

Kennett, Bonnie

From: Kelly Chen s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 11:28 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer Rezoning Proposal

Vancouver City Council,

This letter is regarding my opposition to the 105 Keefer St rezoning proposal. Chinatown is an important part of my Vancouver. I grew up in Strathcona and spent a lot of my childhood in Chinatown. I currently work right next to Chinatown and the DTES and still visit Chinatown often, but the area is changing rapidly and no longer feels familiar to me.

I am concerned about the proposed rezoning because the social housing that will give Beedie their additional height and density is funded by taxpayers like me. Beedie has not truly provided any community benefits to warrant the rezoning. Additionally, this new development will displace low income residents, and small family businesses that make up Chinatown's character will not be able survive due to increased taxes.

This is a culturally important site, and luxury condos are not an appropriate use of this space. This rezoning proposal was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.

The proposed condo is too tall - at least four times the average building height of surrounding buildings, and is more massive and dense than all the buildings next to it. Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.

Only after several rounds of public hearings and rejections did Beedie add social housing units, but the size of the seniors housing units being offered is disheartening. Chinatown has enough new condos and units for singles. The neighbourhood needs more social and family housing which this project does not deliver.

Instead of another new condo development, the 105 Keefer site could instead become a community plaza, community centre, or extension of the memorial statue. If it must be developed, it should provide more social housing.

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

Sincerely,

Kelly Chen

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Thursday, May 18, 2017 1:09 PM
To: Public Hearing
Subject: FW: The destruction of Chinatown

From: Sheelagh Weeks s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 11:01 AM
To: Mayor and Council Correspondence
Subject: The destruction of Chinatown

You simply cannot let this happen! Chinatown is unique, and of very significant historical interest.

A condo tower in the middle of this interesting and varied area of Vancouver would be a desecration, further reducing the city into a boring landscape of similar erections -- is that what you see as the future of our city? If so -- shame on you!!

Please consider this very carefully -- life should be more than steel and glass-- and cash!!

Sheelagh Weeks

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Thursday, May 18, 2017 2:30 PM
To: Public Hearing
Subject: FW: Rezoning Application - 105 Keefer Street
Attachments: 170517 105 Keefer Rezoning Letter.pdf

From: Jenny.Kwan.C1A@parl.gc.ca [<mailto:Jenny.Kwan.C1A@parl.gc.ca>]
Sent: Thursday, May 18, 2017 2:14 PM
To: Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning Application - 105 Keefer Street

Please find attached MP Jenny Kwan's letter to the Mayor and Council on the Revised Rezoning Application for 105 Keefer Street.

Regards,

Gabriel Yiu

Member's Assistant / Adjoint du député

Office of Jenny Kwan / Bureau de Jenny Kwan Member of Parliament for Vancouver East / Députée de Vancouver-Est

NDP Critic for Immigration, Refugees and Citizenship / Porte parole du NPD en matière d'Immigration, de Réfugiés et de Citoyenneté

Ottawa

Room 930, Confederation Building
Ottawa, ON K1A 0A6
Tel/Tél: 613-992-6030
Fax/Télec.: 613-995-7412



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Jenny Zwan

Member of Parliament for Vancouver East
Députée de Vancouver East

Constituency

2572 East Hastings Street
Vancouver, BC V5K 1Z3
Tel/Tél: 604-775-5800
Fax/Télec: 604-775-5811

17th May, 2017

Dear Mayor Robertson and Council.

I write to oppose the rezoning application for the 105 Keefer which is uniquely located in Vancouver's historic Chinatown neighbourhood in Vancouver East.

105 Keefer is directly adjacent to the Chinatown Memorial Square which houses the historically significant monument to commemorate the Chinese railway workers and WWII Veterans. This Memorial depicts the history of Chinese Canadians in Canada and is profound in its meaning to our community. It is also surrounded by the Chinese Cultural Centre, the Dr. Sun Yat-Sen Classical Garden, and the Andy Livingstone Park; all of which are important cultural sites and spaces for the Chinatown community.

As well, 105 Keefer borders the National Historic Site on East Pender Street where valuable heritage buildings with cultural significance such as the Chinese Benevolent Association and the Chinese Freemasons are located. The building proposed, if approved, will tower above Chinatown at 115 feet high, and overshadow all these culturally and symbolically significant buildings, which are mostly 55 feet to 60 feet tall. The late architect and community leader Joe Wai had written repeatedly in critique of the height, bulk and use of this proposed project for this particular site. I, like so many others in our community, wholeheartedly agree with his view. Despite numerous design revisions, the height and bulk of the application continues to be excessive for this culturally sensitive site at the heart of Chinatown. Dropping the height from 120 feet to 115 feet is insignificant to say the least. The FSR remains over 7 and the allocation of only 25 low income seniors housing units, in a community where there is a desperate need for safe secure affordable for low income individuals, is woefully inadequate.

Given the cultural significance of this site, the development will no doubt have a lasting impact on the future of Chinatown. As Canada's major historical site and tourist attraction, it is vital that we do everything we can to help revitalize Chinatown in such a way that preserves, protects and reinvigorates the integrity of this historic neighbourhood.

As you know, ongoing immense development pressure is having a direct impact on Chinatown. Even though Chinatown is a recognized National Historical Site, it currently ranks number three on Heritage Vancouver Society's top 10 watch list of endangered sites in Vancouver and the Top 10 Endangered Places List on the National Trust for Canada.

Ottawa

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Jenny Kwan

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As stated by the National Trust of Canada:

"Relentless development threatens the physical fabric of this nationally significant urban cultural landscape. Design guidelines meant to maintain a "Chinatown look" are often overlooked and building heights have been dramatically increased. At the same time, intense speculation is driving up rents and displacing long-time residents, many of them seniors, who are central to the area's rich cultural identity. Without better control on new development and efforts to sustain local businesses, Chinatown's unique character will be lost."

Having been designated as a National Historic Site in 2011, the Chinatown community finally celebrated the designation on May 13, 2017. Along with the National Historic Site designation, the community also celebrate the commemoration of Wong Foon Sien and Nellie Yip Quong as persons of national historic significance. While the designation and the commemoration of the late community leaders are significant, it is equally, if not even more important that we recognize that the encroachment upon the Chinatown community was not a historical event but an ongoing issue, and that we listen to and respect the voices from the community today.

The staff report on 105 Keefer indicates that 75% of the comments submitted throughout community consultation since Beedie's original Sept 2014 application are in opposition of its approval. It is clear that the community has a different vision for this culturally significant site than what the developer is proposing, and I join with the community to oppose this rezoning application and to call for the site to be developed for the community with special emphasis for low-income seniors housing. I also support the call for the development to provide an intergenerational community space and an extension of the Chinatown Memorial Square.

In recognition of the above factors, the Chinese Benevolent Association, the Canadian Alliance of Chinese Associations, the Canadian Military Museum Society, Chinese Canadian youths and seniors living in Chinatown, held a joint press conference last year in support of this vision and requested that all three levels of government work in collaboration to realize this goal.

According to research done by the Chinatown Concern Group, since 2008, Chinatown has seen almost 800 market housing units built and approved while only 22 non-market housing units were built in the same period.

I, along with many community members, are deeply concern about the future of Chinatown and feel that the proposed rezoning application of 105 Keefer does not add to the unique and distinct

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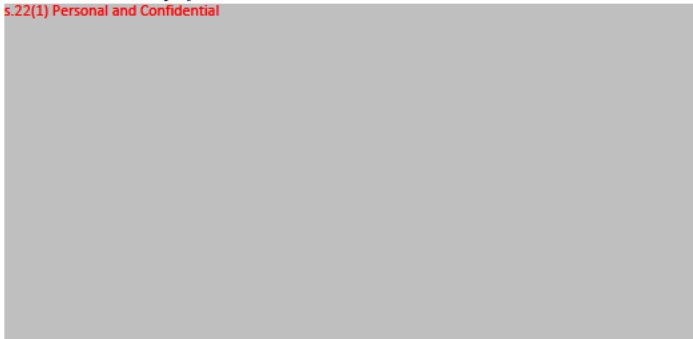
cultural identity of Chinatown. In fact, we feel that it will do the very opposite. In addition, we feel that the current rezoning application will only add to the development pressure and gentrification of the neighbourhood.

Not only does the proposed rezoning threaten the heritage buildings in the neighbourhood, many of them owned and operated by Chinese clan associations and provides valuable housing for Chinese seniors and other low-income residents, it also threatens the investments the City itself has made to protect the neighbourhood through the Chinese Society Legacy Program. The Chinese Society Legacy Program is aimed at stabilizing the area's 12 heritage buildings as important heritage assets and cultural legacies. On May 20, 2017, the community will be celebrating the first of these renovations completed by the Mah Society, which has been recognized with a 2017 Heritage Award from the City. It would truly be a shame to put these hard fought victories at risk.

As we celebrate Canada 150 this year, let us not forget that British Columbia was able to join confederation through the labour and sacrifices made by Chinese railway workers who helped complete the most treacherous sections of the railway. 2017 is also the 70th anniversary of Chinese-Canadians winning the right to vote. Let's add meaning to our celebrations by recognizing the cultural importance of historic Chinatown and honouring the contributions of Chinese Canadians to our nation by protecting the community that was built out of this history.

Sincerely yours,

s.22(1) Personal and Confidential



Jenny Kwan
MP, Vancouver East
NDP Critic for Immigration, Refugees and Citizenship
NDP Critic for Multiculturalism

Kennett, Bonnie

From: Kim burgham
Sent: Thursday, May 18, 2017 3:31 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

Dear city council

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St rezoning proposal. Chinatown is near where I live. This historic area is very important to me. Live in Vancouver , bike and walk all over the city for work and play and often go to China town because of the interesting culture/ food and atmosphere.

I don't support the development proposed because:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- It will displace low income residents economically.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The height of this building is too tall relative to the surrounding historic buildings .
- Its mass is out of scale with the neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- The size of the seniors housing units being offered is disheartening.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The number of units suitable for families is dismal.
- There is an actual COMMUNITY there. It needs to be helped NOT destroyed. People need affordable living and working conditions AND the city needs the character and culture that China town currently has. More unaffordable [for everyday people] ugly condos at the expense of what LITTLE history we have left in this damned city - NOT acceptable.
- Please find ways to keep the old buildings and work with what is there - the physical buildings AND the people who live there.

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

Sincerely yours,
kim burgham

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Confidential

Kennett, Bonnie

From: Matt Mauza s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 3:35 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Dear Mayor and Council,

This letter is regarding my opposition to the 105 Keefer St. application. I care a lot about what new development is missing in ALL of our neighbourhoods.

I do not support the proposal for the building for the following reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

I would recommend for the City to review the site for potential, additional uses:

- Centre for the community
- All ages community facility
- Child Care Facilities are needed Urgently, in what ever kind of development the city is reviewing!

Please reject the proposal.

Yours truly,
Matt Mauza

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Kennett, Bonnie

From: Annie Lio s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 4:02 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Mayor and Council:

I am writing this email because I do not support the Rezoning prosoal for 105 Keefer and 544 Columbia. Currently, I work in Chinatown. Chinatown was a significant part of my upbringing. I care about the historic area.

You should not approve the rezoning application because of the reasons below.

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- This project will contribute to increased property taxes that indepedent family businesses cannot afford.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The height is greater than the average building next to it.
- It is more massive and dense than all the buildings next to it.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approving this project will set a precedent for future projects.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- The significant decrease in family units is not appropriate for Chinatown.

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

- More seniors housing and social housing
- Community centre
- A plaza for the community
- An intergeneration space
- A green space
- Narrower buildings that respect the saw-tooth nature of the historic area

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

Annie Lio

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Kennett, Bonnie

From: Avalillie Lee 5.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 4:32 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Mayor and Council:

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer and 544 Columbia St. This historic area is very important to me. Chinatown is a wonderful community that brings out the Chinese culture. I oppose the 105 Keefer development as the taxpayers should not be funding it, and Beedie hasn't even offered any money to Chinatown.

I'm opposed to the proposal for the reasons listed below:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- Beedie has not offered any money to public benefits of Chinatown.

The following uses of the site are more appropriate:

- Green space

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

Regards,
Ava L

Kennett, Bonnie

From: roy miki
Sent: Thursday, May 18, 2017 4:44 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Re: Oppose 105 Keefer St. Application

Dear Vancouver City Council,

I strongly oppose the 105 Keefer St. application. As a Japanese Canadian whose history includes the destruction of Japantown during the 1940s, Chinatown has been a crucial space in the Vancouver I love. I have been visiting Chinatown for the past 50 years and am concerned that gentrification will destroy the social and cultural values that are dear to its local community.

I'm opposed to the rezoning application for reasons as stated below:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- It is taller than every other building in the surrounding area.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approval of this project signals that the City does not value our historic neighbourhood.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- The number of units suitable for families is dismal.
- 105 Keefer should serve the interests of the local Chinese Canadian community.

The following uses of the site are more appropriate:

- More social housing
- Centre for the community
- A plaza
- A place for everyone from all ages and groups
- Green space
- Buildings that are narrower that reflect the character of Chinatown

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

Roy Miki

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Jim Hoy s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 5:00 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer rezoning proposal

Vancouver City Council,

This is my non-support letter for the Rezoning application at 105 Keefer and 544 Columbia St. I lived in Chinatown near the 105 Keefer St site. Living in Vancouver with a Chinatown is a great part of my experience. Although I do not live in Chinatown any more, I grew up there. Love the history which should be saved for my generation and future generations. It is one of the reasons people visit this beautiful city.

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

Your sincerely,
Jim Hoy

s.22(1) Personal and Confidential



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Kennett, Bonnie

From: Zeng, Yan
Sent: Thursday, May 18, 2017 5:01 PM
To: Public Hearing
Subject: FW: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

-----Original Message-----

From: mailpost@vancouver.ca [<mailto:mailpost@vancouver.ca>]
Sent: Thursday, May 18, 2017 3:46 PM
To: Zeng, Yan
Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: Leslie Mercer

s.22(1) Personal and Confidential

Phone:

Comments:

Dear Vancouver City Council,

I'm writing because I don't support the Rezoning proposal for 105 Keefer and 544 Columbia. Chinatown was a significant part of my upbringing. This historic area is very important to me.

Staff should not recommend the rezoning proposal because of the reasons below.

- It will displace low income residents economically.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The height is greater than the average building next to it.
- The building proposed is out of scale with immediate surroundings.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is dismal.
- Approving this project will set a precedent for future projects.
- The significant decrease in family units is not appropriate for Chinatown.

The following uses of the site are more appropriate:

- Significantly more social housing
- Community centre
- A space for all ages
- More park space
- Narrower buildings that respect the saw-tooth nature of the historic area

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

With regards,
Leslie Mercer

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Shyla Seller
Sent: Thursday, May 18, 2017 6:05 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. rezoning application

Mayor and Council:

I am writing to you as a concerned citizen about the Rezoning application at 105 Keefer. I care a lot about the neighbourhood.

Previously worked there for many years, witnessed changes first hand.

When I first moved into our renovated offices, our landlord, who recently purchased the building, was on his bluetooth in the hallway yelling about how excited he was that soon the shrimp shops would be on their way out. No respect for the history or people of the community. Just an obsession with money.

Staff should not recommend the rezoning proposal because of the following:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- It will price out affordable local businesses.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- It is taller than every other building in the surrounding area.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approving this project will set a precedent for future projects.

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

- More seniors housing and social housing
- An intergeneration space
- Narrower buildings that respect the saw-tooth nature of the historic area

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

With regards,
Shyla Seller

s.22(1) Personal and Confidential

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Keith & Grace Schenkeveld
Sent: Thursday, May 18, 2017 6:08 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Vancouver City Council,

I have concerns about the Rezoning application at 105 Keefer and 544 Columbia St. In the past, I lived in Chinatown. Growing up, Chinatown played a large part in childhood. I care about the historic area. It's my home.

You should not approve the proposal because:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- It will price out affordable local businesses.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- Approving this project will set a precedent for future projects.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The significant decrease in family units is not appropriate.

I would like to see NO big box or franchise type stores in Chinatown, such as Starbucks. When I was in Boston, one of their communities there named Brookline severely limited franchise type companies. Therefore, no McDonald's or Starbucks but lots of interesting businesses and restaurants and buildings had to conform to "a look" of colonial Boston. Buildings were encouraged to be renovated and not torn down and with renovations. It had to adhere to using heritage style doors, windows, street lamps in order to create a colonial look and a community that was diverse and had character.

Thanks,
Grace

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Donne Lee
Sent: Thursday, May 18, 2017 6:23 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Comments for 105 Keefer rezoning

Dear Mayor and Council,

I am writing to you regarding my non-support for the 105 Keefer St. application. I am currently living nearby Chinatown. I grew up going to Chinatown as a kid. Chinatown is an important part of my Vancouver. My family worked in Chinatown from 1960s til present day. I've seen it change and grow and remember fondly playing in the alleyway behind Pender and Main St. Chinatown is where I grew up and my Mom continues to shop at local grocers in Chinatown. It is important that our community including seniors and children experience the beauty of community and affordability of this vibrant neighbourhood.

Staff should not recommend the rezoning application because of these reasons:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- It will displace low income residents economically.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It is taller than every other building in the surrounding area.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- The size of the seniors housing units being offered is disheartening.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.
- I am opposed to anything which does not improve the neighbourhood for the people that work and live there, and to allow them to continue to afford to work and live there. Luxury condos is not what Chinatown has been about - it has been about community and surviving hardship together. There are places to eat, shop and learn kung fu. My family continues to frequent New Town Bakery and we even enjoy a special relationship with the staff who hold a table for our elders. Chinatown is a historic place which deserves to remember its history and hold that memory for people who still survive and thrive in the neighbourhood. We need to protect such places, including commemorating the struggles of Chinese-Canadians throughout the 19th and 20th centuries.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- A neighbourhood community centre
- All ages community facility
- Public green space
- Affordable housing for seniors and families.

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

Sincerely yours,
Donna Lee

s.22(1) Personal and Confidential



Kennett, Bonnie

From: Alan Albert <[REDACTED]>
Sent: Thursday, May 18, 2017 6:39 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

To city council:

I am writing to express my concerns about the rezoning proposal for 105 Keefer and 544 Columbia. I live near Chinatown and I visit, shop and eat there frequently -- specifically because of the Chinese heritage and culture in the area.

I am very concerned about the rezoning application for the following reasons:

- The up-zoning will result in significant land lift, causing increases in tax payments which family-owned businesses cannot afford.
- It will economically displace vulnerable seniors in Chinatown.
- The mass of the proposed building is out of scale with the neighbourhood.
- Beedie should not profit on the backs of taxpayers. With the discounted DCL and no CACs, Beedie is not paying their fair share.
- Approving this project will set a precedent for future projects, destroying the heritage and culture of the area.
- More families are needed in Chinatown, and the proposed development does not support family living.
- More affordable housing is needed in Chinatown. The proposed development, with its resultant land lift, will reduce affordability unless more controls are instituted.

Instead of approving market-rate condos over large storefronts and disrupting the culture of the area, I suggest the following changes:

- Require a large proportion of below-market-rate housing, especially housing for seniors and for families
- Require narrow storefronts, which will better reflect the character of Chinatown and attract family-owned businesses rather than chain stores.
- Fully restore the DCL and require the CAC, to properly fund much-needed amenities for the community.
- Reduce the mass of the development to something more in scale with the neighbourhood.

As it stands, this is an unacceptable application and council should not approve it.

Sincerely,
Alan Albert

Kennett, Bonnie

From: Allen Challmie
Sent: Thursday, May 18, 2017 6:50 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer

Vancouver City Council,

I am writing this email to express my concerns about the 105 Keefer St. application. Chinatown was a significant part of my upbringing. I care about this historic area. As a native of Vancouver, since my childhood I have enjoyed the experience of going to Chinatown for lunch and shopping for food and kitchen and dining supplies. This experience is unique to Chinatown, and cannot be replicated anywhere else; certainly not in a Chinese mall nor in Richmond. I travel a lot and it is rare anywhere else, other than San Francisco, perhaps. But Vancouver's Chinatown "feels" like Vancouver and that feel is result of culture, design and architecture and a certain patina borne of age. Irreplaceable!

Council and staff should not approve the building proposed for the following reasons:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- It will displace low income residents economically.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- The height is greater than the average building next to it.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- Approving this project will set a precedent for future projects.

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

- Smaller developments respecting existing height, scale and architecture. Not the same necessarily, but common with the existing architectural themes and scales.

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

Sincerely yours,

Allen Challmie

5.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Friday, May 19, 2017 9:20 AM
To: Public Hearing
Subject: FW: 105 Keefer St rezoning application

s.22(1) Personal and Confidential

From: Yuk Ming Ho
Sent: Thursday, May 18, 2017 6:56 PM
To: Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: FW: 105 Keefer St rezoning application

From: Yuk Ming Ho
Sent: May 18, 2017 12:54 PM
To: publichearing@vancouver.ca
Subject: RE: 105 Keefer St rezoning application

To city council:

This is my non-support letter for the 105 Keefer St and 544 Columbia St application. Growing up here, Chinatown played a large part in my and many of my friends' childhood. Chinatown is a very important part of our Vancouver. I often take my children and their friends of different cultures to Chinatown and tell them its history. I also tell them my and my parents' memory with Chinatown. Keeping Chinatown's traditional lifestyle is extremely important not only to me and my family, but also to the history and diversity of living of Vancouver.

I am strongly opposed to the development proposed because of the additional reasons below.

- This project will contribute to increased property taxes that independent family businesses cannot afford.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- Seniors housing offered does not justify the additional height requested.
- Approving this project will set a precedent for future projects.
- The Chinese Veterans Memorial should not be a private front yard for condo owners. It would be an insult to all Canadian veterans who fought for freedom. They fought and died for us Canadian people, not business profits.
- Allowing to build on that site is as inappropriate as doing same on Robson Square in front of the Vancouver Art Gallery. The Memorial Plaza carries equal social and historical weight, if not more than, as the Art Gallery.

Instead of market condos, I would like suggest the following alternatives for the site:

- A public plaza - extension of the Veterans Plaza
- A space for all ages
- A park for the community
- A green and leisure space much like that on Robson square.

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

Regards,
Yuk Ming Ho

Kennett, Bonnie

From: Shane Smith <[REDACTED]>
Sent: Thursday, May 18, 2017 6:59 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

To Vancouver City Council:

I am writing this email to express my concerns about the Rezoning application at 105 Keefer and 544 Columbia St. I live close by Chinatown where the 105 Keefer site is. I care a lot about the neighbourhood. I value the cultural importance that Chinatown brings to Vancouver. If big developments are brought into the area this will displace families which value the culture Chinatown brings to Vancouver, not just the real estate value.

Council and staff should not approve the proposed rezoning for the following reasons:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project signals that the City does not value our historic neighbourhood.
- The memorial statue is meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.

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

- Significantly more social housing
- A community centre for the neighbourhood
- A community plaza
- All ages community facility

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

Regards,
Shane Smith

[REDACTED]

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Leanne Huang
Sent: Thursday, May 18, 2017 7:45 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. rezoning application

To city council:

I have concerns about the Rezoning application at 105 Keefer. I am currently living nearby Chinatown. Currently, I work in the neighbourhood. I grew up in Vancouver going to Chinatown as a child. This historic area is very important to me. Chinatown is a special part of Vancouver where I have and continue to learn about the history, culture, and future of Canada.

I am strongly opposed to the building proposed because:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is dismal.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- The number of 3-bedroom units for families proposed is disheartening.
- I don't want to see Chinatown vanished and people banished.

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

- Centre for the community
- A space for all ages

Chinatown does not need a development like this. Please reject the proposal.

Leanne Huang

s.22(1) Personal and
Confidential

Kennett, Bonnie

From: s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 8:02 PM
To: Public Hearing; Zeng, Yan; Cheng, Paul; Mayor and Council Correspondence; Kelley, Gil
Subject: Reject the 105 Keefer Street Application

Mayor and Council:

I have concerns about the 105 Keefer St. application. This historic area is very important to me. This is a National Historic Site of cultural importance. It is also one of our poorest neighbourhoods threatened by gentrification.

I strongly recommend that staff and council does not approve the rezoning application because of the following:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The height of this building is too tall relative to the surrounding historic buildings .
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing being offered in this project is discouraging.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- Fine-grain buildings that are broken up on the lot

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

With regards,
Caroline Adderson

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Friday, May 19, 2017 9:21 AM
To: Public Hearing
Subject: FW: 105 Keefer St rezoning application

-----Original Message-----

From: Kimiko Hawkes
Sent: Thursday, May 18, 2017 8:23 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Dear city council

This letter is regarding my opposition to the 105 Keefer St rezoning proposal. In the past, I lived in Chinatown. I grew up in Vancouver going to Chinatown as a child. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown was my neighborhood from age 11 to my mid 20's. It was my first real sense of community.

Council and staff should not approve the proposal for the building because of the following:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is dismal.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- It is inappropriate to build luxury condos next to the memorial statue.
- The number of units suitable for families is dismal.

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

- Affordable housing for seniors

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

Yours truly,
Kimi Hawkes

s.22(1) Personal and Confidential

Sent from my iPhone

Kennett, Bonnie

From: jo s s.22(1) Personal and Confidential
Sent: Thursday, May 18, 2017 9:59 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. Rezoning Application Concerns

Dear Mayor and Council,

I am writing this email to express my concerns about the 105 Keefer St. application. I currently work nearby the proposed development. The historic area has special significance to my upbringing. I care a lot about the neighbourhood. It's been my second home (I live in East Van) since I immigrated here to Canada some 30 years ago, and currently work in the area. Lots have changed in the last decade, and many old, traditional businesses have been closing down due to unreasonable property taxes that have skyrocketed in the past years. I grew up in Chinatown, taking weekend art & language lessons, and enjoyed shopping, eating and browsing the different type of stores. Unfortunately, the same cannot be said these days, as most stores are now closed, and the new ones coming in are ones that do not reflect the community or heritage of Chinatown.

I urge you to not approve the rezoning application for the reasons listed below:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- It will price low-income local out of the neighbourhood.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.

To see another high-end condo complex go up there is heartbreaking and unnecessary—especially if taxpayers' money is going towards it. There are other areas that upscale condos can be built and social housing should not be built in the same complex. I strongly believe that if the City of Vancouver is truly dedicated to affordable housing, and social housing for low income earners, entire buildings/complexes should be built and dedicated just for them. I am against having the 105 Keefer complex being approved by the City, as this decision is against what the community is. There is no need to continue to gentrify Chinatown.

Instead of market condos, I would like suggest the following alternatives for the site:

- All ages community facility
- A green space

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

Sincerely,
Jo S

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Friday, May 19, 2017 9:21 AM
To: Public Hearing
Subject: FW: 105 Keefer St rezoning application

§.22(1) Personal and Confidential

From: [REDACTED] **On Behalf Of** Anna Yuen

Sent: Thursday, May 18, 2017 10:46 PM

To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul

Subject: RE: 105 Keefer St rezoning application

To city council:

I am writing this email to express my concerns about the 105 Keefer St and 544 Columbia St rezoning proposal. Living in Vancouver with a Chinatown is a great part of my experience.

You should not approve the application because of the following:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- It will displace low income residents economically.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The height is greater than the average building next to it.
- The mass of this building is too large and unfit for the area.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approving this project will set a precedent for future projects.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

Instead of market condos, I would like suggest the following alternatives for the site:

- Significantly more social housing
- All ages community facility
- Public green space
- Narrower buildings that respect the saw-tooth nature of the historic area

This rezoning application should not be approved because of the reasons I have listed above

Your sincerely,
Anna Yuen

§.22(1) Personal and Confidential

Kennett, Bonnie

From: Tricia Meneghello s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 5:21 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer rezoning proposal

Dear Vancouver City Council,

I am writing this email to express my concerns about the Rezoning proposal for 105 Keefer St. I care a lot about the neighbourhood. we don't need luxury apartments we need housing for the normal people!

I do not support the building proposed because of the reasons below.

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It is taller than every other building in the surrounding area.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is dismal.
- Approving this project will set a precedent for future projects.
- The memorial statue is meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.
- The reduction in family units is regrettable.

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

- Community centre
- A community plaza
- All ages community facility
- Fine-grain buildings that are broken up on the lot

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

With regards,
Tricia Meneghello

s.22(1) Personal and Confidential

Sent from my iPhone

Kennett, Bonnie

s.22(1) Personal and Confidential

From: katherine reichert
Sent: Friday, May 19, 2017 9:04 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

To Mayor and Council:

I have concerns about the Rezoning proposal for 105 Keefer and 544 Columbia. Chinatown is an important part of my Vancouver. I appreciate the rich history and community feeling of Chinatown.

You should not approve the building proposed for the reasons below.

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- This will set a bad precedent for the all rezonings in Chinatown.

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

- Affordable housing for seniors
- A community centre for the neighbourhood
- A space for all ages

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

Your sincerely,
Katherine Reichert

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Christine Rondeau
Sent: Friday, May 19, 2017 9:17 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan
Subject: 105 Keefer St rezoning application

Dear Mayor and Council,

I am writing this email because I do not support the Rezoning proposal for 105 Keefer and 544 Columbia. I live in Mount Pleasant and love Chinatown. I love the small old buildings and cozyness of the streets.

I don't support the proposal for the building for reasons as stated below:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- This is a critical site in a historic area. It should not be used for market condos.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The seniors housing proposed is woefully inadequate.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- The memorial statue is meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.
- Luxury condos have no place in Chinatown

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

- More seniors housing and social housing
- Smaller buildings that make more sense in the fabric of Chinatown

This is an unacceptable application and council should not approve it.

With regards,
Christine Rondeau

s.22(1) Personal and Confidential

Sent with ProtonMail Secure Email.

Kennett, Bonnie

From: Lily Lee s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 9:22 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. rezoning application

To city council:

This email is concerning the Rezoning application at 105 Keefer and 544 Columbia St. I lived in Chinatown near the 105 Keefer St site. I work in the neighbourhood. Growing up, Chinatown played a large part in childhood. I care a lot about the neighbourhood. I am a fourth generational Chinese-Canadian with roots in Vancouver.

I'm opposed to the development proposed because of the following:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.

The following uses of the site are more appropriate:

- All affordable Chinese seniors' housing with community amenities such inter-generational community space is the only appropriate use for this important site in Vancouver's Chinatown.

This is an unacceptable application and council should not approve it.

Regards,
Lily Lee
Judy C. Lee
Janie Lee Andrino
Carlos Andrino
Nicholas Andrino
Beatriz Andrino

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Alvin Jang s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 9:43 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Vancouver City Council,

I am writing to you regarding my non-support for the Rezoning proposal for 105 Keefer St. The historic area has special significance to my upbringing. Chinatown is an important part of my Vancouver.

I urge you to reject the building proposed for the reasons below.

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- This is a critical site in a historic area. It should not be used for market condos.
- Seniors housing offered does not justify the additional height requested.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

Instead of market condos, I would like suggest the following alternatives for the site:

- More social housing
- A place for everyone from all ages and groups

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

Sincerely yours,
Alvin Jang

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Jeff Masuda s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 9:44 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Comments for 105 Keefer rezoning

To city council:

This letter is concerning the Rezoning application at 105 Keefer. I care about the historic area. My affinity to the current community in Vancouver's Chinatown stems from its status as one of the few remaining sites of affordable housing for low-income residents and as a crucial site of human rights struggle, learning, and achievement that must be preserved.

I do not support the development proposed for the reasons listed below:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases.
- They are also paying reduced DCL and no CACs. This is not fair.
- It will economically displace vulnerable seniors in Chinatown.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- Seniors housing offered does not justify the additional height requested.
- This will set a bad precedent for the all rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.
- The significant decrease in family units is not appropriate for Chinatown.
- This approval will (further) antagonize the relationship between the city and the multigenerational leaders working hard, and largely on a volunteer/citizen basis, to protect the wellbeing and lives of their fellow Vancouverites. The city ought to find ways to support these efforts, and step one can include taking a stand against these obviously incompatible land uses in this neighbourhood.

Instead of market condos, I would like suggest the following alternatives for the site:

- Significantly more social housing
- Centre for the community
- A place for everyone from all ages and groups

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

Yours truly,
Jeffrey Masuda

s.22(1) Personal and Confidential

Kennett, Bonnie

From: rhoda rosenfeld
Sent: Friday, May 19, 2017 9:53 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

To Vancouver City Council:

This letter is concerning the 105 Keefer proposal. Currently, I live in the neighbourhood. I used to live in Chinatown. Currently, I work in Chinatown. Living in Vancouver with a Chinatown is a great part of my experience.

I strongly recommend that staff and council does not approve the application for reasons as stated below:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.
- That corner must be fully a corner for the community. The gardens, the cultural centre and the memorial must have a fourth pillar for the community. The memorial needs a small park to extend it. Enough of development here. Slow it down!

Instead of market condos, I would like suggest the following alternatives for the site:

- A community plaza
- A community park

I do not believe that this rezoning proposal is appropriate for the neighbourhood. Therefore, I urge council and staff to reject this application.

Yours truly,
rhoda rosenfeld

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Dorothy D. Barkley s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 9:55 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer

To Vancouver City Council:

This letter is regarding my opposition to the Rezoning application at 105 Keefer St. Chinatown is very close by to where I currently live. I grew up in Chinatown. This historic area is very important to me. Vancouver

I don't support the proposal for the building for many reasons including the following:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from the rezoning's height and density increases. They are also paying reduced DCL and no CACs. This is not fair.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The height of this building is too tall relative to the surrounding historic buildings .
- The density proposed in this project is not reflective of Chinatown.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- The seniors housing being offered in this project is discouraging.
- This will set a bad precedent for the all rezonings in Chinatown.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of 3-bedroom units for families proposed is disheartening.
- Chinatown is being nullified by such development

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

- An extension of the Memorial Plaza
- A space for all ages
- A park
- Narrower buildings that respect the saw-tooth nature of the historic area

Chinatown does not need a development like this. Please reject the proposal.

With regards,
Dorothy Barkley

s.22(1) Personal and Confidential

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Jan Y Xue
Sent: Friday, May 10, 2014 10:11 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Dear Mayor and Council,

I am writing this email because I do not support the 105 Keefer X 544 Columbia St rezoning application. I grew up in Chinatown. I care a lot about the neighbourhood. Chinatown is a coalescence of old and new Vancouver. It represents a heritage that helped to found Vancouver as we know it today. To lose this would be a shame. We should not be building projects to displace the people in the area, but to fund projects that help support and strengthen the community and its current residents.

Council and staff should not approve the building proposed because:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- It will economically displace vulnerable seniors in Chinatown.
- It will price out affordable local businesses.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The number of seniors housing units being offered is dismal.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.
- The significant decrease in family units is not appropriate for Chinatown.

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

- Significantly more social housing
- A neighbourhood community centre
- A place for everyone from all ages and groups
- A green space
- Buildings that are narrower that reflect the character of Chinatown

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

Your sincerely,
Jan Xue

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Joanne Gagan s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 10:26 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. rezoning application

To city council:

This is my non-support letter for the Rezoning prosoal for 105 Keefer and 544 Columbia. I live in a nearby neighbourhood. I care a lot about the neighbourhood. I am a historian and want the preservation of this area. I also shop there for food and volunteer at the Carnegie Centre.

I'm opposed to the building proposed for many reasons including the following:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will economically displace vulnerable seniors in Chinatown.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.
- Approving this project will set a precedent for future projects.
- Building luxury condos next to the memorial statue is to dishonour the contributions of our Chinese-Canadian veterans and railway workers who helped build this city and country.
- One more developers eye sore in a culturally

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

- Significantly more social housing
- All ages community facility
- Green space
- Smaller buildings that make more sense in the fabric of Chinatown
- Smaller height buildings with social housing.

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

Your sincerely,
Donald Gagan

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Cameron Grant s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 10:43 AM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: The Genocide of Chinatown

I am a Vancouver citizen born and raised in here. I have enjoyed the cultural diversity of the city all my life. We are a better city because of our history which is colourful and robust. We have a short history and must save what gives us soul. 105 Keefer is part of that soul. Is the Vancouver council going to allow what's left be replaced by another glass, steel tower that does nothing for the community? I have watched and experienced the sterile changes to the city. Stop giving us sterile replacements for a living community. We as people of this city need more texture and community in a city not another cold glass building. The city fathers have already torn down Vies' Chicken House and Hogans Alley. These buildings are what was a vibrant example of the daily life of the community. For those of us who want keep a sense of what was, Chinatown is the last stand thanks to years of sterile development. 105 Keefer is needed as part of our architectural soul.

Kennett, Bonnie

From: brad bentz
Sent: Friday, May 19, 2017 12:03 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. rezoning application

Mayor and Council:

This email is for the 105 Keefer X 544 Columbia rezoning proposal. I live close by Chinatown where the 105 Keefer site is. Chinatown was somewhere I spent significant time growing up. Chinatown is an important part of my Vancouver. Chinatown carries enormous significance in knowing and understanding the history of this city. And this type of housing will in no way contribute to a more healthy community but is more of the same kind of problem that has denigrated our communities and created an internationally recognized housing crisis. Most importantly it does not include realistically affordable housing appropriate for families and seniors..

I am strongly opposed to the proposal for the building for the reasons listed below:

- It will economically displace vulnerable seniors in Chinatown.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- Members of the Chinatown Historic Planning Committee voted against this project.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- The reduction in family units is regrettable.

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

- A space for all ages
- Buildings that are narrower that reflect the character of Chinatown
- Housing here should be focused on families and seniors due to the cultural and historical significance of the area.

This is an unacceptable application and council should not approve it.

Your sincerely,
Brad Bentz

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Dana Cromie - s.22(1) Personal and Confidential
Sent: Friday, May 19, 2017 12:30 PM
To: Public Hearing
Subject: 105 Keefer

Dear Mayor and Council,

I am writing this email because I do not support the 105 Keefer St rezoning proposal. I am currently living nearby Chinatown. I grew up in Vancouver going to Chinatown as a child. I care a lot about the neighbourhood.

I do not support the building proposed for the reasons listed below:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- It is more massive and dense than all the buildings next to it.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Approval of this project signals that the City does not value our historic neighbourhood.

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

- Significantly more social housing
- A public plaza
- Fine-grain buildings that are broken up on the lot

This is an unacceptable application and council should not approve it.

Sincerely yours,
Dana Cromie

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Karianne Blank
Sent: Friday, May 19, 2017 1:47 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

Dear Vancouver City Council:

This letter is regarding my opposition to the 105 Keefer St rezoning proposal. I live in Chinatown by 105 Keefer. This historic area is very important to me. I live on the border of Chinatown and care about preserving the character and heritage of the area. Chinese Canadian people who struggled for their whole lives to build this neighbourhood into what it is today are being kicked out.

I am very concerned about the proposal for the building for the reasons listed below:

-The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.

- It will economically displace vulnerable seniors in Chinatown.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The height is greater than the average building next to it.
- Its mass is out of scale with the neighbourhood.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The seniors housing being offered in this project is discouraging.
- Approval of this project signals that the City does not value our historic neighbourhood.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The city has an obligation to take care of the Chinese Canadian seniors who built Chinatown into what it is today. It is obscene, a slap in the face to these seniors that there are NO housing units in this development that someone on welfare or pension could afford.

Instead of market condos, I would like suggest the following alternatives for the site:

- Significantly more social housing
- Community centre
- A plaza for the community
- A space for all ages
- More community park space
- Fine-grain buildings that are broken up on the lot
- A museum or historical education centre to recognize the contributions of the struggles the Chinese Canadian community has faced, and their contributions to building Chinatown and Vancouver.

Chinatown does not need a development like this. Please reject the proposal.

Yours sincerely

--

Karianne Blank

Kennett, Bonnie

From: B [REDACTED]
Sent: Friday, May 19, 2017 2:20 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: 105 Keefer St. rezoning application

To city council:

I am writing this email to express my concerns about the 105 Keefer X 544 Columbia St rezoning application. I care about the historic area. We need to preserve our heritage. End foreign ownership and luxury housing.

I am opposed to the rezoning application because:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- The height is greater than the average building next to it.
- The building proposed is out of scale with immediate surroundings.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- The memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The reduction in family units is regrettable.

Instead of market condos, I would like suggest the following alternatives for the site:

- Affordable housing for seniors
- A park
- Narrower buildings that respect the saw-tooth nature of the historic area

Chinatown does not need a development like this. Please reject the proposal.

With regards,
Roberta King

5.22(1) Personal and Confidential

Sent from my iPhone

Kennett, Bonnie

From: Peaslee, Brian
Sent: Friday, May 19, 2017 3:35 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Dear city council

This letter is concerning the 105 Keefer St. application. I live close by Chinatown where the 105 Keefer site is. Chinatown is an important part of my Vancouver.

I urge you to reject the building proposed for these reasons:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- It will economically displace vulnerable seniors in Chinatown.
- It will displace affordable Chinatown businesses that residents depend on.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.
- Approving this project will set a precedent for future projects.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.

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

- More seniors housing and social housing

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

Your sincerely,
Brian Peaslee

s.22(1) Personal and Confidential