-lying area and was on an empty lot, increased density makes sense, especially if it yield affordable housing. My expectation is that this project would facilitate the preservation of lower scale buildings elsewhere in the neighbourhood.

This project has my complete support.

Bryce Gauthier
Principal
E|G Landscape Architects

Kennett, Bonnie

From: Genevieve Dufresne s.22(1) Personal and Confidential
Sent: Wednesday, May 17, 2017 10:32 AM
To: Public Hearing
Subject: In support of the proposed 105 Keefer project

To Mayor and Council,

My name is Genevieve Dufresne and I support the proposed 105 Keefer project in Chinatown.

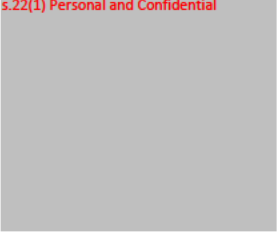
I have taken the time to review the details of this project and consider it to be a thoughtful and value adding project for our city. I support this project because it will redevelop a site that is currently an under-utilized car park, and will deliver a range of community uses and housing types to the area we so desperately need. More market housing will bring more people back into the area, and with it, the vibrancy that Chinatown is presently somewhat lacking.

I especially appreciate that Beedie has taken the time to refine the project in response to the communities input and suggestions over the past 3+ years. This speaks to their dedication and commitment to their community. I support this project because of the overall benefit it will have not only for Chinatown but also Vancouver. I urge you to support this project at its public hearing on Tuesday also.

Sincerely,

Genevieve Dufresne

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Nitin Madhvani
Sent: Wednesday, May 17, 2017 11:42 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for Chinatown rezoning for 105 Keefer St.

s.22(1) Personal and Confidential

Mayor Robertson, Councillors and City of Vancouver Planning Department staff,

As a Vancouver resident in the 'crosstown' area near Chinatown, I have been following this rezoning proposal at 105 Keefer by the Beedie Development Group with keen interest. I understand there is a public hearing in the next few days and would like **register my support for this project**.

It's my understanding that this project has been in the works for close to four years, reflecting the amount of scrutiny and feedback provided by the local community.

I want to register my support for two main reasons: the inclusion of accessible and inclusive spaces for seniors and the design of retail spaces that will keep out big-box retailers. It is clear to me that the development group has made a significant effort to incorporate feedback from the community to retain the distinct character of the neighbourhood while renewing and adding to the housing stock.

Lastly, as a 30-something that is looking to start a family, it is encouraging to see the number of two- and three-bedroom units that will allow some families to stay in the neighbourhood that would be forced out otherwise, not being able to afford the single-family homes that regularly exceed \$1M.

I encourage Council to approve this project without delay.

Best,

Nitin Madhvani

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Nitin Madhvani

s.22(1) Personal and Confidential

May 17, 2017

Dear Mayor Robertson and Honourable Council,

My name is Salomon Dick Man Siu, and I moved to Canada from Panama in 1966. I am writing this letter to express my support for the proposed development at 105 Keefer.

In my 51 years here, I have seen how the population has increased while housing continues to lag behind. We need to see higher density in the city, to keep pace with the population growth that we are seeing here. Chinatown is a wonderful area for this. There are currently a lot of social activities that take place in Chinatown, but with very little available spaces to have these activities. The proposed development for 105 Keefer will provide us with new space and allow us to continue practising our cultural activities.

There is already precedent with 10-12 storey buildings along Keefer and Hastings, and this development will not be out of place. The proposal at 105 Keefer will improve Chinatown by providing social spaces, and providing a boost to the local businesses who will benefit from the new residents.

Thank you for providing me with this opportunity to comment on this project, I hope that Mayor and Council will agree with me and approve of this project at Public Hearing.

Sincerely,

s.22(1) Personal and Confidential



Salomon Dick Man Siu

s.22(1) Personal and Confidential



May 16th, 20017

Dear Mayor and Council,

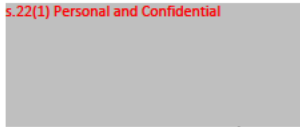
I am writing this letter to support Beedie's development in Chinatown. The development is in a good location to provide space for Chinese seniors for our cultural activities.

Right now Chinese don't have space for seniors' activities in Chinatown and this is a big problem. That is why it is very important that Beedie's development go ahead in this location at 105 Keefer Street.

I hope to see this proposal approved at the Public Hearing. It will benefit so many Chinese seniors who need this space.

Thank you,

s.22(1) Personal and Confidential

A rectangular grey box redacting the signature of Sui Hing Pang.

Sui Hing Pang

s.22(1) Personal and Confidential

A large rectangular grey box redacting the contact information of Sui Hing Pang.

Dear Mayor & Council,

I am writing to you in regards to the proposed rezoning of 105 Keefer St.

I support this building and I agree to 12 storeys for this building. I understand there will be 25 seniors housing units and 1500 sq. ft. of senior's amenity space. I think the senior's amenity space should be 2000 sq. ft. because there are so many Chinese seniors in Chinatown that need space in the community so that there can be more recreation and cultural activities. Right now the community doesn't have space for the Chinese to do their exercise, recreation, drama, singing, mah-jong, ping pong, and dancing, so more space is better.

Regards,

Kwon Ming Chen

s.22(1) Personal and Confidential

A large grey rectangular box redacting the signature and any handwritten notes that might have been present.

Dear Mayor and Council,

I have lived in Vancouver for over 4 decades, since 1972. I am supportive of the 105 Keefer project as I want to see Chinatown blossom and I think the 105 Keefer project can help do this. I want more high rise buildings in Chinatown as it will allow more people to move into Chinatown with more housing. It will also create more pedestrian traffic which will help businesses thrive.

In my opinion there should be more high rise buildings like other big cities as they are good for the economy.

Thank you,

s.22(1) Personal and Confidential

Yun Kwan Ng

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Kyla Smith 5.22(1) Personal and Confidential
Sent: Wednesday, May 17, 2017 4:35 PM
To: Public Hearing; Mayor and Council Correspondence
Subject: Support 105 Keefer Rezoning Application

Dear Mayor and Council,

As a local resident, I would like to publicly lend my support to the 105 Keefer Street rezoning application.

I grew up outside of Vancouver and I remember as a child in the 80s coming to Chinatown to On Ons for dinner a few times a year, walking the street at night with my sisters and parents to the Chinese bakeries for the coconut buns. As I got older and the neighborhood lost its spark, it became dingy and not a place I felt safe coming to visit on my own.

Now I have been a resident and owner in the city for the last 10 years and I have lived in several areas of Vancouver, most recently near Olympic Village. Chinatown needs new life and more residents to contribute to the community. We are lacking thoughtful density in this city, being that it is close to an elementary school, transit and downtown a development like this is needed in the area to help revitalize the current state of Chinatown.

I commend the developer for the continued efforts through consultation with the community and listening to the local residents and then refining the design to reflect the comments and feedback received from the public. This development will be one that benefits my children and the next generation of multi-cultural Vancouverites.

Mayor and Council, I strongly encourage that you approve this project in the upcoming hearing – you have my full support.

Thank you for your consideration.

Kyla Parker

Kennett, Bonnie

From: Lauren Skinner <[REDACTED]>
Sent: Wednesday, May 17, 2017 9:27 PM
To: Mayor and Council Correspondence; Public Hearing
Subject: Support for 105 Keefer

Dear Mayor and Council,

As an invested local resident of the Main Street area, I would like to publicly lend my support to the 105 Keefer Street rezoning application.

While I understand the controversial nature of development within the Chinatown area, it is my belief that the impact of developments such as this are positive and plentiful. I 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.

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. As I understand it the proposal also includes dedicated, and much needed, affordable seniors housing to meet the needs the areas aging population.

As someone who uses Quebec/Columbia daily as a connection from my home at Quebec and 1st Avenue to Chinatown/Gastown/Downtown for both work and in my free time, I can tell you that anything that can be done to help improve and revitalize Columbia would be welcome. Having ground floor retail space, with more people walking around, would make me feel significantly safer walking in the area to visit the local businesses.

Please support this well-planned and much needed addition to the neighbourhood.

Lauren Skinner

[REDACTED]

Kennett, Bonnie

From: Jess s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 7:50 AM
To: Mayor and Council Correspondence; Public Hearing
Subject: Public Hearing on Keefer - comment of support

Dear Mayor and Council,

I am writing to you on behalf of a local small business in support of the 105 Keefer project. Our spin studio, Eastwood Cycle, is located at 154 W Hastings Street, not far from Chinatown.

We pride ourselves of being active, engaged commercial members of our community. Part of this involves being aware and informed of new changes in our neighbourhood. As such, 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.

Notwithstanding the 3 – 4 year public process, it seems clear to me the developer has paid extra attention to its neighbourhood context to ensure the future building contributes in a real, tangible way to the community. This project offers larger, market residential units for young families, social housing units for seniors, a seniors rec centre on the ground level, and a series of small retail space for local serving retailers – thoughtfully considered in my opinion.

The purpose of the HA-1A policy is to help support the local businesses through increased residential above retail uses. As a small, boutique business a few blocks away, we support this approach to planning along streets where appropriate (ie. not along Pender).

We encourage Council to support this proposal, which will also support healthy lifestyles, encouraging walkability, exercise and car-free living.

Thank you for the opportunity to share our point of view.

Sincerely,

Jessica Brock

PEACE, LOVE, SPIN,

JESSIE BROCK | *Lead Instructor* | *lululemon Ambassador Flagship store*

s.22(1) Personal and Confidential

