



全加開平總會館  
HOY PING BENEVOLENT ASSOCIATION

Suite 3, 440 Main Street, Vancouver, B.C. Canada V6A 2T4

Tel/Fax: 604-669-1042

22 May 2017

Mayor and Council  
City of Vancouver

To Mayor and Council:

In advance of Public Hearing for the 105 Keefer rezoning application commencing May 23<sup>rd</sup> at City Hall, I am writing to reiterate our position of non-support. This is following previous letters we have written, and in our position as a member organization of the Chinese Benevolent Association that has written on our behalf previously in unanimous unsupport.

Our society owns and operates property including storefront and second floor office rental units at 434, 436, 438 and 440 along Main Street in Chinatown. Our society has been in operation for 93 years. We continue to contribute to the Chinatown and Vancouver community through a lion dance team that performs in the Chinese New Year parade and Canada Day celebrations in Chinatown each year, Scholarship Program, as well as various committees and a broad membership that continue to practice the traditions and rituals that define Chinatown's intangible cultural heritage.

The Historic Area Height Review (2010) has already accommodated height increase allowance from 75 feet to 90 feet for new development within Chinatown HA-1A, for the purpose of encouraging community benefit in the form of new economic investment.

We feel that the current zoning for 90 feet development at the extremely sensitive and culturally significant site of 105 Keefer and 544 Columbia Streets is sufficient.

We therefore maintain our original position of non-support for the proposal.

Regards,

Toong Wei (Tony) Jew  
President

May 23, 2017.

Dear Mayor and Council:

I am writing to oppose the development as it is now proposed for 105 Keefer.

The subject property is in our historic Chinatown and should be developed in a way consistent with the context of the neighbouring 100 year old buildings.

The size and massing of the proposed building will dominate historic Chinatown rather than compliment this culturally significant neighbourhood of Vancouver.

You can make a lasting positive difference for Chinatown by rejecting the current proposal for this site.

Thank you,

Best regards,

s.22(1) Personal and Confidential

Tony Letvinchuk

s.22(1) Personal and Confidential



#### Mayor and Council Feedback

Case number: 101009575511

Case created: 2017-05-22, 01:37:00 PM

#### Incident Location

Address: 105 KEEFER ST, Vancouver, V6A 1X3

Address2:

Location name:

#### Contact Details

Name: 2017 May, Anonymous

Address: ,

Address2:

Phone:

Email:

Alt. Phone:

Preferred contact method: Either

#### Request Details

- |   |   |
|---|---|
| 1. Describe details (who, what, where, when, why):                        | Email regarding rezoning of 105 Keefer Street:<br><br>I'm absolutely opposed to the proposed building at 105 Keefer. It doesn't fit in with the neighbourhood, people in the neighbourhood don't want it, and as other have said, Chinatown is on the endangered list....we DO NOT want another Yaletown.<br><br>Why don't you ask the people who live there what they want and what would work rather than planning something that most are against. You are not listening to people; we don't want condo towers everywhere. |
| 2. Type of feedback:  | Negative  |
| 3. Department:  | Mayor and Council   |
| 4. (Don't ask, just record - did caller indicate they want a call back?): | No  |
| 5. Select category:   | Planning, Zoning and Development  |
| 6. Select topic:  | Downtown  |
| 7. Specific area of concern:  | 105 Keefer  |
| 8. Neighbourhood:   | Downtown  |





#### Mayor and Council Feedback

Case number: 101009574996

Case created: 2017-05-22, 11:49:00 AM

#### Incident Location

Address:

s.22(1) Personal and Confidential

Address2:

Location name:

#### Contact Details

Name: Ian Chunn (ps)

Address: ,

Address2:

Phone:

Email: Anonymous@Anonymous.ca

Alt. Phone:

Preferred contact method: Either

#### Request Details

- |    |  |  |
|----|--|--|
| 1. | Describe details (who, what, where, when, why):                        | I oppose the development at 105 Keefer St. I think Chinatown is reviving but we need to keep the focus on community housing, not luxury housing.     |
|    |  | The more attention we pay to the profoundly integrated heritage and culture of this beautiful part of the city, the more the community will benefit. |
| 2. | Type of feedback:  | Negative   |
| 3. | Department:  | Mayor and Council  |
| 4. | (Don't ask, just record - did caller indicate they want a call back?): | Unknown  |
| 5. | Select category:   | Planning, Zoning and Development   |
| 6. | Select topic:  | Downtown   |
| 7. | Specific area of concern:  | 105 Keefer   |
| 8. | Neighbourhood:   | Downtown   |

#### Additional Details

#### Map and Photo

- no picture -





311

#### Mayor and Council Feedback

Case number: 101009574176

Case created: 2017-05-22, 08:50:00 AM

#### Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

#### Contact Details

Name: No Name No Name (ps)

Address: ,

Address2:

Phone:

Email: Anonymous@Anonymous.ca

Alt. Phone:

Preferred contact method: Either

#### Request Details

1. Describe details (who, what, where, when, why):

Dear Mayor Robertson and Vancouver City Council,

I am writing this email to express my concerns about the 105 Keefer St and 544 Columbia St application. Chinatown is a special part of my Vancouver. I grew up with stories of the history of Chinatown, how it came to be and the many lives of the pioneers who worked, loved, lived and suffered there. Chinatown is an important part of the history of Vancouver! It is also a testament to the people who endured hardship, racism, and violence in order to retain their humanity in a City which did not welcome them except as labourers. I also experienced the joy of many wonderful diners in this area and a sense of community and caring that went with it.

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

- It will displace low income residents

economically.

- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- This is a critical site in a historic area. It should not be used for market condos.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- 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.
- We should not be displacing those seniors or aspects of Asian/Chinese cultural for financial gain. We need to maintain this area as our historical remembrance of those who survived riots and poverty and still made a community. Not bulldoze it like we did Hogan's Alley and displace it's citizens and culture.

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

- Affordable housing for seniors
- An intergeneration space
- A green space
- Smaller buildings that make more sense in the fabric of Chinatown
- Something that compliments the sites which are already there.

This rezoning application should not be approved because of the reasons I have listed above. Listen to the citizens instead of the development community. The spirit of Chinatown, its' history and community members should be recognized and maintained. Do not let this special place in Vancouver fall victim to a rapaciousness that ignores history and community.

Your sincerely,  
Penny Newman

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May 21, 2017

Mayor Robertson and Councillors  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

Dear Mayor Robertson and Councillors,

**Re: CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street**

I am opposed to the above rezoning.

Please see the following article that I wrote for the Vancouver Sun that was published yesterday, Saturday May 20, 2017, on page G2. This article outlines some of my many concerns about this proposal.

You may post my letter and article on the city public hearing web page showing links and contact information.

Sincerely,

Elizabeth Murphy

Reference City report: <http://council.vancouver.ca/20170502/documents/p3.pdf>

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## Historic Chinatown becoming Yaletown North?

<http://vancouversun.com/opinion/op-ed/opinion-historic-chinatown-becoming-yaletown-north>

<https://elizabethmurphyblog.wordpress.com/2017/05/20/historic-chinatown-or-yaletown-north/>

By Elizabeth Murphy

Vancouver Sun Published on: May 20, 2017 | Last Updated: May 20, 2017 1:00 AM PDT





*A rendering from the City of Vancouver report for the public hearing to rezone 105 Keefer Street.  
Handout / PNG*

The controversial Chinatown condo tower rezoning at 105 Keefer St., beside the Dr. Sun Yat-sen Garden, is going to a public hearing on May 23. It continues to be strongly opposed since 2014.

The Chinatown Historic Area Planning Committee (CHAPC), a city council-appointed group, voted against the proposal again in January, stating that their previous concerns had not been addressed. These concerns included excessive height and density, livability of units, quality and types of community amenity spaces in the building, and a richer mix of uses required.

CHAPC noted that “the proposal does not fully recognize the sensitivity of the site in relation to the Heritage Area, Memorial Square, Dr. Sun Yat-sen Garden, and the nearby museum.”

The proposal is 12 storeys with commercial space, 106 condo units and 25 social housing units. It has 75 per cent non-support in city consultation, yet the city continues to push through essentially the same design.

Helen Lee, an urban planner and chair of CHAPC, confirms that the current report still doesn’t address the group’s concerns. Lee says “each revised version provides only minor tweaks mainly focused on the architectural design elements rather than the more important issues of bulk and height. The proposal is too much for this very important site in the heart of Chinatown.”

These huge increases in height and density are proposed in exchange for only 25 units of so-called “social housing” that are in fact mostly market rentals that B.C. Housing will buy from the developer for

\$7.3 million. Hardly a public benefit, yet it also means waiving of development cost levies. The developer, Beedie Group, are large donors to the B.C. Liberals.

The late architect Joe Wai fought to save Chinatown from the freeway and urban renewal in 1971. He went on to design many Chinatown landmarks, including the garden and museum.

“As it is now clear that we don’t want what is being built, the 105 Keefer Street rezoning becomes the ‘line in the sand’ if we, Vancouver (not just little Chinatown), would like some form of character as a city, besides the God-given mountains and inlets,” Wai said.

Former premier Mike Harcourt said Vancouver’s historic Chinatown is “teetering on the brink” and this one huge bulky building is causing particular alarm since the high-end condominium proposal would tower over the area.

“Development should re-energize and revitalize Chinatown, but not overwhelm it. This building dwarfs all of the heritage buildings of the Chinese community along Pender Street and it’s just too much,” Harcourt said.

Chinatown was given a National Historic Site of Canada designation in 2011. It is one of the largest Chinatowns in North America. However, the designated area only covers a portion of Chinatown on Pender Street from the Millennium Gate to Gore Ave. while providing no actual protection. The city’s land use policies determine what is built.

A number of city planning initiatives undermine Chinatown’s heritage character: from EcoDensity in 2007, the Heritage Area Height Review in 2008-09, the Downtown Eastside Local Area Plan of 2011-14, and changes to the transfer of density policy that now allows bonus density to be landed into Chinatown.

Vancouver’s Chinatown is now on Canada’s top-10 endangered list.

Most of Chinatown has now been opened up to large-scale tower development that is not sympathetic to the traditional architecture of two to four storeys and maximum height of 50 feet. It now allows tower heights of up to 150 feet, with two recent rezonings on Main Street even higher at 16 to 18 storeys.

Wai stated: “It all comes down to the demolition of a Historic District ... erosion of local small retails such as those long-standing barbecue meat shops and barber shops. ... If the height is double or more than the traditional 50 feet high, the density and bulk will transform the character and Chinatown will become unrecognizable. The freeway debates (1966-74) have de facto re-surfaced.”

The area zoning is being reviewed, but it will come too late for current proposals underway like 105 Keefer Street. The city has not used common practise to have an interim rezoning policy that restricts rezoning until the new zoning changes are in place.

The recent plaque-unveiling ceremony for Chinatown’s historic designation was followed by a banquet for 460 people to celebrate the event, including the Mayor, councillors, civic officials, and both federal and provincial representatives.

Fred Mah, the organizing committee chair, presented at the banquet that 105 Keefer is too tall, too big and not the right fit for Chinatown’s character. He urged everyone to come out to speak at the public hearing on May 23.

Mah expressed frustration that the lead city planners involved don't seem to understand heritage zoning or care about Chinatown.

Heritage or character zoning requires a fine-tuned balance that makes the retention of existing character buildings of greater economic benefit than for demolition. New development should fit within the historic context. It requires specialized planning staff who appreciate heritage zoning.

This has been evident in other areas across the city as well. For example, in the heritage area of Grandview the city is now drafting zoning bylaws for the duplex RT zones. Current drafts demonstrate a complete disregard for the economics of character retention and instead add more advantages to demolition with no character design guidelines.

It is the same lead planner, Paul Cheng, for Chinatown and Grandview. Although he is running into problems in these two heritage area rezonings, he did well in the Norquay plan because it was not a character historic area. After a revolving door of planning teams in Norquay, Cheng was a good fit there and got things done. But these heritage areas are different and Cheng keeps bringing back proposals that don't work.

Further complicating this is that staff have indicated that the Grandview duplex RT zone may be used in the RS zones across the city as part of the character home rezoning review.

So a lead planner, who doesn't support heritage, is in charge of drafting zoning bylaws for heritage areas such as Chinatown, Grandview and character housing zones. No wonder this is not working. Is the city's real agenda to eliminate heritage districts entirely?

[rezoning.vancouver.ca/applications/105keefer/index.htm](http://rezoning.vancouver.ca/applications/105keefer/index.htm)

*Elizabeth Murphy is a private-sector project manager and formerly a property development officer for the City of Vancouver's Housing and Properties Department and for B.C. Housing.  
info@elizabethmurphy.ca*

Vancouver Sun print edition Saturday May 20, 2017 page G2





Ludwig, Nicole

**From:**

**Sent:**

**To:**

**Cc:**

**Subject:**

**Attachments:**

**s.22(1) Personal and Confidential**

Tuesday, May 23, 2017 11:30 AM

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; Mayor and Council Correspondence

Zeng, Yan; Cheng, Paul; Kelley, Gil; Hoese, Karen; Hayne Wai

Letter from Joe Wai - 105 Keefer current application

JYW on 105 Keefer0001.jpg; JYW on 105 Keefer0002.jpg



Dear Mayor and Council,

I would like to submit this letter written by the late Joe Wai on behalf of him regarding the current 105 Keefer rezoning application. He submitted this letter to the City Clerk and planners on January 6, 2017, just before his passing.

I have also attached his original correspondence and cc'ed Hayne, his brother, to this email for authenticity purposes.

Regards,  
Melody Ma

## Joe Wai Architect

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**From:** Joe Wai Architect  
**Sent:** January-06-17 5:07 PM  
**To:** 'lidia.mcleod@vancouver.ca'; 'ccclerk@vancouver.ca'; Roger Hughes;  
'yan.zeng@vancouver.ca'; 'paul.cheng@vancouver.ca'  
**Subject:** 105 Keefer Site  
**Attachments:** JoeWai\_UDP.pdf

Ladies & Gentlemen:

This is an important issue for our city. I am compelled to bring up again the opposition to the height, bulk and lack of community use for this important site. I am not sure of the exact protocol regarding UDP and CHAPC communications, but I do feel obligated on behalf of the community to send you the attached summary.

Thank you very much for your consideration.

Yours sincerely,

Joe Y. Wai, Architect AIBC

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JOE Y. WAI ARCHITECT, INC.

s.22(1) Personal and Confidential



JOE Y. WAI architect, inc.



## s.22(1) Personal and Confidential

January 6, 2017

Attention: Urban Design Panel, City of Vancouver

**Re: Fourth Rezoning Application of 105 Keefer Street and 544 Columbia Street**

Dear Urban Design Panel Chair and members:

This fourth rezoning application of the 105 Keefer Street project in the HA-1A zone contains the same issues as the last applications; that is, the neglect of real response to community concerns. Simply put, is the height, bulk and very nominal allowance for community use.

1. The Chinatown Memorial Plaza was very minimally revised and not sufficient for the community purpose of its existence;
2. With no current FSR limitation in HA-1A, height is the critical guideline for density. The City of Vancouver Council's 2010 resolution was very specific about the limitation of height. Although the height has been slightly reduced to 115 ft., the subsequent "revision" did not get wide, nor particular notification. The allowable discretionary height above 90 ft. to a maximum of 120 ft. was intended for the south side of Keefer Street.
3. The seniors housing has remained at 25 units without a specific indication of whether they are being sold to BC Housing (since being declined by a non-profit group) for the core-needy or "affordable rental".

I trust that you will consider the issues above when reviewing the application and make the right decision. Chinatown requires your leadership to ensure that development, such as this application, in this crucial historic area serve to build communities first and not just to maximize profit.

Yours very truly,

Joe Wai, Architect AIBC, FRAIC, D'Litt

c.c. Roger Hughes, Chair  
Paul Cheng, Planner  
Yan Zeng, Planner

**Ludwig, Nicole**

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**From:** Riano-Alcala, Pilar  
**Sent:** Sunday, May 21, 2017 7:48 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

Vancouver City Council,

This is my non-support letter for the Rezoning application at 105 Keefer St. Chinatown is near where I live. Chinatown is a special part of my Vancouver. Vancouver

Council and staff should not approve the proposed rezoning because of these reasons:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will price low-income local out of the neighbourhood.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- It is taller than every other building in the surrounding area.
- The density proposed in this project is not reflective of Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- This will set a bad precedent for the all rezonings in Chinatown.
- 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.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- A community centre for the neighbourhood
- A space for all ages
- A park for the community
- Buildings that are narrower that reflect the character of Chinatown

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

Yours truly,  
Pilar Riano

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** CYNTHIA KENT s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 11:16 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  
**Subject:** 105 Keefer rezoning proposal  
**Importance:** High

To Mayor and Council:

I have concerns about the 105 Keefer X 544 Columbia St rezoning application and I am writing because I am opposed to this rezoning application.

I grew up in Vancouver going to Chinatown as a child. Chinatown is a special part of my Vancouver. I go to Chinatown at least once a week for shopping, dining or leisure events. I am a member of the Dr. Sun Yat-Sen Classical Garden and the Chinese Canadian Military Museum. Although currently no direct family members reside in Chinatown, my mum and dad, uncles and aunts, cousins, Grandpa and Grandmas all lived in Chinatown at one time. They went to school, grew up, and worked there and even after they moved away to live in other parts of the City, they continued to come to Chinatown to spend their time as I do now, visiting friends/family, shopping, dining and attending social events.

Council and staff should not approve the application 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 economically displace vulnerable seniors in Chinatown.
- 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 mass of this building is too large and unfit for the area.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- This will set a bad precedent for the all rezonings in Chinatown.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.

Given that Vancouver's Chinatown has been designated a National Historical Site, allowing this 12 storey mixed-use building to be built in the heart of Vancouver Chinatown is unacceptable. Such a development would not be allowed in other cities with neighborhoods that have been designated as National Historical Sites such as Winnipeg (Exchange District) and Montreal (Old Montreal). Furthermore, based on Council's definition of "social housing" and the developer's claims that the proposed re-zoning will support and advance the objectives of the Housing and Homeless Strategy by including "25 social-housing units," it is not clear nor certain to the extent to which the proposed development of 105 Keefer will realize these objectives nor how the of Vancouver Chinatown and other City of Vancouver taxpayers will benefit from this proposed new development and re-zoning.



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

- More seniors housing and social housing
- A plaza for the community
- A space for all ages
- More green space
- Fine-grain buildings that are broken up on the lot

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

Yours truly,

Cynthia Kent

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** V S s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 10:37 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:** Save Chinatown

To Mayor and Council:

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer and 544 Columbia St. Chinatown is a special part of my Vancouver.

You should not approve the proposed development because of the reasons 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 displace low income residents economically.
- 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.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is dismal.
- 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.

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

- More seniors housing and social housing

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

Yours truly,  
V. Sengsouvanh

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Jessica Jang  
**Sent:** Saturday, May 20, 2017 7:25 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

s.22(1) Personal and Confidential

To Vancouver City Council:

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St application. I previously lived in the Chinatown neighbourhood. Chinatown was where I grew up. Chinatown is a special part of my Vancouver. My relationship to Chinatown is intrinsic to my identity as a Chinese Canadian. I grew up visiting Chinatown weekly with family members and friends. My cousins were raised in Chinatown- attending Strathcona elementary, doing homework at the Fairchild radio station where their parents worked, and learning Cantonese in the Mon Keang school room. Chinatown is not simply a token landmark that signifies Vancouver's multicultural historic past, it is still a thriving, living community that struggles to preserve its cultural relevance in the face of intense socio-economic pressures.

I am opposed to the proposal for the building for these reasons:

- 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.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- It is too tall at least four times the average building height of surrounding buildings.
- The mass of this building is too large and unfit for the area.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.
- The new development will significantly dictate the fate of economic trends in Vancouver. If Beedie is successful, this will give way to other development projects that may also counter the health of other marginalized communities- it will set a precedent that declares that the municipal government does not care about the welfare of long-time, permanent Vancouver residents, instead favouring projects that provide temporary economic satisfaction. If the Beedie proposal passes, this action will send the message to the people of Vancouver that the city is not concerned with the Chinese, elderly, and/or low-income residents. The city has an existing reputation for being unaffordable throughout Canada and internationally- does the council also want Vancouver to be synonymous with being an exclusive, culturally homogenous, and profit-driven city?

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

- Significantly more social housing
- Community centre
- All ages community facility

- A park
- Fine-grain buildings that are broken up on the lot
- Vancouver's Chinatown has an enduring impression on people who have visited, yet the livelihood and history of the community is disintegrating. Toronto is known for a Chinese Canadian library. It is about time that a Chinese cultural site, similar to Nikkei National Museum and Cultural Centre (in Burnaby), was set up in the heart of Chinatown, 105 Keefer. Many of the clan buildings in Chinatown are run by volunteers who have a plethora of important historical documentation that they struggle to preserve. If Chinatown had a place to archive and display these documents, that would be ideal. Why not keep these important artifacts where they belong? In the heart of the community.

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

Jessica Jang

s.22(1) Personal and Confidential

A rectangular grey box used to redact information from the document.

## Ludwig, Nicole

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**From:** Jo Jo s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 4:00 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  
**Subject:** I Oppose 105 Keefer project proposal

Do not approve the 105 Keefer proposal, please don't.

There is not enough subsidized apartments for poor citizens. This new monster building would not provide enough social housing/low income apartments.

There appears to be nothing Chinese about this project. It's for rich people only. Chinatown has become not-chinese anymore for decades and that is just plain wrong. It's part of all Vancouverites heritage and cultural. Most of the Chinese business have been pushed out and replaced by non-chinese establishments. . It has become like Yaletown or Robson st, Granville st,. It's uniqueness has been greatly reduced and what we have left should be preserved and promoted.

.Chinatown used to be a major tourist attraction, people from around the world used to make it one of their destinations to visit when coming to Vancouver. I used to do lots of shopping in Chinatown and hang out, bring friends there for dim-sum.etc, now not so much, cause of loss of those quaint, friendly chinese businesses.

The 105 Keefer project will ruin Chinatown.

j.Bowie

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Shauna  
**Sent:** Saturday, May 20, 2017 3:41 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

Mayor and Council:

I'm writing because I don't support the 105 Keefer X 544 Columbia St rezoning application. Chinatown is an important part of my Vancouver. Chinatown is an historical site that needs to be preserved. It is a bit part of our city and culturally important. I have grown up visiting Chinatown and taking family members and tourists there. To develop it in a way that does not preserve the cultural heritage would be heart breaking and would go against the revitalization and preservation of Chinatown.

I urge you to reject 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.
- It will economically displace vulnerable seniors in Chinatown.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- 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 seniors housing units being proposed in this project are not guaranteed.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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.

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

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

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

Sincerely yours,  
shauna ratner

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Maggi Blackmore  
**Sent:** Saturday, May 20, 2017 3:24 PM  
**To:** Public Hearing  
**Subject:** Chinatown development

Good day

Unfortunately I will not be in town to attend the meeting however I feel passionately about what is happening in Chinatown. It is one of the most, if not the most, historically important site of Vancouver's beginnings. I have lived here for 40 years and it was always my favourite place to go in the city. Lovely old architecture, great food, fascinating shopping, etc. To see it now all boarded up and rundown and garbage everywhere is heartbreaking. It's also a central place for visitors- but no more. I'm not against development but what is going up now are boring cheap unimaginative blocks. No thought at all has been given to the importance and aesthetics of this lovely space. With Vancouver being such a young city we should be preserving as much of our culture and history as possible. Looking at black and white photos when it's gone is nothing the same. Who wants a city with tower blocks only and visitors to our city also do not want to see just tower blocks. Those can be seen anywhere in the world. It's the unique old architecture with the history associated with it that people really want to visit and enjoy this can be successfully incorporated into modern living as has been shown in other great cities

Yours sincerely  
Maggi Blackmore

Sent from my iPhone

**Ludwig, Nicole**

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**From:** Lyndsay Sung s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 12:00 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:** Comments for 105 Keefer rezoning

Dear Vancouver City Council,

This letter is regarding my opposition to the 105 Keefer X 544 Columbia rezoning proposal. I live in a nearby neighbourhood. Chinatown was where I grew up. I care a lot about the neighbourhood. Great grandfather owned buildings in Chinatown, beloved community of my late grandparents, grew up going there, astonished at current rate of gentrification.

I'm opposed to the building proposed 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- The density proposed in this project does not fit the character of Chinatown.
- The Chinatown Historic Area Plann Committee did not support this application.
- 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.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.
- The significant decrease in family units is not appropriate for Chinatown.


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

- A neighbourhood community centre
- A place for everyone from all ages and groups
- Green space
- Fine-grain buildings that are broken up on the lot

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

Sincerely,  
Lyndsay Sung

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Kathleen Lehan  
**Sent:** Saturday, May 20, 2017 9:11 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:** Comments for 105 Keefer rezoning

To city council:

I am writing this email because I do not support the Rezoning application at 105 Keefer. I lived in Chinatown near the 105 Keefer St site. I live in Strathcona which is beside Chinatown. Chinatown was a significant part of my upbringing. This historic area is very important to me and my family.

I am concerned about the proposal for the building 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.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- 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 City's Chinatown Historic Area Planning Committee did not support this project.
- The number of seniors housing units being offered is dismal.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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:

- Affordable housing for seniors
- A community centre for the neighbourhood
- A park for the community

This rezoning application should not be approved because of the reasons I have listed above. Please listen to our concerns and thoughtfully consider what direction you want Vancouver to go in.

Kathleen Lehan

s.22(1) Personal and Confidential

Kathleen

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 8:06 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

Mayor and Council:

I'm writing because I don't support the 105 Keefer X 544 Columbia St rezoning application. Chinatown is a special part of my Vancouver. As a Vancouver resident I am proud of our multi cultural diversity. The proposed development seems insensitive to respecting that diversity and cultural history and is not serving the needs of the population in most need.

You should not approve the application because of the following:

- The ground floor retail businesses will unlikely be affordable to seniors.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- 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 rezoning will set poor precedent to other rezonings in Chinatown.
- It does not serve the need of the population that is most vulnerable and in need. This city is in dire need of affordable housing and this proposed choice does not fulfill that.

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

- More social housing
- I would rather see project geared toward affordable Senior housing.

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

Sincerely yours,  
Rhonda Zeer

s.22(1) Personal and Confidential

Sent from my iPad

**Ludwig, Nicole**

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**From:** Anne Worrall  
**Sent:** Friday, May 19, 2017 11:49 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

To city council:

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St application. I live in a nearby neighbourhood. One area that needs preservation as a whole

I don't support the rezoning proposal because of the following:

- 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.
- Its mass is out of scale with the neighbourhood.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.

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

- Centre for the community
- Green space

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

Your sincerely,  
Anne Worrall

s.22(1) Personal and Confidential

Anne

**Ludwig, Nicole**

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**From:** Amanda W - s.22(1) Personal and Confidential  
**Sent:** Friday, May 19, 2017 9:53 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

Dear city council,

I am writing to you with regards to the Rezoning proposal for 105 Keefer St. Currently, I live near Chinatown, where the 105 Keefer site is. I also work in the neighbourhood. The historic area has special significance to my upbringing, and as a result is a special part of the city for me as a citizen.

My connection to Chinatown is cultural, social, political, and economic. For example, Chinatown is where I am able to access certain types and qualities of food and foodways. And although Chinatown is not the exclusive location for such ingredients, it is important to note that I come to Chinatown because I am connected to it beyond business choices. My connection even extends beyond social choices, such as my active choice to visit Chinatown to visit my close friends, interact with its locals, and work. I come here because my value system includes things like supporting small and local businesses, acknowledging and respecting the organic growth and development of a neighbourhood (as opposed to development that occurs at the expense of—and without the full consent of—a living community), nurturing and interacting with tangible and intangible heritage, and addressing the needs of a community and neighbourhood so that it can grow with the right to health, dignity, and equity.

Additionally, I am concerned with broader topics around gentrification, racialization as it affects the perceived value of a neighbourhood's heritage, and the lack of consent between Beedie Developers and the people that 105 Keefer would displace. Thus 105 Keefer concerns me because it is a site where all of these issues intertwine to create a case where the approval of this project would mean a powerful precedent for mass rezoning at unsustainable, unmanageable paces. The people who live and work there now are not merely part of a dying history; they are living, and have explicitly made their needs and wishes known time and time again.

I do not support the proposed rezoning 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.
- 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.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The building proposed is out of scale with immediate surroundings.
- 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 will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.

Furthermore, I am concerned that 105 Keefer fails to address the urgent and long-term needs of the community that lives, works, or otherwise resides in and around Chinatown. Such needs include the right to shelter and safe



homes for the homeless/houseless/low-income. In this case, projects like 105 Keefer take up space that could be used for social housing or public community use. Any economic income that might be generated from the project would not truly benefit the community, as it would directly contribute to the direct and immediate displacement of people who face intersections of race, class, ability, and physical/mental health. This displacement is economic, social, and, arguably, cultural: Economic, because it raises the cost of living in the neighbourhood for low-income folks in the neighbourhood, possibly to the point of pushing them out of the area and into even more unaffordable areas; Social, because it pushes people out of the spaces where they have built communities and complex networks/systems of food sharing, business, and a way of life; Cultural, because 105 Keefer has been opposed by a vast number of people with knowledge, lived experience, and research on the culturally-specific histories of life and intangible/tangible heritage(s) of the neighbourhood.

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

- More social housing (this means housing with prices that are scaled to welfare and low-income rates of those in the neighbourhood, NOT market housing rates)
- Centre for the community
- A space for all ages, incomes
- More public space for cultural sharing and gathering.

The 105 Keefer rezoning application is not suitable for Chinatown. Staff should address the citizens' discontent with this project, and should not recommend City Council to approve it.

Sincerely,  
Amanda Wan

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Yijin Wen s.22(1) Personal and Confidential  
**Sent:** Friday, May 19, 2017 6:47 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  
**Subject:** Chinatown Memorial Plaza need a better building/project to enhance its existence

Hi All,

We are agree on the importance of Vancouver Chinatown to the whole city of Vancouver, and almost every year we all participate major activities taking place in Chinatown, as a tradition. I think this tradition will last long time, and beyond many generations. The past and current transformation of Chinatown will last long time in the history of Chinatown, and city of Vancouver. Chinatown Memorial Plaza is the hart of the Chinatown, almost all major public community activities, especially involves large number of citizens, are always taken place in this place. City and community already invested large effort to establish this place (the Memorial Plaza) what we need is a building front it to enhance its existence, and not work against its existence. Developers can build project almost any place in the city, if they chose to come to this place, they do need listen to the community, and make a contribution, (not work against it ) for this place. They should really change the attitude to work with the community to create a lasting place which everyone will love to come, or they should give someone else the chance to do a good job. This is the last place money should be put forward in front of community. I urge Mayor and councilors to listen to the community to give Chinatown a better chance than this one. Developer can always make money, Chinatown Memorial Place only has one chance. Please consider this when you vote for your decision on Tuesday.

Thank you!

Yours Sincerely,

Yijin Wen

**Ludwig, Nicole**

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**From:** Zeng, Yan  
**Sent:** Friday, May 19, 2017 6:29 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:** Friday, May 19, 2017 4:21 PM  
**To:** Zeng, Yan  
**Subject:** Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: Kelly Talavco

**s.22(1) Personal and Confidential**

Comments:

To Vancouver City Council:

This letter is concerning the 105 Keefer St rezoning proposal. I care a lot about the neighbourhood. As a long-time Vancouver citizen, I want to see our historic Chinatown treated as the national treasure that it is.

I strongly recommend that Council and staff do not pass the application for reasons as stated 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.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- It is too tall at least four times the average building height of surrounding buildings.
- The building proposed is out of scale with immediate surroundings.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning 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.
- 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.
- It seems to me that the residents of Chinatown, the ones who know it best, have not been listened to -- if their voices had truly been heard, this project would not have advanced as far as it has.

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

- A space for all ages

- As an alternative to the proposed development, the best use of this site should be determined by individuals who live in Chinatown, their families who might live elsewhere in the Lower Mainland or the province, and the established Chinatown service organizations and associations.

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

Your sincerely,  
Kelly Talayco

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Naomi Singer  
**Sent:** Friday, May 19, 2017 4:53 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

To Mayor and Council:

I am writing this email to express my concerns about the 105 Keefer proposal. I have lived in Vancouver for over 40 years and highly value the heritage aspect of Chinatown's wonderful buildings and the cultural elements of the community. I have co-produced an annual event in partnership with the Dr. Sun Yat-Sen Classical Chinese Garden for the past 18 years and have come to know and appreciate the local community.

I am strongly opposed to the building proposed for the following reasons:

- Beedie is not providing meaningful community benefits to warrant rezoning.
- The developer should not be granted additional height and density as it is funded by taxpayers like me, and their proposed "social housing" is inadequate.
- It will price low-income local residents out of the neighbourhood.
- This project will result in significant tax increases which local and historic family-owned businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is more massive, high and dense than all the buildings next to it.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is entirely inadequate.
- This will set a bad precedent for future rezoning in Chinatown.
- The development will result in a drastic reduction of family units.

Not only do luxury condo developments fail to address Vancouver's urgent housing crisis, they increase the divide between the "haves" and have-nots and hasten displacement of long-term local residents who have no other options for housing, whereas those wealthy enough to afford the proposed condos have numerous options.

There is a widespread perception that the current Council rolls out the red carpet for developers while simultaneously expressing an interest in ending homelessness. This dichotomy is rapidly eroding trust in Council, and that lack of public trust and support endangers Council's ability to be effective in other areas.

Vancouver has already lost much of its character to rampant real estate speculation and we simply cannot afford to lose any more. Chinatown has evolved over the course of generations and its' hard-won character must not be destroyed for a quick cash grab. I value our City's heritage and believe that Chinatown must be preserved and cherished.

Instead of luxury condos the 105 Keefer site could better be used for much-needed social housing for seniors and families, and for a community centre or green space to serve the neighbourhood while preserving the historic character of the area.

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

Sincerely,  
Naomi Singer

Ludwig, Nicole

**s.22(1) Personal and Confidential**

**From:** Friday, May 19, 2017 4:49 PM  
**Sent:** 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; Mayor and Council Correspondence  
**To:** Zeng, Yan; Cheng, Paul; Kelley, Gil; Hoesse, Karen  
**Cc:** 105 Keefer rezoning - Letter  
**Subject:**



Dear Mayor and Council:

I am writing to urge you to reject the 105 Keefer rezoning application. I am a resident and a renter in Vancouver nearby Chinatown.

You should reject the application because:

1. The applicant has not produced any recognized non-mandatory public benefits for the additional height requested (see page 90 'Public Benefits Summary' of the Staff Report to Council). The social housing in the proposal is 100% paid for by the taxpayers via the provincial government, not the applicant. Thus, the applicant has provided no additional public benefits value in exchange for the three additional floors of million dollar glass penthouses proposed for 105 Keefer.

2. As a renter in Vancouver, housing affordability is a key issue for me. The new housing units at 105 Keefer will be unaffordable for locals. For example, it is highly unlikely that I will be able to afford to rent or purchase the units at 105 Keefer, let alone low income Chinese seniors on welfare or pension who will not even be able to afford the majority of the social housing proposed.

To give you a sense of the lack of affordability that the new housing stock in Chinatown brings, here are some rental rates of units in the surrounding buildings in the neighbourhood:

- 133 Keefer Hotel penthouse next to 105 Keefer: **\$20,000/month** <https://vancouver.craigslist.ca/van/apa/6108935260.html>
- 188 Keefer 2br furnished: **\$4500/month** <https://vancouver.craigslist.ca/van/apa/6133223916.html>
- Keefer 2br furnished: **\$3488/month** <https://vancouver.craigslist.ca/van/apa/6100670533.html>
- 188 Keefer 1br furnished: **\$2100/month** <https://vancouver.craigslist.ca/van/apa/6117600255.html>

Sales prices:

- 133 Keefer: **\$4.88M** <http://blurealty.com/r2087602-50-133-keefe-street>
- 133 Keefer: **\$2.75M** <http://www.urbn.ca/showlisting/243301/30-133-Keefer-Street-Chinatown-Downtown-VE--Vancouver-East/>
- 188 Keefer 2br penthouse: **~\$1.2M** <http://www.vancitylofts.com/r2114160-ph-8-188-keefe-street>
- 189 Keefer 2br: **~\$1.2M** <http://www.urbn.ca/showlisting/249929/912-189-Keefer-Street-Chinatown-Downtown-VE--Vancouver-East/>
- 188 Keefer 2br penthouse: **~\$880K** <http://www.seanlin.ca/Properties.php/Details/52>

We need truly affordable housing in Chinatown now, not continued densification of luxury condos.



3. New housing units in Chinatown like those proposed for 105 Keefer are being leased as short-term rentals on Airbnb or as executive rentals. They are not creating homes for residents hoping to establish roots in the city. Here are just some examples:

Listing

1: <https://www.airbnb.ca/rooms/16088312?location=Chinatown%2C%20Keefer%20Street%2C%20Vancouver%2C%20BC&s=bSM9NpKS>

Listing 2:

<https://www.airbnb.ca/rooms/11396241?location=Chinatown%2C%20Keefer%20Street%2C%20Vancouver%2C%20BC&s=k2rf38D2>

Listing 3:

<https://www.airbnb.ca/rooms/14852601?location=Chinatown%2C%20Keefer%20Street%2C%20Vancouver%2C%20BC&s=k2rf38D2>

There are also many more listings on Airbnb. Again, we need affordable housing that serves locals, not housing stock that serves as short-term investment instruments.

As it stands, market and luxury condos at 105 Keefer will not create a more livable, affordable, inclusive and compassionate city for all, but a city for the few who can afford it. 105 Keefer will only serve to accelerate gentrification that is masked as "economic revitalization" by bringing gentry to Chinatown that isolates and displaces. The negatives of bringing more luxury housing stock online in a vulnerable neighbourhood is much greater than the minor benefits that the few units of accompanying social housing might bring. Ultimately, projects like 105 Keefer are not creating a healthy city. Therefore, I strongly recommend that you reject this rezoning application.

Regards,  
Melody Ma

**Ludwig, Nicole**

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**From:** Qi Wan s.22(1) Personal and Confidential  
**Sent:** Friday, May 19, 2017 4:48 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

Vancouver City Council,

I am writing to you as a concerned citizen about the 105 Keefer X 544 Columbia rezoning proposal. This historic area is very important to me. I'm Architect. I have worked with Joe Wai Architect for over 26 years. I have worked on many projects in Chinatown and Downtown Eastside.

I am opposed to the application for the reasons below.

- The height is greater than the average building next to it.
- The density proposed in this project is not reflective of Chinatown.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Approving this project will set a precedent for future projects.
- 105 Keefer is a very sensitive site, in heart of chinatown. It is not appropriate volume in such close distance to the Dr Sen Yat Sun Garden
- The proposed project ground level has very little effective connection to the memorial plaza.
- This is a Rezoning project, the proposed project should answer the community's needs

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

- More social housing
- More community space connected to the plaza open to all age of community members
- Smaller buildings that make more sense in the fabric of Chinatown

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

Sincerely yours,

Qi, Wan Architect AIBC  
Principal  
JYW Architecture Inc.

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Anthony Fong s.22(1) Personal and Confidential  
**Sent:** Friday, May 19, 2017 4:15 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

Vancouver City Council,

I am writing this email because I do not support the Rezoning application at 105 Keefer St. I live in Vancouver close by to Chinatown. Currently, I work in the neighbourhood. Chinatown was where I grew up. Living in Vancouver with a Chinatown is a great part of my experience. My grandfather was a head taxed railroad worker and my father a family doctor serving Chinatown for his 35 year career. I grew up working and studying in the spare room of his office at Main and Keefer.

I'm opposed to the rezoning proposal for the reasons 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.
- 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.
- The height is greater than the average building next to it.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- The number of seniors housing units being offered is dismal.
- 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:

- More seniors housing and social housing
- A community centre for the neighbourhood
- A space for all ages

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

Sincerely,  
Anthony Fong

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Cory Yeung s.22(1) Personal and Confidential  
**Sent:** Friday, May 19, 2017 4:11 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 Mayor and Council:

This email is for the 105 Keefer St and 544 Columbia St application. I grew up in Vancouver going to Chinatown as a child. Chinatown is an important part of my Vancouver. As a child, my grandparents took my cousins and I to Floata Restaurant for dim sum every Saturday. We would enjoy the buffet style ordering before 11am. Afterwards, my grandma would go grocery shopping for the family dinner later that night while my grandpa brought us to Andy Livingstone Park. I remember splashing and running through the water on a hot summer's day. This park was one of my best memories of childhood. Other weeks my grandpa would visit his good friend and barber at his tiny shopfront on the corner of Hastings and Princess Ave. We stayed in the van and played amongst ourselves. We were a group of 5 cousins so we played forts. Every year, we packed the streets in our bright new clothing for the Chinese New Year parade. Eventually as we grew older, these weekend trips down weren't as important. Our local neighbourhoods had Chinese grocers and restaurants that were starting to trump the ones in Chinatown. My cousins and I went again every weekend for a year in my eighth grade. We participated in the Kung Fu at Shon Yee and marched in the Chinese New Year parade. By this point my eyes were more aware of the immense poverty and homelessness in the neighbourhood. More and more businesses became vacant and it was no longer the bustling streets I grew up in. It was scary and sad to see these businesses boarded up. It was hard to think about homeless people, and the situation that forced them onto the streets.

I don't support the rezoning proposal 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 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.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- Its mass is out of scale with the 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.
- Approval of this project signals that the City does not value our historic neighbourhood.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

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

- Significantly more social housing
- An extension of the Memorial Plaza
- All ages community facility
- More community park space
- Narrower buildings that respect the saw-tooth nature of the historic area
- A space for the current community to address how to combat homelessness and senior living
- A recommitment for co-operative housing

**Ludwig, Nicole**

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**From:** Louis Lapprend  
**Sent:** Friday, May 19, 2017 4:07 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

Dear Mayor and Council

As a self-employed professional working and shopping daily in Chinatown, I would like to express my strong disagreement with the redevelopment at 105 Keefer Street.

My wife and I immigrated from France in 2008 and have called Strathcona home since 2012. We view Chinatown as the heart of Vancouver and would like to ensure our two young children can always enjoy its vibrancy and uniqueness. A large part of why we chose Vancouver as our adopted home was my fascination with its Chinatown, which feels so rich and real compared to the newer parts of the city.

I am the founder of a local website called Chinatown Today. Over the last couple of years, this passion project allowed me to connect to my community. As far as I understand, this community has working-class roots and is in dire need of affordable homes, culturally appropriate food supply, and respect for its isolated elders.

Having kept a close eye on the proposal for 105 Keefer, I never saw any indication that the Beedie Group cared about any of these issues. To wit, what they are proposing is a high-end building, just like any other fancy new development in Vancouver, with apartments so luxurious traditional Chinatown residents could never dream of owning. The senior-housing units were only added to the 105 Keefer proposal after pressure from the public and the City, and should definitely not be viewed as a sign that this developer cares for this community. These new apartments, like the ones at 188 Keefer, will attract resident who will favour the newer and fancier businesses, increasing the crushing pressure on Chinatown's heritage businesses.

Please reject this proposal and let someone come up with a better use for that land. Give more time to Chinatown, so the local businesses and organizations can adapt to this tidal wave of new residents.

Sincerely,

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Louis Lapprend

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Louis Lapprend

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 12:58 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

Mayor and Council:

I am writing this email to express my concerns about the Rezoning application at 105 Keefer and 544 Columbia St. The historic area has special significance to my upbringing. Living in Vancouver with a Chinatown is a great part of my experience.

I do not support the application because of the following:

- Low-income residents, especially seniors, will be priced out of Chinatown.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- It is too tall at least four times the average building height of surrounding buildings.
- The density proposed in this project does not fit the character of Chinatown.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- Seniors housing offered does not justify the additional height requested.

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

- More seniors housing and social housing
- A neighbourhood community centre
- A community plaza
- An intergeneration space
- Buildings that are narrower that reflect the character of Chinatown

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,  
Lephuong Ong

s.22(1) Personal and Confidential



Sent from my iPhone



**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 12:55 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St - Rezoning

Mayor and Council:

I am writing this email to express my concerns about the Rezoning proposal for 105 Keefer and 544 Columbia.

I grew up in Chinatown and now as an adult, I volunteer as a Director with the Chau Luen Society, to ensure affordable low income housing for seniors in Chinatown and also lead the athletic club, meeting twice weekly, advocating Chinese culture to the next generation of youths in the area. Professionally, I work in the growing technology industry our city supports. I am the Director of Finance at Unbounce, and was previously the Financial Controller for Hootsuite.

Chinatown has been a part of me, my entire life. When my parents first immigrated to Canada from Hoy Ping Province, China, in 1983, we lived in a tiny, studio apartment in the heart of Chinatown, at Pender and Columbia. With 2 parents, 4 children (aged 0-10), privacy was afforded via thin fabric, thrown over haphazardly hung string.

My parents worked long hours, rising early and coming home late. My mother worked at the fishery, gutting fish, and my father a labourer at a grocer. My Grand Aunt would babysit us while my parents worked. She lived in Chinatown, at the Chau Luen Tower; housing laid out for low income seniors.

Mayor Robertson recently visited Chau Luen Tower as part of his outreach initiatives and as I understand it, the recognition of the importance that affordable housing for seniors is to the Mayor and Council. I believe that the proposed development at 105 Keefer St stands in direct opposition to ensuring affordable housing for seniors in Chinatown.

I am very concerned about the building proposed because:

- Luxury condos are not an appropriate use of this culturally sensitive site.
- The height of this building is too tall relative to the surrounding historic buildings .
- 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 rezoning will set poor precedent to other rezonings in Chinatown.
- 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.

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

- Affordable housing for seniors
- A neighbourhood community centre
- A community plaza
- A space for all ages
- A green space
- Smaller buildings that make more sense in the fabric of Chinatown

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

Sincerely,  
Michael Tan

s.22(1) Personal and Confidential

[@ninjaccountant](#) | [Facebook](#) | [LinkedIn](#)

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Vincent Wong  
**Sent:** Tuesday, May 23, 2017 12:47 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:** RE: Rezoning at 105 Keefer St

Dear city council

I have concerns about the Rezoning application at 105 Keefer St. I formerly worked in Chinatown for two years, grew up going to cultural events in Chinatown and I do not want to see it dissected and dissolved wholesale by development. I feel strongly that it is important to have cultural zones where the diversity of Vancouver and its rich history can be celebrated and protected. As a child, Chinatown was a big part of my life. I care a lot about the neighbourhood.

Staff should not recommend the building proposed for many reasons including the following:

- There needs to be more protection and careful curation of heritage and cultural zones - culturally and historically important zones cannot be left to the whims of the free market.
- 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.
- This project will result in increased property taxes that mom and pop stores 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.
- 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 seniors housing units being proposed in this project is not enough to warrant extra density.
- 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 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
- A community centre for the neighbourhood
- A community plaza
- A space for all ages
- More green space
- Fine-grain buildings that are broken up on the lot

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

With regards,  
Vincent Wong

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 5:48 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

To city council:

I am writing this email to express my concerns about the 105 Keefer X 544 Columbia rezoning proposal. I care about the historic area.

I strongly recommend that Council and staff do not pass the building proposed because of these reasons:

- 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 does not fit the character of a historic neighbourhood.
- It was rejected by the City of Vancouver 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.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

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

- Significantly more social housing
- A neighbourhood community centre
- A public plaza
- A space for all ages

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,

Leila Vaive P.Eng

s.22(1) Personal and Confidential



Sent from my iPhone 6s

**Ludwig, Nicole**

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**From:** N Jacobs or M A Code s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 12:39 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning

To Mayor and Council:

I am opposed to the 105 Keefer X 544 Columbia St rezoning application. I live in a nearby neighbourhood (Riley Park). I care very much about Vancouver's historic areas. Ever since I moved to Vancouver (in the 1970s) I have spent happy hours shopping, dining, and exploring Chinatown. I greatly appreciate its historic character, human scale, and social diversity.

I urge you to reject the rezoning proposal because of these reasons:

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from height and density increases. They are also paying reduced DCL and no CACs. This is not necessary to revitalize Chinatown—it's simply a giveaway to a political patron.
- It will price low-income locals out of the neighbourhood.
- This project will result in significant increases to taxes, which family owned businesses 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.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- This will set a bad precedent for the all rezonings in Chinatown.
- Oversize buildings--too massive and tall--are turning Chinatown into canyons, with little sunlight at street level. If this continues, it will ruin Chinatown as a destination and the kind of residential area where residents will put down roots. 7-8 storeys should be the maximum permitted building height, and more genuine social housing must be required. This can be economically feasible. If Council enforces strict limits and requirements for redevelopment, developers and property owners will downsize their expectations.

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

- Affordable housing for seniors
- An intergeneration space
- Buildings that are narrower that reflect the character of Chinatown

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

Sincerely,  
Ned Jacobs

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Toby Barazzuol s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 12:21 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul;  
**Subject:** Public Hearing  
Opposition letter for 105 Keefer

Vancouver City Council,

I am writing to you as a concerned Vancouver citizen about the Rezoning application at 105 Keefer. Chinatown has always been and will continue to be a big part of my life. My mom was born on Keefer St in Chinatown 80 years ago. I care a lot about the neighbourhood and what it has meant to Vancouver over the years. Chinatown has always been a part of my culture and history in Vancouver, since before I can remember.

I don't support the proposed development for the following reasons:

- It will economically displace vulnerable seniors in Chinatown.
- It will price out affordable local businesses.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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 will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.

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

- Buildings that are narrower that reflect the character of Chinatown
- something that enhances the historical relevance of Chinatown

This is an unacceptable application and council should not approve it. Some things, once lost, can never be regained.

Toby Barazzuol  
s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 12:14 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** I oppose the rezoning application at 105 Keefer/544 Columbia

Dear Mayor & Council and Planning Department staff,

I am writing a letter of opposition to the rezoning application at 105 Keefer Street/544 Columbia Street.

I strongly believe that this rezoning, if passed, will negatively impact this historic community. After graduating from UBC in 2015, I've been working in Chinatown and interact with many merchants and others in the community on a daily basis. Because I grew up attending Chinese school near Strathcona five days a week, I am fortunate enough to communicate with people in the neighbourhood in both english, cantonese, and mandarin fluently. I know that the promise of "densification with economic revitalization" has fallen drastically short, and I believe that there is a better way to develop this community to be thriving and vibrant, but still inclusive and affordable.

We should be developing Chinatown with its existing assets in mind, and form policies that will elevate those qualities to attract newcomers to the neighbourhood. The newcomers don't have to be residents - they can be workers or shoppers. Those would be the types of people who can help to form and build a community. Chinatown is one of the few places in Vancouver where I still feel that people care about their neighbours and are not driven by profit and self-interest. These are important qualities to respect and preserve. I hope more people, especially younger generations, can share my experience of getting to know local shop owners and supporting their independent businesses in a small way.

We need more housing in Vancouver, but the heart of Chinatown is not the most appropriate place to densify.

I urge you to reject this rezoning application.

Thank you for your time.

Sincerely,

Elizabeth



## Ludwig, Nicole

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**From:** Betty Ing  
**Sent:** Tuesday, May 23, 2017 12:07 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Re: Beedie Holdings Ltd. Proposal to Rezone 105 Keefer Street

Dear City Council:

I am writing to express my strong opposition to the proposed high-rise development to rezone 105 Keefer Street into a mixed use 12 story building as it will negatively affect the entire Chinatown neighbourhood and provide very little benefit to the community.

My parents immigrated to Canada in the early 1960's and settled in nearby Strathcona. As a child, I enjoyed our journey to Chinatown to shop at the local stores and take in the unique, authentic culture of the neighbourhood. As an adult, I still enjoy shopping in Chinatown, visiting the Chinese Cultural Museum and Dr. Sun Yat-Sen Classical Garden, and attending events like the annual Chinese New Year Parade and Chinatown Festival. Seeing Chinatown turn into a soulless area with glass towers and chain stores everywhere saddens me.

The area is a national treasure and must be protected. The Beedie development is situated very close to culturally significant sites including the Chinatown Memorial Square which contains the Chinese Canadian railroad workers and WWII Veterans monuments, the Chinese Cultural Centre, and Dr. Sun Yat-Sen Classical Chinese Garden. In addition, Vancouver's Chinatown was designated as a National Heritage Site in 2014. This area contains many important heritage buildings such as the Chinese Benevolent Association and the Chinese Freemasons. In 2016, the National Trust of Canada placed Vancouver's Chinatown as #2 on their Top 10 Most Endangered National Sites list. It is also #3 on Heritage Vancouver's Top 10 watch list of endangered sites.

This development will decrease housing affordability by establishing higher residential and commercial rents and home prices in the area which will accelerate the displacement of the neighbourhood's most vulnerable residents and small traditional businesses. Many seniors have lived in this area for their entire lives, and if they are forced to move from this community, it will result in a deep cultural loss for this city.

While well over 100 market rate dwelling units will be created in the Beedie development, only 25 social housing units are planned, and of these 70% are permitted to be rented out at market rates. The developer Beedie reaps all the benefits but does not contribute anything towards social housing as the entire cost is covered by taxpayers via BC Housing. The developer is also exempt from providing any public benefits as they do not have to pay Development Cost Levies or provide any Community Amenity Contributions, so public

benefits such as child care, cultural facilities, green transportation, parks, public spaces, and supportive & senior housing must be borne by the government. How is this fair to the citizens that are being displaced or to the taxpayers?

Instead of listening to the developers, the City of Vancouver needs to actually listen to the people who live in this community to see what their needs are and implement the policies put forward by Chinatown residents including the recommendations of the Chinatown Concern Group.

A luxury market development tower at 115 feet at this site would disrespect Chinatown's distinct character and is a slap in the face to all the Chinese immigrants who came to Canada a century ago to make BC their home.

The majority of Vancouverites are against this development. A petition circulated by the Chinatown Concern Group has garnered over 1400 signatures. Over 75% of the comments submitted throughout the community consultation (since Beedie's original September 2014 application) are in opposition to this rezoning application. The City of Vancouver's own policy report on this development (April 8, 2017) demonstrates more examples of public opposition than support.

I ask that you please do not allow the Beedie development tower in Chinatown and instead enact a moratorium on future market-rate development. The City's focus should be on improving affordable and social housing in this area, especially for low income seniors. Also please designate all of Chinatown as a Heritage Conservation area and work with the provincial and federal governments to purchase the space at 105 Keefer Street to provide an inter-generational, multi-use community space for the neighbourhood. Chain stores (such as Starbucks) should not be allowed to preserve the unique character of Chinatown.

We have all seen the devastating effects gentrification has had on the Downtown Eastside and other areas in Metro Vancouver. Please don't let Chinatown lose its unique social and cultural character by allowing market-rate development. Please turn down the proposed Beedie development tower. Thank you.

Sincerely,

Betty Ing

s.22(1) Personal and Confidential

A large rectangular area of the document has been redacted, appearing as a solid grey block.

Ludwig, Nicole

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s.22(1) Personal and Confidential

**From:** Don Gardner <[REDACTED]>  
**Sent:** Tuesday, May 23, 2017 11:59 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; "paul.cheng@vancouver.ca."@invalid.domain  
**Subject:** 105 Keefer rezoning and public hearing

Dear Mayor and Council,

I am writing this email as **I am against** the 105 Keefer St. application. Chinatown was where I spent a lot of time as a kid because my father had an office near there and as a child and later as a student and then an adult I went there often to eat and shop at many of the great produce, fish stores and bakeries. **All things that are being driven out by redevelopment and land speculators.**

I am opposed to the application for reasons as stated 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 displace low income residents economically.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- Approval of this project signals that the City does not value the historic neighbourhood.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.

The developers have convinced city hall that density will create affordability yet 8+ years of following policies and **approving projects that support that concept have failed**. So why keep doing over and over again something that has been proven to be so wrong and has only made housing and liveability matters worse. Time to rethink the broken density model.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this e-mail in error, please advise the sender (by return e-mail or otherwise) immediately and delete the material from any computer.

**Ludwig, Nicole**

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**From:** Warren Mui s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 11:52 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

Mayor and Council:

I am writing this email because I do not support the 105 Keefer St rezoning proposal. Chinatown was where I grew up. I care a lot about the neighbourhood. Vancouver

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

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- 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.
- The density proposed in this project is not reflective of Chinatown.
- 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 despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- 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.
- It just doesn't make sense to ruin the historic Chinatown that we are so proud of.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- A plaza for the community
- An intergeneration space
- A park for the community
- Smaller buildings that make more sense in the fabric of Chinatown

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

Sincerely yours,  
Warren Mui

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Brodie Dwyer  
**Sent:** Tuesday, May 23, 2017 11:40 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer St. rezoning application

To Mayor and Council:

I am writing to you regarding my non-support for the Rezoning proposal for 105 Keefer St. I live in the neighbourhood by the rezoning site. I both live, work out, and work in Chinatown. It's history and character is one of the major reasons I sought out a life in this particular part of town. Reject this rezoning application so that we can preserve what little is left of this extremely special neighborhood.

I am strongly opposed to the development proposed because of these reasons:

- 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.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is too tall at least four times the average building height of surrounding buildings.
- Members of the Chinatown Historic Planning Committee voted against this project.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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.

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

- A plaza for the public
- An intergeneration space
- Green space

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

Regards,

Brodie Dwyer  
Chinatown Resident, Eastside Boxing Member and Bao Bei Chinese Brasserie Employee

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Audrey MacDonald  
**Sent:** Tuesday, May 23, 2017 11:33 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** Comments for 105 Keefer rezoning

Dear Vancouver City Council,

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer and 544 Columbia St. I grew up in Chinatown. I care a lot about the neighbourhood.

I am concerned about the proposed development because of these 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- Its mass is out of scale with the neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- There is insufficient seniors housing.
- 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 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.

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

- More social housing
- A neighbourhood community centre
- A plaza 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.

Your sincerely,  
Audrey MacDonald

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Catherine Clement  
**Sent:** Tuesday, May 23, 2017 10:59 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 Street Public Hearing

Dear Mayor and Council:

I wish to express my opinion on this development application.

I have worked in the neighbourhood the last seven years. I also have memories of Chinatown from my childhood when I would accompany my Chinese grandmother to her weekly Mah Jong games.

I returned to Chinatown 7 years ago and was shocked to see how much the vibrancy and fabric of the area had disappeared. I realize the neighbourhood's fortunes have been complicated by the problems in the Downtown Eastside. And I realize Chinatown is very central and the empty lots or disintegrating buildings are a prime opportunity for redevelopment.

However, I am eager to see Chinatown character -- both in architecture and in culture -- preserved. All neighbourhoods are unique. But in Vancouver, Chinatown is particularly special for its architecture and history. Only our City Council can ensure that new developments reflect the character and the needs of the community.

As someone who works in Vancouver and who still pays property taxes in Vancouver (I own a condo on Heather Street) I would ask you to consider my objections to this development on the basis that:

- It is taller than every other building in the surrounding area.
- Its mass is out of scale with the neighbourhood.
- The current proposal was not supported by the Chinatown Historic Area Planning Committee.
- Design does little to celebrate the unique architectural style of this neighbourhood. Design could be plopped anywhere in Vancouver.

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

- Affordable housing for seniors (or at least significantly more units)
- More public amenities so that Chinatown has space for information gatherings
- A smaller, narrower building that is informed by the design of other traditional buildings that always made Chinatown special.

Please reject the proposal as it is currently configured.

Your sincerely,  
Catherine Clement

s.22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 10:23 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer Street

**From:** Ita Kane-Wilson s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 9:24 AM  
**To:** Mayor and Council Correspondence  
**Subject:** 105 Keefer Street

Dear Mr. Robertson,

I wish to voice my opposition to any development of 105 Keefer Street in Chinatown. Instead of building luxury housing, please consider social housing and community involvement in any developments.

I'm still sickened by the news story and photos that emerged a few weeks ago of a social housing project in the downtown eastside. Please put our taxes into cleaning up these buildings, not developing Chinatown.

Sincerely,  
Ita

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**Ita Kane-Wilson**  
s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 10:14 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer St. rezoning application

**From:** robbie nukes s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 10:05 AM  
**Subject:** 105 Keefer St. rezoning application

Dear Mayor and Council,

I am writing this email to express my concerns about the Rezoning application at 105 Keefer and 544 Columbia St. Currently, I work in Chinatown. Chinatown is a special part of my Vancouver. I operate an art studio in chinatown.

I'm opposed to the rezoning application because of the reasons 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.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approval of this project signals that the City does not value our historic neighbourhood.
- The reduction in family units is regrettable.

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

- Significantly more social housing

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

Yours truly,  
Robert Lutener

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 10:07 AM  
**To:** Public Hearing  
**Subject:** FW: Just say no to 105 Keefer

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**From:** Glenda Bartosh s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 2:12 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Just say no to 105 Keefer

Dear Mayor Robertson and Council

Please note: The proposed development at 105 Keefer Street is not appropriate for the site.

The city's own Chinatown Historic Area Planning Committee (CHAPC), has turned the proposal down again. Numerous informed voices have spoken out against this project, which is too high, too dense and too insensitive to its important historic surroundings and to the need for REAL affordable housing.

Joe Wai was among the more notable opponents. He called this project the line in the sand for Chintatown and he couldn't be more accurate.

Make sure you're on the right side of history when you vote on 105 -- remember the courageous Vancouver city council of the day that voted to reject a freeway through Chintatown.

**Glenda Bartosh**  
s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 10:07 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer

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**From:** Fiona Lam s.22(1) Personal and Confidential  
**Sent:** Saturday, May 20, 2017 9:24 PM  
**To:** Mayor and Council Correspondence  
**Subject:** 105 Keefer

Dear Mayor and Council:

My family and I are against the proposed rezoning of 105 Keefer to allow for a 12-storey condominium tower. Chinatown should be protected in the same way that Gastown and Granville Island are.

Please follow the City of Vancouver Planning Department's recommendation of a ban on rezonings above 90 feet and frontages in excess of 75 feet with this proposed rezoning and any future rezonings in Chinatown. The proposed condo tower will have a profoundly negative affect on the Sun Yat Sen Gardens and the surrounding neighbourhood. Many people feel this way.

There are many ways to pursue affordable, green housing all over the city, such as creating duplexes and triplexes in existing houses, allowing for infill houses, adapting existing industrial and commercial buildings in creative ways, that may not provide developers with the kind of immediate profits that they seek, but would better foster a liveable city with vibrant neighbourhoods and plenty of green space with established gardens. There is a way to create density that is appropriate, reasonable and spread out across a wider area--it just takes creativity, patience and a focus on community versus profit.

Yours truly,

Fiona Tinwei Lam, Ted Belch and Robbie Lam-Tolliday

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[www.fionalam.net](http://www.fionalam.net)

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 10:04 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer street rezoning

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**From:** Maureen Charron **s.22(1) Personal and Confidential**  
**Sent:** Sunday, May 21, 2017 10:51 AM  
**To:** Mayor and Council Correspondence  
**Subject:** 105 Keefer street rezoning

Hello,

Why would City staff be continuing to present essentially the same proposal without amendments to satisfy the concerns raised by the Chinatown Historic Area Planning Committee (CHAPC)? Who is more in touch with the heritage area of Chinatown, the City Planner or the people volunteering their time to preserve the district and speaking on behalf of longtime residents and area businesses?

Why is this rezoning proceeding when the area plan has not yet been redeveloped? Is this not putting the cart before the horse?

Can you please explain to me why the developer is contributing NOTHING to the City for the increased density benefits that they received. The social housing aspects are being paid for by BC Housing to the tune of \$7.5 m. What is Developer Beedie providing? Nothing from what I can see as they are exempt from providing CACs.

Why are they getting a \$155k credit when they are proving NOTHING?

I am completely opposed to this rezoning and ask that you send this back to the planning staff for further work.

This just exacerbates the suspicions that people have that the developers are running the city and that City staff and Councillors are not standing up for the citizens of the City.

How's that possible?

1. **Taxpayer-funded BC Housing will be paying** for the 25 units of so-called "social housing" (70% of those units can actually be rented at market rates).
2. **Beedie will get a discount of \$155K+** on their Development Cost Levy (DCL), because of those taxpayer-funded "social housing" units.
3. **Beedie is exempt from providing any Community Amenity Contributions (CACs)** by the City of Vancouver



Begin forwarded message:

**From:** Neighbourhoods for a Sustainable Vancouver s.22(1) Personal and Confidential  
**Date:** May 20, 2017 at 8:50:33 AM PDT  
**Subject:** Murphy - Vancouver Sun: Historic Chinatown becoming Yaletown North?

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## Historic Chinatown becoming Yaletown North?

<http://vancouversun.com/opinion/op-ed/opinion-historic-chinatown-becoming-yaletown-north>

<https://elizabethmurphyblog.wordpress.com/2017/05/20/historic-chinatown-or-yaletown-north/>

By Elizabeth Murphy

Vancouver Sun Published on: May 20, 2017 | Last Updated: May 20, 2017 1:00 AM PDT



*A rendering from the City of Vancouver report for the public hearing to rezone 105 Keefer Street.*



The controversial Chinatown condo tower rezoning at 105 Keefer St., beside the Dr. Sun Yat-sen Garden, is going to a public hearing on May 23. It continues to be strongly opposed since 2014.

The Chinatown Historic Area Planning Committee (CHAPC), a city council-appointed group, voted against the proposal again in January, stating that their previous concerns had not been addressed. These concerns included excessive height and density, livability of units, quality and types of community amenity spaces in the building, and a richer mix of uses required.

CHAPC noted that “the proposal does not fully recognize the sensitivity of the site in relation to the Heritage Area, Memorial Square, Dr. Sun Yat-sen Garden, and the nearby museum.”

The proposal is 12 storeys with commercial space, 106 condo units and 25 social housing units. It has 75 per cent non-support in city consultation, yet the city continues to push through essentially the same design.

Helen Lee, an urban planner and chair of CHAPC, confirms that the current report still doesn't address the group's concerns. Lee says “each revised version provides only minor tweaks mainly focused on the architectural design elements rather than the more important issues of bulk and height. The proposal is too much for this very important site in the heart of Chinatown.”

These huge increases in height and density are proposed in exchange for only 25 units of so-called “social housing” that are in fact mostly market rentals that B.C. Housing will buy from the developer for \$7.3 million. Hardly a public benefit, yet it also means waiving of development cost levies. The developer, Beedie Group, are large donors to the B.C. Liberals.

The late architect Joe Wai fought to save Chinatown from the freeway and urban renewal in 1971. He went on to design many Chinatown landmarks, including the garden and museum.

“As it is now clear that we don’t want what is being built, the 105 Keefer Street rezoning becomes the ‘line in the sand’ if we, Vancouver (not just little Chinatown), would like some form of character as a city, besides the God-given mountains and inlets,” Wai said.

Former premier Mike Harcourt said Vancouver’s historic Chinatown is “teetering on the brink” and this one huge bulky building is causing particular alarm since the high-end condominium proposal would tower over the area.

“Development should re-energize and revitalize Chinatown, but not overwhelm it. This building dwarfs all of the heritage buildings of the Chinese community along Pender Street and it’s just too much,” Harcourt said.

Chinatown was given a National Historic Site of Canada designation in 2011. It is one of the largest Chinatowns in North America. However, the designated area only covers a portion of Chinatown on Pender Street from the Millennium Gate to Gore Ave. while providing no actual protection. The city’s land use policies determine what is built.

A number of city planning initiatives undermine Chinatown’s heritage character: from EcoDensity in 2007, the Heritage Area Height Review in 2008-09, the Downtown Eastside Local Area Plan of 2011-14, and changes to the transfer of density policy that now allows bonus density to be landed into Chinatown.

Vancouver’s Chinatown is now on Canada’s top-10 endangered list.

Most of Chinatown has now been opened up to large-scale tower development that is not sympathetic to the traditional architecture of two to four storeys and maximum height of 50 feet. It now allows tower heights of up to 150 feet, with two recent rezonings on Main Street even higher at 16 to 18 storeys.

Wai stated: “It all comes down to the demolition of a Historic District ... erosion of local small retails such as those long-standing barbecue meat shops and barber shops. ... If the height is double or more than the traditional 50 feet high, the density and bulk will transform the character and Chinatown will become unrecognizable. The freeway debates (1966-74) have de facto re-surfaced.”

The area zoning is being reviewed, but it will come too late for current proposals underway like 105 Keefer Street. The city has not used common practise to have an interim rezoning policy that restricts rezoning until the new zoning changes are in place.

The recent plaque-unveiling ceremony for Chinatown's historic designation was followed by a banquet for 460 people to celebrate the event, including the Mayor, councillors, civic officials, and both federal and provincial representatives.

Fred Mah, the organizing committee chair, presented at the banquet that 105 Keefer is too tall, too big and not the right fit for Chinatown's character. He urged everyone to come out to speak at the public hearing on May 23.

Mah expressed frustration that the lead city planners involved don't seem to understand heritage zoning or care about Chinatown.

Heritage or character zoning requires a fine-tuned balance that makes the retention of existing character buildings of greater economic benefit than for demolition. New development should fit within the historic context. It requires specialized planning staff who appreciate heritage zoning.

This has been evident in other areas across the city as well. For example, in the heritage area of Grandview the city is now drafting zoning bylaws for the duplex RT zones. Current drafts demonstrate a complete disregard for the economics of character retention and instead add more advantages to demolition with no character design guidelines.

It is the same lead planner, Paul Cheng, for Chinatown and Grandview. Although he is running into problems in these two heritage area rezonings, he did well in the Norquay plan because it was not a character historic area. After a revolving door of planning teams in Norquay, Cheng was a good fit there and got things done. But these heritage areas are different and Cheng keeps bringing back proposals that don't work.

Further complicating this is that staff have indicated that the Grandview duplex RT zone may be used in the RS zones across the city as part of the character home rezoning review.

So a lead planner, who doesn't support heritage, is in charge of drafting zoning bylaws for heritage areas such as Chinatown, Grandview and character housing zones. No wonder this is not working. Is the city's real agenda to eliminate heritage districts entirely?

[rezoning.vancouver.ca/applications/105keefe/index.htm](http://rezoning.vancouver.ca/applications/105keefe/index.htm)

*Elizabeth Murphy is a private-sector project manager and formerly a property development officer for the City of Vancouver's Housing and Properties Department and for B.C. Housing.*

Vancouver Sun print edition Saturday May 20, 2017 page G2



Ludwig, Nicole

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**From:** Faye Leung s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 9:51 AM  
**To:** Mayor and Council Correspondence; Public Hearing; Planning Info  
**Cc:** fayeleung@telus.net; ryan.beedie@beediegroupp.ca; 'Rob Fiorvento'; 'Ben Smith'; 'Houtan Rafii'  
**Subject:** 105 Keefer+544 Columbia Photos: Chinese Pioneers Enriched Canada+Province+City+Chinatown prosperous today status quo:  
  
**Importance:** High

Chinese Pioneers Enriched Canada, Province, City & Chinatown prosperous today status quo:

Canadian Chinese Where We Come From: Who we are:--

Chinese Canadians Men & Women served in World War II ~ Gallant Veterans Soldiers, Navy, Airforce units march home in Victory photos:

**Photos ~ WWII V\*J Victory Parade August 5, 1945** World War II ended: **Faye Leung's father Leong Chap Kwong** Chairman {seated center} surrounded Chinese pioneers (I identify below) & World War II Airforce, Navy, Military Generals: FYI at 544 Columbia & 105-117 Keefer St Vancouver Chinatown Historic Site with Historic Heritage Stories by Faye Leung

To Mayor Robertson and Members of City Council, May 21, 2017  
City of Vancouver, 453 West 12<sup>th</sup> Ave,

**Re: Beedie Development in Chinatown at 105 Keefer & 544 Columbia Streets;  
City Public Hearing, May 23, 2017**

I am aghast of the cultural insensitivity of the Beedie Group to design a glass condo tower that is superbly designed to fit into the beautiful Yuppie community of Yaletown, yet it is absolutely appropriate to blend into the unique cultural and architectural heritage of Chinatown. A facade should more harmonious with the architectural heritage of Chinatown. Your job as Mayor and Councillors of Vancouver is to preserve and protect the most unique Chinatown in North American, not to destroy its unique charm and history. Approving the present Beedie application which I approve on the condition I set below, without would be like inserting a Tim Horton's franchise in the middle of Rideau Hall's dining room in order to give the guests of the Governor General a flavor of Canada.

*The Beedie Group has the right idea. My husband Dean Chun Kwong Leung and I were the former owners of this site and its buildings for many years. Mayor Volrich and his Council Members approved our proposal for a 29 storey residential and commercial building as housing for Chinatown's citizens was and still is desperately needed. We've demolished the buildings ready to develop in 1980s (see architect's renderings in [www.fayeleung.com](http://www.fayeleung.com); which was presented to Your Worship & Council during the Westbank and Bosa Rezone Public Hearing on Main & Keefer Streets, where my husband Dean & I built Chinatown largest commercial complex in 1970 the Mandarin Trade Centre after, we've expanded Chinatown commercial area from Pender to Prior Streets). However, interest rates in 1983 rose to 29% economic unfeasible to develop. We sold to Rickshaw Drive-in owner Yip who stipulated his heirs should not sell, so my Pender Realty & Insurance Agencies business were to my brother Ken Leong, Oceanridge Realty (across street on Columbia from Beedie now own site) managed this property for Yip as a parking lot until it was sold to Beedie*

*This site was a rich center of Chinatown culture with historic stories of the people's heritage stories I've known since a young child that is an important part & parcel of Canada Historical Cultural Heritage stories must be preserved perpetually for posterity. Which I'm prepare to work together with Beedie Group to achieve this site development as part of Heritage Chinatown with Chinese character and the historic stories incorporate into this new building compliment part of the surrounding area in the heart of Chinatown.*

*I approve Beedie's project on the condition that Beedie Group work together to intertwine as part of Chinatown "blend the modern with the old" Chinese Adage: "Chung Sai Hup Bick"/Chinese & Caucasians together*

blissfully" in Honor the Chinese Pioneers especially 544 Columbia was the original (then was the only Chinese Pioneers Housing Building in Chinatown) building built for the Chinese Pioneers Housing Building. I recommend "Honor and Commemorate Chinese pioneers by naming the building "The Chinese Pioneer Landmark Building".

It housed the famous Cantonese Opera House and the Mandarin Night Club for many years. Many Chinese Pioneers lived in the 544 Columbia and 107-117 Keefer Streets (105 Keefer was the Lee's Brothers Garage) buildings till they went to Heaven. My father Chap Kwong Leong and my husband Dean C.K. Leung gave their eulogies and 98% of the memorial plaques on their gravesites were handwritten by my father or my husband's master calligraphers. My husband Dean & our sons with me pay our respects at their gravesites on Chingming/Chinese Easter. Dean's grandfather buried in Oceanview Cemetery in 1944...(Note: Canada and B.C. wrongdoings discriminations to the Chinese in "life & death" that in Oceanview Cemetery then were only allow a very small section/Willow Section for only the Chinese & Blacks burial, also prominent Chinese Pioneer Mr. Cumyow is buried!! B.C. Government May 15, 2015 officially in legislature apologize wrongdoings to the Chinese British Columbians.

Chinatown needs to honor its pioneers and this Beedie building is in an ideal position to do so. I, Faye Leung, am willing to work with the Beedie Group in order to make it a proud Chinatown Landmark Building. I suggest in recommendation of this proposal by have Beedie add the historic heritage in make this development its history stories alive!

I am concerned that the City of Vancouver is presently ruining Chinatown by erasing Chinatown's unique heritage without any meaningful input from its (&/or ignore) Chinese citizens. The City Council should respect Chinatown already designated as a National Heritage Site like Gastown or Fort Langley or a World Heritage Site like Quebec City or Old Town Lunenburg – rather than allowing it to transform into a Yuppie Yaletown. For more details, please do not hesitate to telephone or email me...Thanks zillions.

**"Faye & Dean Leung "Honor:-Commemorate Chinatown Original Historic Housings Building"~ 1<sup>st</sup> totally Chinese Pioneers Men's Home" as since before City of Vancouver incorporated as a City ~ Canada 1923 Exclusion Act restricted NO Chinese allow to Canada includes wives & children of the Chinese Pioneers sad discrimination drama of Governments Wrongdoings to the Chinese.**

True Historical Site Stories & witness, involved, owned, managed by Faye Leung 544 Columbia & 105-107-109-117 Keefer Streets Vancouver Chinatown

- Chinese Pioneers Housings, Cantonese Chinese Opera House, Nightclub, Apartments & Commercial Stores at 107-117 Keefer St...
- **Honor Chinese Pioneers is part of in Canada 150 Anniversary ...by Beedie's development as aforesaid, I & Dean had originally prepared in our develop this site as a "Commemorate Tower" as a Landmark in heart of Chinatown with Chinese Décor & Chinese Colors and Characters proudly celebrate Chinese Cultural Heritage as part & parcel Canada Historical Cultural Heritage Building, a "Beauty" as proven was its first real Chinatown Housing for the Chinese Pioneers' Men's Home, the original was totally a Chinese Pioneers' Home 3/Floors Building, no commercial on the ground floor. If this is not 544 Columbia's Chinese Pioneers' Housing/homes, they would be homeless with nowhere to go, as the lawful Canada discrimination against all Chinese were not allowed lives outside of Chinatown!!...**

**I asked: enhance this present rezoning proposal be approved with the condition as aforesaid in Chinese décor favors as a "Commemorate Building", with space allocated for the historical stories of this building/site from the beginning (stories never told, never written, as nobody is alive knows, nor totally understood, (includes stories of Vancouver and of City Hall and British Columbia etc) as all those immigrants are only from after May 12, 1947 won enfranchisement, that I'm able to tell as known (Quote Dr. Sunshine; "you're/Faye the last witness is obligate to print your/Faye's stories otherwise a generation is lost...unquote.Dec. 2, 2016 Dr. Stanley Sunshine concern Faye Leung 3 Storytelling Books & oral documentary delayed...)**



***This Beedie Development is appropriate to commemorate honor the Chinese Pioneers and All the Chinese, Chinatown, Vancouver, Province & Canada as a whole, which will love this development on the condition as I've aforementioned. Presently so many from all facets against this Beedie Development ruin Chinatown with a box building...Whereas add glorious features elegantly part of, (should be approved) to incorporate into this development that I will ask for Beedie's cooperation and commitment.***

***That then will gives Chinatown and all the commotions of you/the City and Beedie ruin Chinatown by allow build another box (glass) building as bombarded against Beedie development be rejected by Mayor & Council. That as I cooperate with this as herein stated, no more as alleged a eyesore as presently is not Chinatown. My way resolves oppose Beedie development as all wants faithfully loyally preserve perpetually for posterity a very FAMOUS ORIGINAL CHINATOWN. It's the ONLY REAL GATEWAY TO & FROM THE ORIENT since the begin of time in Canada between the Far East and Canada!!***

***Respectfully to all here tonight or on another evening as speakers against or for & the silent majority {as former City Health Inspector Yonge Wong (here supportive of me) brought a condo in of my built Mandarin Trade Centre site at 188 Keefer & 601 Main Street corner for "a little of History" also Notary Public Susan Tong"} and my admirable wonderful team is here support me of as I'm presenting to you, this Beedie's Chinatown Project, as expressed from all they're interested "genuinely wants to preserve Chinatown" as its already declared as a National Heritage Site, be continued appreciate our Chinese forefathers/pioneers' hard long toiled built Chinatown for us generations' better life. As suffered harsh lawful discrimination, restrictions, taboos, and in this City too restricted Chinese residency, employments, educations, businesses among many, many others. They've built Chinatown enable they and we Chinese has a secured community/area/place to live safely, as we were denied throughout other area to live in this City...includes Caucasians landlords had denied lease/rent to Chinese which I've fought for business owners of leases. (another story another day)***

***"Our Chinatown:" established businesses, functions, events, Chinese Public Schools that the Canadian/English Schools denied Chinese students because is Chinese, as my mother & siblings et al were English illiterate! And the Chinese pioneers proudly with integrity made possible in Chinatown for us Chinese have the necessities of our daily living needs for survival! And they've enhanced and enriched City, Provinces & Canada as a whole be happily enjoying after we've battled a century+plus discriminated, denied generations losses in education etc to poverty!***

***From suffers: "to better and hopes" of us generations continued honor our Chinatown that they've given us secured living in atop commercial buildings in "Our Chinatown" 'our home' and our activities in Chinatown, and our Chinese boys/young men then still not recognize as Canadian Chinese still fought in WWII 'blood, sweats, tears' won victory {photo herein below & attachments} !! I've proudly fought for equalities with them...as the veterans has given us Chinese/Asians freedom, privileges, prestige, generations forever enjoys. That its my, younger, and future generations' obligations to 'watch-over' "Our Chinatown", not be ruined and gone, as its on its way going, going, gone caused by the City, City Council & staffs authorized developers build boxes buildings without character nor care of Chinese Heritage and Historical Chinatown: "Where we come from; Who we are"!***

***Our Chinese Pioneers and the folks present here and the majority silent Chinese wishes not to 'wipe-out' Chinatown as you're/City on the way of doing so. This reason this Beedie's project should be the new 'landmark' in the heart of Chinatown entwined into the surrounding area as a "Commemorate Tower" with Chinese characters, colors, decors added with historic stories Honor: Chinese Pioneers, and for the knowledge of the present and future generations of this important heritage site modernly built combine both the original historic importance into new development with purpose as Honor -Commemorate Chinese Pioneers and all Chinese and Chinatown embedded as aforesaid. Also as aspirations to the youths in appreciation the greatness of the Chinese Pioneers' sacrificed and toiled for us as: ~ "Where we come from~ who are we" ~ made possible difference in lovingly "Our Chinatown, Our City, Our Canada!!"***

***I'm 3<sup>rd</sup> generations born & raised in Chinatowns, lived, educated in both Canadian/English, Strathcona School, and Chinese Schools, play, worked, social, activities, in businesses (still is via my siblings) and Communities welfare ~ I did 'made a positive difference' (see my introduction letter and reference by historian, author, & poet Jim Wong Chu of February 10, 2017 {attached} FYI)***

***I strongly advise respectfully Your Worship Mayor Robertson and Councils and staffs' consideration of approval of Beedie's project on the conditions to honor Chinatown and Chinese Pioneers past and present and its historical importance of this site was the ORIGINAL IMPORTANT SITE AS IT IS TODAY; as in front of 544 Columbia & 105 Keefer Streets erected the most stages, Pagoda etc for the historical important events host by Chinatown and its Chinese Pioneers of the historical events they've done can continued combined as aforementioned and the surroundings will enhance Chinatown as the true landmark heart of Chinatown as were as follows:***

- ***1. Vancouver Golden Jubilee 1936 Chinatown/Chinese Honor Celebration by built and imported the traditional Pagoda, Archways, Stages inside and outside of 544 Columbia Street, with all the Chinese Dynasty traditional customs in honor with silks and glamour of thousands years ago Props, Artistic Performers, Famous Authentic Chinese Operas, etc. etc. from China to Vancouver celebrate City's Golden Jubilee in 1936, Which my father Leong Chap Kwong was co-chairman with Peter Hem leaders had done as above stated.. {photos proven available, includes Vancouver 1<sup>st</sup> Chinese Dr. Fred Chu's wife Lavender & ladies' photos in traditional Chinese costumes in celebrations. A large 6' X 6" silk Chinese Opera Chair cover embroidered in gold and multi-colors silk threads, a piece of Golden Jubilee's history given to my husband Dean, who framed for family's remembrance (of our father the Chairman of Vancouver Golden Jubilee 1936 Chinese Celebration at 544 Columbia Street building) hung in our home for decades that political motivated of ex-Premier Vander Zalm's gang stole/took from our home.***
- ***2. Please see herein below self-explanatory stories and below photos #1 and #2 and herein attached photos of WORLD WAR-2/WWII ~ V\*J Victory War End August 5, 1945 Chinatown & Chinese celebrated V\*J Victory Parade at 544 Columbia congregation celebrations events.***
- ***3. Also in front of 544 Columbia built a huge outdoor stage for Prime Minister Pearson with my husband Dean Chun Kwong Leung on stage in their speeches to the Chinese in Chinatown. Which Prime Minister Pearson (also Prime Minister Diefenbaker, Prime Minister Pierre Trudeau, & Prime Minister Paul Martin's father Finance Minister Martin all) raved and compliment my husband Dean of his brilliant excellence renowned public speeches & in translated their speeches 'Quote; Dean you made better speeches of my speeches'!***
- ***While Prime Minister Pearson was speaking and Dean was translating his speech; I was seated below the stage on row one with Mrs. Pearson seated on my right and she was beside left of Mrs. Helen Kent with the media crouch in front of us: Quote Mrs. Pearson: (she is known of her hate of politics) "Well! they can't speak English they have no rights to vote!"...unquote Mrs. Pearson in Chinatown with Prime Minister Pearson campaign...Can you imagine the media in front of us will made big headline of her remarks?  
Helen & I shockingly made eyes contact; I immediately turned to Helen Kent spoke loudly on another subject saved her & Prime Minister Pearson from the media of her racist remark that Chinese with no English should not allow to vote!***
- ***4. {{Fire Marshall & Mayor & Council's letter forthcoming on present situation: that include urgent emergency own matter of nothing to mole hole to mountain by City Fire Marshall from mean spirit wrongly alleged. .***
- ***I, Faye Leung bridged the Best of the Chinese and Caucasians Worlds and in accept the Chinese & Canadian Societies and Communities. I'm known of my great memory vividly remember each of the Chinatown buildings, of its owners, occupants, operations of its businesses in Chinatown since I was a child known of its activities within these buildings, that I've visited, participated, witness, involved with my prominent mother & Father, Community Leaders, and Founder Kwong Gee Chinese Public School & was a Classical Chinese Scholar & Teachers, thereafter with my husband Dean Chun Kwong Leung***

- ....I've done for free in Community's spirit assisted City of Vancouver Fire Wardens/Marshalls; McKenzie et al, the Building Inspectors Jim Robison, Health Inspector Volvo, Director of Permits Wilf Gray, Director of Planner George F. Fountain, Jordan, Spaxman, et al, whose I've translated & interpreted for them all , the City Staffs throughout the 1950s, 1960s, 1970s-1980s with photos, letters, records proves of my free services assisted City Vancouver's various department's Directors and staffs...

As the Chinese Pioneers "no English" was horrific struggles by the City's as aforementioned in their needed work of buildings throughout Chinatown and the Rooming Houses (SRH) surrounded Chinatown, from Abbott, Water, Powell, Cordova Streets etc. Includes ambulances hospitalize the pioneers lived in these rooming houses and in the original Chinese Pioneers' Housing Building at 544 Columbia Street (this is the site presently Beedie's Group proposed develop)

- Particular 544 Columbia Street and 107-117 – of 4 commercial stores of ours and of the City's inspectors et al regularly into Chinatown inspections, then **"no English"** also few speaks both various Chinese dialects and English as I do, as I read, write, speaks 7 dialects of Chinese. The younger English speaking Chinese many does not speak, read, write Chinese. Beside they were not involved in Chinatown activities as I was trained at early child age respectfully assist the Chinese pioneers/elder statesmen, & their families et al, whose I knew 90% as my prominent parents were active leaders in the Chinese communities activities were respectfully and later years married to my prominently Chinese leader husband Dean also invited us to its events & functions etc, or they visited us, that we were deeply involved in Chinatown and with the Chinese folks, young and old, of several generations' friendships throughout the decades to this date I'm still actively involved.

**Photo #1 WWII V\*J Victory Parade August 5, 1945 World War II ended ~Photo #2: Faye Leung's father Leong Chap Kwong Chairman {seated center}**



PHOTO #2: Faye Leung's father Chap Kwong Leong, Chairman; and Leader commemorate Honor WORLD WAR II \*V~J VICTORY – war ended August 5, 1945 {{seated centre}} at Chinese hundreds years old antique boardroom table inlaid white silk cloth of handwritten Chinese historic classical literatures and names; surround by WWII Airforce, Navy, Military Generals, and father also Chairman of Chinese National Benevolent Assn & founder chair several others Assn, and Chairman Chinese Community V\*J Day Parade congregate in front of 544 Columbia Street Vancouver Chinatown Keefer Street corner: Faye Leung's father Leong Chap Kwong renowned Speaker: preside Chinese V~J Day Parade: And Colleagues & Directors: left to right~1<sup>st</sup> row:-Lim Wan Kuey, Wong Gim Chun, {{Centre}} Leong Chap Kwong{Faye Leung's father}, Quon Shong Wing, Lee Bick{Bob, Bill, Jack, George Lee's father Carol Lee's grandfather, XXX, 2<sup>nd</sup> row:-Wong Shuck, Cho Mee Ding{Famed Architect Bing Thom's grandfather-in-law}, Foon Sien/Wong Mun Po, Wong Kung Fow, Leong Yee Chong, WWII Navy+Military Generals, Leong Ding Bong-Photographer,

PHOTO #1: Faye Leung's father Chap Kwong Leong WWII-V~J Day Parade Marshall by the Chinese Community young & old celebrate V~J Victory of the Chinese Soldiers, Airforce and Navy men march home/Canada in Glory Won the War of photos herein attached!!

- This Beedie Group development be possible as the most truly historic commemorate building in the heart of Chinatown now ...I'll tell you of true historical value as it happened here proven materials as follows:
- This little foot stool with a shelf between to put your items while feeding the baby were cleverly handmade in 1955 in 544 Columbia by Leong Yin Lim Bak/Uncle lived there the only building house him with the Chinese pioneers' single men! And he made the benches at 544 Columbia that Douglas Jung 1<sup>st</sup> Chinese MP & with other veterans sat on when my mother taught them in the evening after they've returned from won WWII...These benches I've donated in 1992-3 to Vancouver museum that still wants our parents teaching materials/books etc
- Also At 544 Columbia all floors were home for the Chinese Pioneers men as aforesaid, Ng Shew, the famous Chinese "de da" traditional Chinese Weddings and functions bungle player was the only one in Vancouver, was a handsome distinguish tall husky gentleman in demand. I knew all of them lived there happily, although no hot water, bathtubs/bathrooms, heat etc. as nowadays is different eh...This is original Chinatown housings on this site they've built they've flourish!!
- Then 544 Columbia renovated as the Cantonese Chinese Opera House by Gin Wah Sing Chinese Opera and Chinese Orchestra Assn. The divas, actors and stars were from China brought with them all the splendours gorgeous traditional classical Chinese elaborate embroidery silks, sequins, beads, crystals costumes and headpieces, shoes & boots, and rice papers painting artist's Props, Screens, Stage background paints. Sung whole traditional classic opera beautifully artistic artists well performed with love. My parents took me and brothers to these Chinese Cantonese Operas since we were kids that I still loves and I can sit through several classical operas in a row!! I've preserved photos in 544 Columbia we attended the Opera of my mother et al never forget the "Famous Diva "Mow Done So" sung dressed as a ghost in all white gown, her black hair hung loosely to her waist sad scene scared me!! She was on the ship lost in the ocean on way back to China after her Opera performance here... then WWII started...

On behalf of the silent majority and the Chinese Pioneers of aforesaid for the approval of Beedie Development be part and parcel of originally as we've planned (as modified by its present) be our Commemorate Honor Chinese Pioneers in Canada 150 Anniversary as Chinatown landmark by instill characters and Chinese décor compliment the surrounding area; as its is as were the original part of historical building with stories from beginning to now completed with Beedie Development's add as aforementioned is the true heart of Chinatown, commemorate the only historical Chinatown official Chinese Pioneers' House Building...

God Bless Healthy Richly Success With Good Fortune

Faye Leung 梁慧超敬上

Faye Leung Investment, Consulting & Marketing Group 梁慧超顾问投资销售集团公司

Dean & Faye Leung Health & Education Foundation...est: 1988 non profit

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:47 AM  
**To:** Public Hearing  
**Subject:** FW: Plans for redevelopment of 105 Keefer Street

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**From:** Doreen Braverman s.22(1) Personal and Confidential  
**Sent:** Sunday, May 21, 2017 3:50 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Plans for redevelopment of 105 Keefer Street

The proposed development for 105 Keefer Street is totally out of character with Chinatown and should not be considered. Chinatown is a heritage area and allowing the development that you propose, which is similar to so many others in Vancouver, is an insult to Chinatown. In time, there will be a development on that lot but it should enhance the character of Chinatown, not insult it.

If you want to learn how Chinatown began and grew, read *Tong* written by E.G. Perrault. Chinatown was where the Chinese had to live because the Vancouver establishment treated them so badly. Those of us who appreciated their situation enjoyed visiting and shopping in Chinatown. That heritage should not be for sale to developers.

Doreen Braverman  
s.22(1) Personal and Confidential



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## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:40 AM  
**To:** Public Hearing  
**Subject:** FW: I am opposed to the development at 105 Keefer St in Chinatown

-----Original Message-----  
From: Lindsay Brown  
Sent: Monday, May 22, 2017 10:50 AM  
To: Mayor and Council Correspondence  
Subject: I am opposed to the development at 105 Keefer St in Chinatown

s.22(1) Personal and Confidential

Mayor Gregor and councillors:

I am deeply opposed to the rampant condo development in Chinatown, particularly the overly large and expensive project at 105 Keefer Street. Gillespie's monstrosity at Keefer and Main should never have been allowed (and your Council will be remembered for that mistake).

I beg you not to make a similar mistake by allowing the project slated for 105 Keefer to go ahead.

Every development raises the surrounding property values and thus brings ever more displacement of neighbouring affordable housing. Vancouver should not be building more market housing until those currently in the neighbourhood are housed and assured of ongoing affordable units.

Furthermore where is the plan for preserving at least some of Chinatown's character? Why are you building what is effectively a condo freeway through a vibrant neighbourhood - and yes, it's still vibrant, speaking as someone who lives in the area - when you have been asked repeatedly to preserve its character and affordable housing?

I am aware that the entire real estate industry is flooding you with emails in support of the project, out of their own self and group interest. I hope that you are not going to make a decision here on the numbers of letters you receive pro and con the project. The real estate cartel side has millions of dollars at its disposal and many bodies to make its pitch.

Is this really how you're going to do planning?

I respectfully ask you to reject this project and to make a plan for Chinatown that slows expensive development, reverts to single lot projects and the finer grain you were earlier giving lip service to.

Sincerely,

Lindsay Brown

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:38 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the development at 105 Keefer St.

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

**From:** Josh Olson s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:13 AM  
**To:** Mayor and Council Correspondence  
**Subject:** I oppose the development at 105 Keefer St.

My partner and I are strathcona home owners and we oppose the development at 105 Keefer St. There is already enough luxury housing in Chinatown. There is clearly not enough community housing. The city's disregard for social fabric, heritage & culture, in favour of gentrification is unethical/disgraceful.

Regards,

Josh olson

Sent from my iPhone



## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:38 AM  
**To:** Public Hearing  
**Subject:** FW: Concerned about development at 105 Keefer Street

**From:** Elaine Littmann s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:16 AM  
**To:** Mayor and Council Correspondence  
**Subject:** Concerned about development at 105 Keefer Street

I am writing to express my concern about the city's plans to develop Chinatown and specifically 105 Keefer Street.

This development is being criticized by both civic heritage experts and community groups. It is clearly not part of any attempt to retain Chinatown's unique character, or make any more than a token gesture to preserving the community or making space for longtime residents.

Please take the time to consider the neighbourhood and how to preserve and rebuild it wisely and creatively, rather than allowing developers to seize what little land is left for nothing but profit and speculation, offer lip service to progressive development concepts, and leave Vancouver nothing but an empty shell constructed of luxury condos.

Sincerely,

Elaine Littmann

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:38 AM  
**To:** Public Hearing  
**Subject:** FW: OPPOSE the proposed development at 105 Keefer!

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**From:** D Dykeman s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:20 AM  
**To:** Mayor and Council Correspondence  
**Subject:** OPPOSE the proposed development at 105 Keefer!

An extremely concerned Strathcona voter and DTES/Chinatown/E. Hastings neighbourhood supporter ...

Donna Dykeman, s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:38 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the development at 105 Keefer St

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**From:** Julie McIntyre **s.22(1) Personal and Confidential**  
**Sent:** Monday, May 22, 2017 11:22 AM  
**To:** Mayor and Council Correspondence  
**Subject:** I oppose the development at 105 Keefer St

To the Mayor and City Council people,

As a tenant on Main and Keefer, I oppose the development of 105 Keefer Street. There is already too much luxury housing in Chinatown and not enough community housing for long-term senior residents. Please stop the erosion of Chinatown's social fabric, heritage & culture with this detrimental gentrification.

Sincerely,  
Julie McIntyre

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:37 AM  
**To:** Public Hearing  
**Subject:** FW:

**From:** s.22(1) Personal and Confidential **On Behalf Of** Samantha Truong  
**Sent:** Monday, May 22, 2017 11:34 AM  
**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  
**Subject:**

Dear Vancouver City Council,

This letter is concerning the 105 Keefer St and 544 Columbia St application. My workplace is in Chinatown. Chinatown was a large part of my childhood. Chinatown is a special part of my Vancouver. Vancouver

I am strongly opposed to the proposed development for the reasons below.

- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- There should be more low income senior housing for vulnerable residents in the community.

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

- More social housing
- more low income housing

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

Your sincerely,  
Samantha Truong

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:36 AM  
**To:** Public Hearing  
**Subject:** FW: No to development at 105 Keefer Street

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

**From:** ren0123 **s.22(1) Personal and Confidential**  
**Sent:** Monday, May 22, 2017 12:05 PM  
**To:** Mayor and Council Correspondence  
**Subject:** No to development at 105 Keefer Street

Dear Mr Robertson and members of city council,

I am concerned about friends and family members in Chinatown who are feeling very insecure about their housing currently. Yet you continue to make decisions to favour luxury housing over the needs of the community. I don't understand this. Please do not develop 105 Keefer St. There are enough luxury units in the area already.

thank you for your consideration.

Karen O'Neal

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:36 AM  
**To:** Public Hearing  
**Subject:** FW: Reject the 105 Keefer development

**From:** Derrick O'Keefe s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 12:22 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Reject the 105 Keefer development

Dear Mayor and Council,

I'm writing to add my voice to the thousands who have expressed their opposition to the 105 Keefer development proposal by the Beedie group.

This project fails to adequately address either the concerns of residents of the historic Chinatown neighbourhood or the demands for truly affordable and social housing shared by those of us struggling to pay the rent all across this unaffordable decision. My partner and I want our two kids to grow up in an affordable city that honours the communities, like the low income seniors who call Chinatown home, who built Vancouver despite suffering ghettoization and systemic discrimination.

To approve this development now, despite all the concerns raised, would be to reinforce the widespread view that developers like Beedie, with their massive political campaign contributions, have added City Hall and the Legislature to their property portfolios.

Let's do better, and use this historic location for public, social, and truly affordable housing.

Respectfully,

Derrick O'Keefe

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Sent from Gmail Mobile

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:35 AM  
**To:** Public Hearing  
**Subject:** FW: Development at 105 Keefer St.

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

**From:** Jonathan Middleton s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 12:39 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Development at 105 Keefer St.

Dear Mayor and Councillors,

I am writing to add my voice to the concern raised by many fellow Vancouverites over the development of 105 Keefer St. I am specifically concerned that the rapid redevelopment of Chinatown hurts Vancouver's long celebrated cultural diversity, and I am especially concerned that development in this neighbourhood displaces low income families and seniors directly by reducing the number of affordable dwellings, and indirectly by pushing up the tax rates in the neighbourhood. What we are seeing is a general erosion of the cultural fabric of our city through the proliferation of condo developments that turn historic and cultural context into marketing buzzwords. This isn't culture, it is something akin to the death of culture.

Sincerely,

Jonathan Middleton

Jonathan Middleton  
s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the proposed development at 105 Keefer

**From:** s.22(1) Personal and Confidential **On Behalf Of** Caitlin Jones  
**Sent:** Monday, May 22, 2017 1:39 PM  
**To:** Mayor and Council Correspondence  
**Subject:** I oppose the proposed development at 105 Keefer

Hello Mayor and Council,

I'm writing today as both a leader in Vancouver's cultural community and also as a resident of Chinatown. This is the second time I've written my opposition to this development, and I feel now as I did when it was first proposed — this development does not do enough to support the existing community in our Chinatown neighbourhood.

I know all too well the housing challenges that Vancouver faces, but I truly believe that letting Vancouver's market developers dictate the terms of social housing and benefits is not working for our city at all. Chinatown could certainly use more "supply" but not luxury market supply—rather we have Chinese seniors in need (who's needs are not met by this development) and lower to mid income families (my family could not afford to rent or own in any of the recent chinatown developments) who's lives are established in this area, and who have the right to stay here. It's nice to have more people in the neighbourhood—absolutely—but what makes Chinatown/Strathcona so wonderful is the social and cultural mix. Keep allowing developments like this one, and that will disappear.

It is my opinion that any building in this neighbourhood should have a much higher percentage of social housing. Obviously a private developer's prerogative is to make a profit, but this profit is being directly taken from your citizens. Collectively, we as Vancouverites are losing land, affordability and diversity, and the benefit is going entirely into private hands. Around the world there are other models for development — both for low income AND middle class families. We're at real tipping point in Vancouver, we need to try something different.

Thank you for the consideration.

Caitlin Jones

Executive Director  
Western Front Society

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:34 AM  
**To:** Public Hearing  
**Subject:** FW: Keefer rezoning

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

**From:** Letizia Waddington **s.22(1) Personal and Confidential**  
**Sent:** Monday, May 22, 2017 2:42 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Keefer rezoning

Dear Mayor and council members,  
For the record, I am opposed to the Keefer building rezoning as it does not pass the test of Vancouver rules to protect the vitality and integrity of Chinatown.  
Please listen to all the learned and experiential presentations beginning on Tuesday night carefully.  
Please vote "no".

Letizia waddington  
**s.22(1) Personal and Confidential**



Sent from my iPhone

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:33 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose development at 105 Keefer Street

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**From:** Duane Fontaine s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 3:27 PM  
**To:** Mayor and Council Correspondence  
**Subject:** I oppose development at 105 Keefer Street

This is to express my opposition to the proposed development 105 Keefer Street. There is too much luxury housing in Chinatown and not enough community housing. This leads to the displacement of poor and vulnerable citizens. It also erodes the social fabric of the community and encourages gentrification.

Sincerely,

Duane Fontaine, PhD (cand.), CPA, CGA

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:29 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer Street opposition

**From:** mya willie s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 7:13 PM  
**To:** Mayor and Council Correspondence  
**Subject:** 105 Keefer Street opposition

Hi there,

I would like to register my opposition to the proposed development at 105 Keefer St. Vancouver already has a surplus of condos (many sitting empty) while at the same time long term residents are forced to leave the city or live in precarious situations as culture, affordability and communities are eroded. This development is especially harmful to the Chinese Canadian community who have contributed so much in the area and now are facing displacement due to needless greed and speculation in the neighbourhood. I urge you to consider a better thought out vision for the city's future, and put the brakes on this heartless trajectory which serves none but the developers, speculators and extremely wealthy. Vancouver is dying...it's sad to watch.

Sincerely,  
Mya

## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:29 AM  
**To:** Public Hearing  
**Subject:** FW: Opposed to Development - 105 Keefer Street, Vancouver (Chinatown Heritage Designated Area)

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**From:** R Kandola  
**Sent:** Monday, May 22, 2017 8:45 PM  
**To:** Mayor and Council Correspondence  
**Cc:** Adrian Dix. Mla; Mark.MLA, Melanie; Don Davies; jenny.kwan@parl.gc.ca; george.chow@bcndp.ca; CCAN; david.eby.mla@leg.bc.ca; s.chandraherbert@leg.bc.ca  
**Subject:** Opposed to Development - 105 Keefer Street, Vancouver (Chinatown Heritage Designated Area)

Dear Mayor and Council Members,

With regard to the development at 105 Keefer street, Vancouver, I wish to note my opposition. I have also canvassed my neighbours, and network, and we are all of the opinion that this development is against the values that define the history and community spirit of Chinatown. Indeed, putting in a large 'luxury style' project in a cherished community enclave not only distorts the neighbourhood character, it also sets a unwanted precedent for any future developments to come. We must take significant effort to preserve the character and affordability of our cultural enclaves such chinatown, punjabi market, and similarly situated neighbourhoods (japantown, 'little Saigon' neighbourhood area, filipino community market area, etc).

I have also learned that the developer has sent in a significant amount of "support letters"; I wonder whether these letters are from actual residents concerned about the los of Chinatown's character, as I cannot fathom that anyone with an interest in preserving the community character would support such a cause. These "support letters" we have seen in other controversial projects, and commented on by various bloggers as being a developers initiative, instead of a grass roots community based effort. I highly doubt, therefore, that any impacted residents would support such a project, and request that council appropriate treat any proponent letters with reasonable skepticism.

### Articles from the Vancouver Sun:

<http://vancouversun.com/opinion/op-ed/opinion-historic-chinatown-becoming-valetown-north>

*Fred Mah, the organizing committee chair, presented at the banquet that 105 Keefer is too tall, too big and not the right fit for Chinatown's character. He urged everyone to come out to speak at the public hearing on May 23. Mah expressed frustration that the lead city planners involved don't seem to understand heritage zoning or care about Chinatown. Heritage or character zoning requires a fine-tuned balance that makes the retention of existing character buildings of greater economic benefit than for demolition. New development should fit within the historic context. It requires specialized planning staff who appreciate heritage zoning.*

<http://vancouversun.com/opinion/op-ed/opinion-how-the-city-exacerbates-the-affordability-crisis>

*In addition to not creating true social housing, the city is also shifting onto taxpayers a financial burden that should be borne by developers. This is because the Vancouver Charter and the city's bylaws exempt developers from paying Development Cost Levies (DCLs) when the land will be used for social housing, as it's defined by the city. DCLs are an important source of revenue and help pay for things like parks, infrastructure and child-care facilities. On this particular project the developer will be exempted from paying about \$155, 570 in DCLs for providing market rentals.*

*However, these various capital projects are still necessary to service the development. Where does the funding come from if not from the developer? You guessed it — taxpayers' pockets.*

Finally, I wish to comment on the prior history of controversial developments that have been approved by the city. This includes several projects where a DCL waiver (development cost levy) and CAC waiver (community amenity contribution) were approved by council, under circumstances that are still not clear. This further includes approve the site on Gore Street for BC housing, as well as the Yaletown land swap. There is concern additionally of the several land parcel offered by the city no information has been presented for public purview. I also note numerous controversial developments where city council has refused to engage residents or allow a full public hearing, where a large group of diverse residents have universally commented on city public hearings being shut down preliminarily. Some example of projects include the Kingsway & Boundary wall centre development, the Marine way and boundary road river district project, East 15th and Clark rental project, east 18th and Commercial project, kingsway and Nanaimo project, venables and commercial drive boffo development, main street and kingsway development, etc.

This chinatown development is merely another amongst this list of projects where residents were not appropriate consulted, and concerns were not adopted. I am hopeful that council will see that the increasing erasure of our cultural history is the result of such projects being approved without accord to resident concerns. I am strongly requesting council reject this project, and place the preservation of our history, before profits.

RK

## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:28 AM  
**To:** Public Hearing  
**Subject:** FW: Letter for 105 Keefer

**From:** Katrina Nguyen **s.22(1) Personal and Confidential**  
**Sent:** Monday, May 22, 2017 9:51 PM  
**Subject:** Letter for 105 Keefer

To city council:

This email is for the Rezoning proposal for 105 Keefer St. I currently work nearby the proposed development. Chinatown was where I grew up. Chinatown is a special part of my Vancouver.

Council and staff should not approve the proposal for the building 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.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- The seniors housing being offered in this project is discouraging.
- This will set a bad precedent for the all rezonings in Chinatown.

Also having worked at the Dr. Sun Yat-Sen Classical Chinese Garden for almost 4 years, talking to artist and tourists from around the world daily, I KNOW that our historic Chinatown is highly sought after and valued in the eyes of the world. To turn it into another Yaletown would be a HUGE mistake - it's one of the few remaining character defining elements of Vancouver.

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

- Significantly more social housing
- An intergeneration 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

Sincerely,  
Katrina Nguyen

**s.22(1) Personal and Confidential**





**Ludwig, Nicole**

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**From:** Becca Clarkson  
**Sent:** Tuesday, May 23, 2017 9:27 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

Dear Mayor and Council,

I am writing this email because I do not support the Rezoning application at 105 Keefer and 544 Columbia St. I live very nearby Chinatown. Canada is supposed to be about culture, and gentrifying the neighbourhood does nothing for the people that created it and live there.

I urge you to not approve the rezoning proposal for the following reasons:

- The ground floor retail businesses will unlikely be affordable to seniors.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The significant decrease in family units is not appropriate for Chinatown.

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

- Leave it as is? Allow those who live there to decide how to best use the space. Listen to the council's being consulted.

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

Sincerely yours,  
Rebecca Clarkson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Jordan Boos  
**Sent:** Tuesday, May 23, 2017 9:27 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

To Mayor and Council:

I'm writing because I don't support the 105 Keefer proposal. Living in Vancouver with a Chinatown is a great part of my experience. I remember Chinatown as a thriving cultural space, a fascinating tourist juncture, delicious food-spot and site of all sorts of visible history, both good and bad.

I am concerned about the proposed rezoning because of the reasons 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.
- 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.
- The height is greater than the average building next to it.
- 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.
- The seniors housing being offered in this project is discouraging.
- 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 inappropriate to build luxury condos next to the memorial statue.
- The significant decrease in family units is not appropriate for Chinatown.
- The design is also just plain ahistorical, ugly and boring, just like every generic "luxury" glass-cube robot-house put up in Vancouver since the early '90s. I thought architecture was supposed to be a creative profession?

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

- Significantly more social housing
- Community centre
- A plaza for the public
- A space for all ages
- A park
- 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.

Yours truly,  
Jordan Boos

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:27 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer St. rezoning application

**From:** Asia Harvey **s.22(1) Personal and Confidential**  
**Sent:** Monday, May 22, 2017 10:49 PM  
**To:** Asia Harvey  
**Subject:** 105 Keefer St. rezoning application

To the members of City Council,

This is my letter of dissent regarding the rezoning application at 105 Keefer and 544 Columbia St. in Vancouver. I am a Vancouver resident who commutes through the area on a daily basis, and I have rented studio space there for several years. I care very much about this unique neighbourhood and the people who live and work in it.

I strongly recommend that staff and council do not approve the rezoning application as it currently stands, 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 price low-income locals out of the neighbourhood.
- This project will result in significant increases to taxes, which family-owned businesses like historic Tosi's cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown's history and residents.
- It is completely out of proportion. The average building around the area is two to three stories tall; this one is projected to reach twelve.
- The current proposal was not supported by the Chinatown Historic Area Planning Committee.
- Approving this project will set a precedent for future projects.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for wealthy singles.

In lieu of condos, the 105 Keefer site could be used for projects like:

- Affordable housing for seniors and families
- A neighbourhood community centre
- Smaller buildings that make more sense in the fabric of Chinatown's existing buildings/landscape

In summary, I feel that this proposal is poorly thought-out, and I urge council to reject it.

With regards,  
Asia Harvey

**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:27 AM  
**To:** Public Hearing  
**Subject:** FW: Keefer building

**From:** Marcus Waddington s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 10:57 PM  
**To:** Mayor and Council Correspondence  
**Subject:** Keefer building

Dear Mayor and council members,

I am opposed to the Keefer building rezoning. Please vote "no".

Marcus waddington  
s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** Janice Wong  
**Sent:** Tuesday, May 23, 2017 9:25 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: 105 Keefer rezoning

To Mayor and Council and City Staff:

I am writing to state my opposition to the rezoning proposal for 105 Keefer.

As a fourth-generation Chinese-Canadian, I have personal and familial connections to Vancouver's Chinatown and it is my hope that this neighbourhood will move forward as a vibrant, eclectic, multi-faceted community that respectfully retains pride in its historic roots. In order to do this successfully, I believe it requires fine-tuned and creative stewardship on the part of the City of Vancouver. As an established National Historic District, Vancouver's Chinatown is a rare heritage district and deserves nothing less. By choosing to reject this rezoning proposal, the City has an opportunity to redefine its position with respect to heritage, to take a firm stance as respectful Stewards of this rare National Heritage District. As Chinatown transitions I hope that the City will choose to stand with the community to proceed with sensitivity, inclusivity and respect.

Development proposals in key heritage neighbourhoods such as Chinatown should not be the same as those applied to non-heritage areas of Vancouver. Chinatown, as with any of Vancouver's rare heritage neighbourhoods, deserves to be creatively reconsidered only in ways that reflect its significance to our city's history. Developments should consider community first, people first and should respect the rich history of this neighbourhood.

I OPPOSE THE 105 KEEFER REZONING PROPOSAL FOR THE FOLLOWING REASONS:

- The City's Chinatown Historic Area Planning Committee did not support this project.
- This is a critical site in an historic area, adjacent to the Chinese Veterans' Memorial Plaza which has deep significance to the Chinese community, and the Dr. Sun Yat Sen Gardens. This site should not be used for market condos. **(Please see additional note below)**
- The scale of the proposed development is insensitive to the area, where current building heights average 2 to 3 stories.
- The mass of this building is unsuitable for and insensitive to the existing scale of the neighbourhood.
- Via BC Housing, Taxpayers are paying for units, only 8 of which will actually be "affordable," below market rents. 100% of the rental units should be offered below market rents, in line with 30% of OAS.
- The developer's exemption from DCL levies and CAC fees is unreasonable. 106 additional housing units increases the demand on neighbourhood amenities therefore the developer should be contributing to community improvements.
- The amenity space offered by the developer is "temporary."
- This proposal sets a negative precedent for future rezonings in Chinatown.
- The size and quantity of seniors housing units is inadequate.
- Condominiums will not be affordable to the average person or people living in the DTES.
- Low-income residents, especially seniors, will be priced/displaced out of Chinatown.
- This project will result in significant increases to taxes, which small, family owned businesses cannot afford.
- This proposal thwarts the promise of the Chinatown Vision Plan.
- This proposal does not support the Community vision of Vancouver Chinatown as a National Historic District.

The following uses of the site are more appropriate:

- Working with all levels of government the City should be developing housing and amenities on the site that align respectfully with the significance of the Keefer triangle: seniors housing, community amenities/services
- Seniors housing and social housing, 100% at shelter rate or 30% of OAS income.
- Family-oriented residential units that reflect, via building scale and public spaces, a connection to the street and to the community.
- Public plaza/Intergenerational, multi-use community space with an emphasis on Seniors
- Smaller building(s) with density and height that is in keeping with the existing buildings.
- Small retail spaces, in buildings that stress a connection to the street (as opposed to towers) and maintain neighbourhood authenticity.

In summary, I believe this is a very poor proposal for the Chinatown Community. I strongly urge Council to reject it in favour of a solution that more adequately addresses and respects the character of this unique, historic neighbourhood. By choosing to reject this rezoning proposal, the City has an opportunity to redefine its position with respect to heritage, to take a firm stance as respectful Stewards of this rare National Heritage District. As Chinatown transitions I hope that the City will choose to stand with the community to proceed with sensitivity, inclusivity and respect.

**One final note:** With respect to the Keefer Triangle site, its significance cannot be overstated and should not be underestimated. This site is extremely culturally and historically sensitive. The City and developers may regard this site as just another “memorial site,” however there are two incidents that deeply embed its meaning for me. Firstly, three of my uncles fought for Canada, fought for the franchise for Chinese-Canadians. They recount the heated debates in advance of signing up—young men, all of whom were born in Canada, questioning why would they fight and risk their lives for a country—their country of birth—that did not accept them as official citizens. Secondly, it is well-documented that among the thousands of Chinese railroad workers who risked their lives, many were simply listed in official documents as nameless: “Chinaman #XX”. No name, no status. They did not count.

Yours sincerely,

Janice Wong

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:18 AM  
**To:** Public Hearing  
**Subject:** FW: I oppose the development at 105 Keefer Street

**Importance:** High

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**From:** Karen Knights s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 5:53 AM  
**To:** Mayor and Council Correspondence  
**Subject:** I oppose the development at 105 Keefer Street  
**Importance:** High

Dear Mayor and Council,

I am writing to express my strong opposition to the kind of development which is happening in Chinatown, and specifically the development at 105 Keefer Street. The loss of community housing in the Chinatown and the DTES is devastating for those who desperately need it, including our Chinese-Canadian elders who built this city and province. Why is the city determined those among us who need assistance the most, our heritage, and our culture?

I urge you strongly to reconsider the actions you are taking in this area and to stop the development at 105 Keefer Street.

Sincerely,  
Karen Knights

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:14 AM  
**To:** Public Hearing  
**Subject:** FW: My strong opposition to development at #105 Keefer Street

**From:** Anakana Schofield s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 8:35 AM  
**To:** Mayor and Council Correspondence  
**Subject:** My strong opposition to development at #105 Keefer Street

Dear Gregor and councillors,

I am writing to oppose the development of further luxury condos in Chinatown at #105 Keefer Street. I work daily in Chinatown in a non profit building and the area is being destroyed by gentrification. You are eroding the social fabric of the area and driving out the residents. You are literally creating a stainless version of high end Switzerland in an area of significant cultural heritage to the city. We have so little cultural heritage in this city I cannot imagine why you continually only prioritize development and towers. Take a walk and look at the facades of the buildings you are crumbling to the ground. Look at what's replacing them. Look at who is able to occupy those spaces and ask yourself WHY you are doing this and who it serves.

Your efforts on social housing are shameful.

You have not held proper consultation with the community in that area.

I've worked in that area for years and have seen the changes and you are literally erasing it.

Please stop this willful disregard of the poor and serving only your development agenda and we can suspect your business associates and donors.

Sincerely,

Anakana Schofield.  
s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 9:13 AM  
**To:** Public Hearing  
**Subject:** FW: 105 Keefer rezoning proposal

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

**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 8:53 AM  
**To:** Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul  
**Subject:** 105 Keefer rezoning proposal

To Vancouver City Council:

I am writing this email because I do not support the 105 Keefer St and 544 Columbia St rezoning proposal. I have lived in Chinatown/Strathcona/DTEs for over twenty years. It is my neighborhood.

You should not approve the proposed development because of the following:

- Affordable housing for people who are homeless is needed, not more high end condos.
- It will displace low income residents economically.
- The small family businesses that make up Chinatown's character will not be able to survive due to increased taxes.
- 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 is not reflective of Chinatown.
- It was rejected by a City committee, 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.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

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

- Affordable housing for seniors
- A neighbourhood community centre
- A community plaza
- An intergenerational space
- More park space
- Smaller buildings that make more sense in the fabric of Chinatown

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

Your sincerely,  
Sydney Hermant

## Ludwig, Nicole

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**From:** Tomoyo Ihaya  
**Sent:** Tuesday, May 23, 2017 8:56 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

Dear Vancouver City Council and City Staff,

RE: the Rezoning application at 105 Keefer

I currently live in Vancouver, a few blocks outside of Chinatown. I have lived in this community for the past 20 years. Chinatown is the neighbourhood where I do the most of my errands. While using China town area businesses to meet all my daily needs in and around, have I respected profoundly the historic value of the area, which is not so common in Vancouver anymore. To me after seeing the disappearance of Japan Town, which is even closer to where I live, the China Town holds histories of early immigrants from China/Asia and their hardship. It is not historically important but also ( because of the old histories) include many culturally important architecture. I have always considered China Town as the cultural historical heritage site, which should be preserved as they are but have been astonished to see the current movement of the same box-buildings. This development will hit our area socially and culturally, I am very concerned with the future of the area.

I strongly recommend that staff and Council does not approve the proposed development for the reasons stated below:

- Low-income residents, especially seniors, will be priced out of Chinatown.
- This project will contribute to increased property taxes that indepedent family businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for a condominium project.
- At 12 storeys, the scale of the proposed building is out of proportion to the average 2 - 3 storey buildings in the neighbourhood.
- The mass of this building is too large and unfit for the area.
- 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 inadequate.
- This will set a negative precedent for future rezonings in Chinatown.
- The developer should not profit on the backs of taxpayers. Via the proposed BC Housing purchase of 25 units, only 8 of which will actually rent below market, it is Taxpayers who are buying units from the developer. The developer should not be exempt from DCLs and CACs.
- It is inappropriate to build luxury condos next to the memorial statue.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.
- The promised community amenity space is "temporary"
- ADD ANY OTHER REASONS you have for opposing the proposal....

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

- More seniors housing and social housing
- A neighbourhood community centre
- An extension of the Memorial Plaza
- A space for all ages
- A green space
- Buildings that are narrower, with less mass and height, that more adequately reflect the character of Chinatown
- Conservation of historic buildings and the area ( heritage site)

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

Sincerely,

Tomoyo Ihaya

s.22(1) Personal and Confidential

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

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** [REDACTED]  
**Sent:** Tuesday, May 23, 2017 9:06 AM  
**To:** Public Hearing  
**Subject:** 105 Keefer

I urge Mayor and Council to NOT allow proposed development at 105 Keefer.  
Please respect the heritage of this community.  
So much of the city has been ruined by ugly and unaffordable housing. Please have the courage to preserve this space in Chinatown.  
Thanks  
Jackie Weiler

Sent from my iPhone

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Elissa Hanson  
**Sent:** Tuesday, May 23, 2017 8:55 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:** Comments for 105 Keefer rezoning

To Vancouver City Council:

This email is for the 105 Keefer proposal. I used to live in Chinatown. Currently, I work in the neighbourhood. Growing up, Chinatown played a large part in childhood. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown is a place where many artist-run galleries are able to thrive. Chinatown plays a huge role in the artistic culture of Vancouver. Chinatown is a space that honours the history of Chinese immigrants and workers who played a significant role in the establishment of Canada as a country. Chinatown is a space where we honour that difficult legacy.

I am concerned about the proposal for the building 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 economically displace vulnerable seniors in Chinatown.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.
- The artistic community relies on spaces available in Chinatown to have galleries and work space. These are community spaces, when communities gather and build. The artistic culture of Vancouver suffers when space is unaffordable and inaccessible for artists to work from. That is livelihood.

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
- A place for everyone from all ages and groups
- A green space
- Fine-grain buildings that are broken up on the lot
- Affordable artist live/work space

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

Sincerely yours,  
Elissa Hanson

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Scott Blessley  
**Sent:** Tuesday, May 23, 2017 8:47 AM  
**To:** Public Hearing  
**Subject:** Opposition to tower at 105 Keefer in Chinatown

I am opposed to allowing a 12 storey building to be built in the centre of Chinatown. This building would tower over the neighbourhood, literally casting a shadow on Chinatown wonders such as Sun Yat Sen Garden. I cannot imagine an appropriate architecture for a building that tall, in that part of our city.

Thank you for your consideration.



**Ludwig, Nicole**

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**From:** Leticia Sanchez  
**Sent:** Tuesday, May 23, 2017 8:45 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

Mayor and Council:

This email is for the 105 Keefer St and 544 Columbia St application. I currently work nearby the proposed development. I have worked and shared with the Chinatown community for ten years. I have seen how the new buildings have been changing its face, by bringing Main stream businesses and relegating local businesses. As the head of Arts at Dr. Sun Yat-Sen Classical Chinese Garden, I have seen that the cultural conscious of Chinatown is being merged into the faceless mainstream business realm. Chinatown is the memory of Vancouver, and not only for the Chinese community if we change our cultural memory, the new generations won't understand and learn from the past. As one of the directors of the Asian Heritage Society, I have worked with the Chinatown community to preserve the space. Therefore, you should not approve the rezoning proposal. These are some of the reasons:

- It will economically displace vulnerable seniors in Chinatown.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- 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.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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.
- Chinatown is a historical landmark. It is the iconic traditional Chinese relationship with Vancouver. New generations won't be able to understand the past when there is nothing to remember. Learning from the past helps humanity change the future. Destroying our historic sites will destroy our collective memory of why we must remember. A better future for our new generations is not made by building new expensive apartments, but by making community. The cultural and traditional Chinatown in Vancouver should be brought back to the city.
- Chinatown needs to be preserved and supported by the government to maintain Vancouver cultural heritage alive. Building this new development will change the face of Chinatown and the cultural experience in our city.

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

- A plaza
- A space for all ages
- A community park

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

Sincerely yours,  
Leticia Sanchez

s.22(1) Personal and Confidential

## Ludwig, Nicole

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5.22(1) Personal and Confidential

**From:** George Oud  
**Sent:** Tuesday, May 23, 2017 8:31 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: 105 Keefer rezoning

To Mayor and Council and City Staff,

I am writing to voice my opposition to the 105 Keefer rezoning proposal.

It is my hope that the City will choose to take a strong stand to protect heritage neighbourhoods such as Chinatown. By rejecting this rezoning proposal, the City can choose a progressive legacy-oriented position regarding stewardship this National Historic District, and thereby truly define the City as "world class." As Chinatown transitions I hope that the City will stand with the community to proceed with sensitivity, inclusivity and respect in order for this vital part of Vancouver's historic core to retain essential links to its historic roots. As an established National Historic District, Vancouver's Chinatown is a rare heritage district and deserves strong and committed stewardship.

To that end, I oppose the wide application of zoning and development modalities that typically take place in non-heritage neighbourhoods. I oppose cookie-cutter development proposals and proposals that bend only to bare minimum concessions. Chinatown, as with any of Vancouver's rare heritage neighbourhoods deserves to be creatively reconsidered only in ways that reflect its significance to our city's history. Developments should sensitively reflect the authentic character, scale, history, the community and its unique requirements. Towers and big box retail are not the solutions for revitalizing this community. Smaller retail spaces that invite independent entrepreneurs, family-oriented residential units in buildings scaled to the existing neighbourhood, public spaces are the more reasonable solutions for community building. Developments should consider community first, people first and should respect the rich history of this neighbourhood.

### I OPPOSE THE 105 KEEFER REZONING PROPOSAL FOR THE FOLLOWING REASONS:

- \* Only 8 of the "social housing" units will be offered below market rates, yet this proposal is deemed 100% "social housing". At the same time, 100% of the designated units will be purchased by BC Housing, making this taxpayer-funded. All 100% of the units designated for rental and purchased by BC Housing should be below market rent.
- \* The developer should not be exempt from DCL levies and CAC fees that should be paid for community/neighbourhood improvements. Adding 106 additional units of housing, increases the demand on neighbourhood amenities and for these reasons, the developer should be contributing to community improvements.
- \* The size and quantity of seniors housing units being offered is inadequate.
- \* Condominiums on offer will not be affordable to the average person or people living in the DTES.
- \* Low-income residents, especially seniors, will be priced out of Chinatown.
- \* The community/amenity space that has been promised is "temporary."
- \* This project will result in significant increases to taxes, which small, family owned businesses cannot afford.
- \* This proposal thwarts the promise of the Chinatown Vision Plan.
- \* This proposal does not support the Community vision of Vancouver Chinatown as a National Historic District.
- \* The City's Chinatown Historic Area Planning Committee did not support this project.
- \* This is a critical site in an historic area, adjacent to the Keefer Triangle Chinese Veterans' Memorial Plaza which has deep significance to the Chinese community, and the Dr. Sun Yat Sen Gardens. This site should simply not be used for market condos.
- \* The scale of the proposed development is insensitive to the area, where current building heights average 2 to 3 stories.
- \* The mass of this building is unsuitable for and insensitive to the existing scale of the neighbourhood.
- \* This proposal will set a negative precedent for future rezonings in Chinatown.

### THE FOLLOWING USES OF THE SITE ARE MORE APPROPRIATE:


- \* Working with all levels of government to use this site for seniors housing and amenities that are more suitable for the site's position, adjacent to the Keefer Triangle memorial plaza.
- \* Public plaza/Intergenerational, multi-use community space with an emphasis on Seniors
- \* Seniors housing and social housing 100% at shelter rate or 30% of OAS income.
- \* Smaller buildings with height and density that is more in keeping with existing buildings in the neighbourhood.
- \* Small retail spaces, in buildings that stress a connection to the street (as opposed to towers) and maintain neighbourhood authenticity.
- \* Family-oriented residential units that reflect, via building scale and public spaces, a connection to the street and to the community.

I believe the 105 Keefer rezoning proposal is a very poor proposal for the Chinatown Community that, if accepted, will reflect very poorly on Council and on the City. I strongly urge Council to reject it in favour of a solution that more adequately addresses and respects the character of this unique, historic neighbourhood. By rejecting this rezoning proposal, the City has an opportunity to choose a progressive legacy-oriented position regarding stewardship of this National Historic District.

Sincerely,

George Oud

s.22(1) Personal and Confidential

A grey rectangular box redacting the signature of George Oud.

**Ludwig, Nicole**

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**From:** Eddy Elmer s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 8:32 AM  
**To:** Public Hearing  
**Subject:** Comments re: 105 Keefer (Re-sending)

[Re-sending, as there was a formatting error in the previous message.]

Dear Mayor and Council,

Re: 105 Keefer Street Rezoning

I am writing to oppose this application.

In October 2013, Council passed a motion committing the City to seek designation by the World Health Organization as a "Global Age-Friendly City." In order to attain this designation, cities must take steps to ensure that seniors have affordable housing; that they have access to culturally-appropriate services; and that they feel socially connected to their communities.

The 105 Keefer proposal, and those that will likely follow, seems to be inconsistent with an age-friendly city. Not only does it provide a woefully inadequate number of affordable housing units for low-income seniors, but it sets the stage for the gentrification of Chinatown. While gentrification can breathe new life into a neighbourhood, it can also threaten those elements that have made it feel like home for those who have lived here their entire lives.

With the influx of younger, higher-income residents that this development will likely usher, I fear the displacement of affordable, culturally-appropriate services and amenities for Chinese seniors, like Chinese grocery stores, butcher shops, pharmacies, and clinics. For many of these seniors, not only are these amenities important for their daily subsistence, but they are also an important part of their social lives.

Considering the negative impact of social isolation and loneliness on seniors, this is of great concern.

From a purely aesthetic perspective, I have significant reservations about the design of this building. Not only does it remain far too bulky for its current site, but the design strikes me as a discordant mish-mash of different architectural elements, akin to other unsightly creations like the Telus Garden and Nordstrom building. I presume this was due to efforts to reduce the mass of the structure, but the resulting lack of coherence actually appears to draw more attention to it and thus detracts from its surroundings.

As it currently stands, I cannot support this application, although I might if these issues were better addressed.

Eddy Elmer

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Eddy M. Elmer, MA  
PhD Student, Gerontology  
Vrije Universiteit Amsterdam

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Yee Society of Canada  
**Sent:** Tuesday, May 23, 2017 8:23 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 / 544 Columbia rezoning proposal

Dear Mayor Robertson and council,

This letter opposing the 105 Keefer / 544 Columbia rezoning proposal is from the Yee Fung Toy Society of Canada, a family association founded in 1904 in Victoria, BC and owner of a Chinatown property since 1948. We are a founding member of the Chinatown Heritage Buildings Association (CSHBA).

Directors of our organization had discussed this matter in a board meeting on May 20 and had resolved that the following position be taken and voiced to City Council for consideration.

- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown. Our veterans did not fight wars for Canada to have their memorial treated as a private yard for condo owners.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The mass of this building is too large and unfit for the area.
- Approving this project will set an inappropriate precedent for future projects.
- There is no Community Amenity Contribution for rehabilitation of heritage buildings from this project.

Instead of condos, smaller buildings that make more sense in the fabric of Chinatown could be built on the 105 Keefer site.

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

Regards,  
Jim Yee  
Vice Chairman of the Board,  
Yee Fung Toy Society of Canada

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Mary Wong s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 7:59 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: 105 Keefer rezoning

To Mayor and Council and City Staff,

Re: Comments for 105 Keefer rezoning application

As a third-generation Chinese-Canadian, now in my mid-90's, I have strong ties to Vancouver's Chinatown. My personal history in the community extends to a time when Canadian-born Chinese were excluded from the franchise. I lived in Strathcona in the 1930s, I studied at the Chinese school in Chinatown. This community and neighbourhood is close to my heart.

I oppose the rezoning application for 105 Keefer and believe if the City can have the progressive vision to reject this rezoning proposal, it represents an opportunity to recalibrate it's position regarding the stewardship of Vancouver's rare heritage neighbourhoods.

I hope that Chinatown, as a community, can protect its history and heritage, and also move forward, inclusively but sensitively. To that end, I believe the City needs to take a strong stand to protect heritage neighbourhoods such as Chinatown. And, I believe this strong stand includes far more stringent guidelines for developers. Current guidelines are not so different from those in operation in non-heritage neighbourhoods, and I believe this is very short-sighted. I urge the City of Vancouver to put teeth into its respect for Chinatown as a National Historic District and to protect all of Vancouver's heritage neighbourhoods. These rare historic areas should not be included in the kind of "cookie-cutter" development that has taken hold of Vancouver. Please develop specific and strong guidelines to protect our rare heritage neighbourhoods.

I OPPOSE THE 105 KEEFER REZONING PROPOSAL for the following reasons:

- This proposal thwarts the promise of the Chinatown Vision Plan.
- This proposal does not support the Community vision of Vancouver Chinatown as a National Historic District.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- This proposal will set a negative precedent for future rezonings in Chinatown.
- This is a critical site in an historic area, adjacent to the Chinese Veterans' Memorial Plaza which has deep significance to the Chinese community, and the Dr. Sun Yat Sen Gardens. This site should simply not be used for market condos.
- The scale of the proposed development is insensitive to the area, where current building heights average 2 to 3 stories.
- The mass of this building is unsuitable for and insensitive to the existing texture and scale of the neighbourhood.
- The size and quantity of seniors housing units being offered is disheartening and inadequate.
- The reduction in family units is disheartening.
- Condominiums on offer will not be affordable to the average person or people living in the DTES.
- Low-income residents, especially seniors, will be priced out of Chinatown.
- This project will result in significant increases to taxes, which small, family owned businesses cannot afford.
- The "promise" of a community/amenity space is temporary.



- Only 8 of the "social housing" units will be offered below market rates, yet this proposal is deemed 100% "social housing". At the same time, 100% of the designated units will be purchased by BC Housing, making this taxpayer-funded. All 100% of the units designated for rental and purchased by BC Housing should be below market rent.
- The developer should not be exempt from DCL levies and CAC fees that should be paid for community/neighbourhood improvements. Adding 106 additional units of housing, increases the demand on neighbourhood amenities and for these reasons, the developer should be contributing to community improvements.

The following uses of the site are more appropriate:

- it would be a progressive move for the City to work with all levels of government to secure this site for senior's housing, community amenities, space and services that are respectful of the Keefer Triangle memorial area.
- Family-oriented residential units that suite the neighbourhood in terms of scale and are designed to have a stronger connection to the street and public spaces.
- Public plaza/ community park space for all ages
- Building(s) that are smaller, with less height and less density, more in keeping with existing buildings in the neighbourhood.
- Small retail spaces, in buildings that stress a connection to the street (as opposed to towers) and maintain neighbourhood authenticity.

I also urge the City to:

- refuse to accept plans for Inclusionary Zoning Areas that dispense with public hearings for projects that meet minimum requirements.
- consult affected communities via public hearings on all future developments.
- rescind automatic height increases on future developments.

I believe this is a very poor proposal for the Chinatown Community that, if accepted, will reflect very poorly on Council and on the City. I strongly urge Council to reject it in favour of a solution that more adequately addresses and respects the character of this unique, historic neighbourhood.

If the City can have the progressive vision to reject this rezoning proposal, it represents an opportunity to recalibrate it's position regarding the stewardship of Vancouver's rare heritage neighbourhoods.

Sincerely,

Mary Wong

s.22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Mary Zheng s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 / 7:31 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

Mayor and Council:

This letter is concerning the Rezoning proposal for 105 Keefer St. I work in the neighbourhood.

I urge you to reject the proposed development 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 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.
- Its mass is out of scale with the neighbourhood.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The reduction in family units is regrettable.

The following uses of the site are more appropriate:

- A community centre for the neighbourhood
- A community plaza
- All ages community facility

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

Sincerely,  
Mary Zheng

s.22(1) Personal and Confidential

Sent from my iPhone

**Ludwig, Nicole**

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**From:** jenny ma s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 7:30 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

Dear Mayor and Council,

This is my non-support letter for the 105 Keefer proposal. Chinatown is an important part of my Vancouver.

You 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.
- 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.
- It is too tall at least four times the average building height of surrounding buildings.
- Its mass is out of scale with the 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.
- 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.

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

- More seniors housing and social housing
- A community centre for the neighbourhood
- An extension of the Memorial Plaza
- A place for everyone from all ages and groups
- 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

With regards,  
Barry Bohnet

s.22(1) Personal and Confidential

Jenny

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Pete Fry  
**Sent:** Tuesday, May 23, 2017 7:05 AM  
**To:** Public Hearing  
**Subject:** Opposition to 105 Keefer

I had hoped to attend in person and speak before council, but as hearings can take up a lot of time, my work schedule does not permit.

I have written in opposition to this project before and despite changes to the design, I remain opposed.

I've a myriad of concerns, ranging from scale and massing, context to the gardens and under-performance of public benefits. Fundamentally, though I think that this development and the larger context of new development in Chinatown are hastening the demise of the neighbourhood primarily — we need a meaningful planning reset that establishes an appropriate redevelopment strategy for Chinatown that respects the heritage of the neighbourhood, both architecturally and culturally (including demographics and socio-economic status).

Pete Fry  
s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** David Mattatall  
**Sent:** Tuesday, May 23, 2017 7:01 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

Dear Mayor and Council,

This is my non-support letter for the 105 Keefer St and 544 Columbia St application. I lived in Chinatown near the 105 Keefer St site. My workplace is in Chinatown. Living in Vancouver with a Chinatown is a great part of my experience. Vancouver

I am strongly opposed to the development proposed for the reasons 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.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- The number of seniors housing units being offered is dismal.
- I feel if the city is going to focus on density it should approve a high-rise and not a luxury condo.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- Centre for the community

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

Your sincerely,  
david mattatall

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Douglas McBay s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 6:53 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:** 105 Keefer rezoning proposal

Dear city council

I am writing this email to express my concerns about the Rezoning application at 105 Keefer St. I grew up in Vancouver going to Chinatown as a child. I care a lot about the neighbourhood.

I strongly recommend that Council and staff do not pass 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.
- It will price low-income local out of the neighbourhood.
- It will price out affordable local businesses.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The height of this building is too tall relative to the surrounding historic buildings .
- It is more massive and dense than all the buildings next to it.
- Members of the Chinatown Historic Planning Committee voted against this project.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- This will set a bad precedent for the all rezonings in Chinatown.
- It is inappropriate to build luxury condos next to the memorial statue.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.

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

- More social housing
- Centre for the community
- A plaza for the community
- A place for everyone from all ages and groups
- Public green space
- Smaller buildings that make more sense in the fabric of Chinatown
- Even more ideally treat it as a culturally relevant site and stop seeking to destroy it for money.

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

Regards,

Doug McBay

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Michael Rohaly  
**Sent:** Tuesday, May 23, 2017 6:28 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:** Comments for 105 Keefer rezoning

Dear city council

This letter is regarding my opposition to the Rezoning application at 105 Keefer and 544 Columbia St. I used to live in Chinatown. I care a lot about the neighbourhood. It's a place where people could afford to live.

You should not approve the proposal for the reasons 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 displace low income residents economically.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- There is insufficient seniors housing.
- 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.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.
- It's an obvious slap to all the affordable housing lip-service elected officials are talking about.

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

- Significantly more social housing
- Community centre

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

Your sincerely,  
Michael Rohaly

s.22(1) Personal and Confidential

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Michael

**Ludwig, Nicole**

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**From:** Sandy Johnston  
**Sent:** Tuesday, May 23, 2017 3:50 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

Dear city council

I'm writing because I don't support the 105 Keefer St and 544 Columbia St application. Chinatown is an important part of my Vancouver. I used to live in Edmonton. A visit to Vancouver at Easter or in the summer used to always include a couple of visits to Chinatown. It was a vibrant, exciting place to visit, eat and shop.

I'm opposed to the proposed development 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 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 too tall at least four times the average building height of surrounding buildings.
- The building proposed is out of scale with immediate surroundings.
- Members of the Chinatown Historic Planning Committee voted against this project.
- Much of Chinatown has been lost over recent years. We should try to salvage what little there is left. New York and San Francisco and even Victoria have done far better than Vancouver of preserving the character of their Chinatowns.

The following uses of the site are more appropriate:

- A community centre for the neighbourhood
- All ages community facility
- A park for the community
- Smaller buildings that make more sense in the fabric of Chinatown
- We have an over abundance of high rise with many unoccupied suites in our city. They take away from the sense of community. We need to keep our character neighbourhoods where people feel an identity with.

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

Sincerely,  
Sandra Johnston

s.22(1) Personal and Confidential

Sandy



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** June Chow  
**Sent:** Tuesday, May 23, 2017 2:36 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 - letter

Dear Mayor and Council,

I am writing in non-support of the rezoning proposal at 105 Keefer.

I am a second-generation Chinese Canadian, who grew up visiting Chinatown with my parents and grandparents. Together, as an immigrant family, we did our grocery shopping in Chinatown every weekend. I remember my mother being able to comparison shop from one store to the next, crisscrossing and jaywalking from one side of the street to the other.

Did I mention that I just started my third term on the board of directors of our family clan association that owns property on Main Street in Chinatown, including affordable retail and office space? My father found work through the Association and its member network when he came to Canada, first in a Chinese restaurant in Vanderhoof owned by one of the elders, then getting a job working at the BC Ferries through the referral of a fellow clan member.

As the eldest son in the family, he sponsored his parents (my grandparents) from China to live with our growing family. Our first home was a three-storey rental on Renfrew Street. My grandfather would walk us across busy Renfrew Street to school each morning, then immediately hop the bus to Chinatown. He would spend the day at the Hoy Ping clubhouse, reading the Chinese newspaper, playing Chinese chess and mahjong, and going for dim sum in Chinatown with his friends. I currently serve on the Hoy Ping board of directors alongside elders who remember my grandfather, whom they recall to be a "character".

You may think that I am all about nostalgia. I could go on about my grandmother and how she lived in Chinatown for the last 15 years of her life, choosing to move out from our family home after our father and grandfather died, and living in a BC Housing bachelor suite at Columbia and Pender. Chinatown allowed her to remain independent, but connected to and supported by community.

Nostalgia aside, my sister and I and many like-minded have been demonstrating authentic revitalization of Chinatown these past two years. We've been hosting a Chinatown Mahjong Social series monthly since Summer 2015, in the Keefer Triangle during the summer months and inside the Chinatown Plaza mall during the cold, wet months. We've also been holding Cantonese classes at

the Mon Keang School inside the heritage Wong Association building, with field trips that use the shops and spaces of Chinatown as practice sites. Mon Keang School had been closed for a few years, and we simply opened the doors and wiped down the desks. Our biggest problem is in meeting demand. We have a perpetual waitlist of 70+ and enrol students from it without needing to advertise.

I am proof positive that revitalization of Chinatown that honours the area's history, people and culture is possible. I therefore reject the rezoning proposal before us at 105 Keefer that places the profit of developers before the regard for a National Historic Site. The applicant's proposal will place immense pressure on the area's actual low-income seniors housing and low-income serving businesses, many of which are also important cultural assets located on historic Pender Street just across the laneway.

Sincerely,

June Chow

s.22(1) Personal and Confidential

A large rectangular area of the document is redacted with a solid grey fill, covering the signature and any text that might have been below it.

## Ludwig, Nicole

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**From:** S BORSOS s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 2:07 AM  
**To:** Robertson, Gregor  
**Cc:** Public Hearing; 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

Vancouver City Council,

I'm writing because I don't support the Rezoning application at 105 Keefer. I care about the historic area. My relationship to Chinatown goes back to my first visit in 1968, but what made the place special was my habit as an artist of collecting cast off ephemera from previous eras in the alleyways of China town. There I had a full sense of a culture that was distinct and valuable in describing the down town core. So distinct was it that I have built a collection of my finds and lent it for exhibition and researched various aspects of it to better understand early histories of the area. So much is already lost and Vancouver is hollowing out. Artists like me left long ago and more will follow-but when it comes to Chinatown an entire cultural heritage is being wiped out. What makes a city and a people is not only cultural diversity but also architectural and business diversity. It is time to bring a halt to the development of this heritage into the vacuousness epitomized in the proposed plan for 105 Keefer. Stop now.

Council and staff should not approve the rezoning proposal for the reasons 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.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- It is too tall at least four times the average building height of surrounding buildings.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approving this rezoning will set poor precedent to other 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.
- It is past the time to say stop. Preserve what is left and stop development now.

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

- A green space

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

Your sincerely,  
Jeremy Borsos

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Tuesday, May 23, 2017 12:45 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

Dear city council

I am writing this email because I do not support the 105 Keefer St rezoning proposal. I live in a nearby neighbourhood. I care a lot about the neighbourhood. As somebody who works in heritage, it is alarming to me how European settler heritage is privileged over the history of the people who built this city and the very people who made it possible for European settlers to further populate and urbanize the land. 105 Keefer is not only an act of historical irony, it is part of a legacy of oppression and injustice. We look back on Vancouver's pioneering days as a "different time" and how people at the time "didn't know any better". The people in power today have a chance to right this wrong and to progress. Chinatown is Vancouver's heritage. It contains the history of the present opportunity that newer Chinese migrants and Canadian citizens like myself experience today. The current project at 105 Keefer is disrespectful to the history and irresponsible to its community.

I am opposed to the rezoning proposal for reasons as stated 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.
- It will displace affordable Chinatown businesses that residents depend on.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The height of this building is too tall relative to the surrounding historic buildings .
- 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.
- Seniors housing offered does not justify the additional height requested.
- 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.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.

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

- More social housing
- A neighbourhood community centre
- A community plaza
- A space for all ages
- A park for the community
- Narrower buildings that respect the saw-tooth nature of the historic area

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

Sincerely yours,  
Alyssa Sy de Jesus

s.22(1) Personal and Confidential

A grey rectangular box redacting the signature of Alyssa Sy de Jesus.

Sent from my iPhone

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** steve c.  
**Sent:** Tuesday, May 23, 2017 12:23 AM  
**To:** Robertson, Gregor  
**Cc:** Public Hearing; 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 Application: I Do Not Support This.

To Mayor Gregor and City Council:

I am a resident of Crosstown, on Beatty Street, to the western edge of Vancouver's Chinatown. As a longtime resident of Vancouver, someone who has worked in the cultural sector for more than two decades, and a citizen with multi-generational ties to Chinatown, I do NOT support the 105 Keefer Street rezoning proposal.

I first set foot in Chinatown when i was 5 years old, the first generation of our family to be born and raised here, decades after my grandfather, and my father after him, arrived as immigrants. I am writing not with nostalgia or romance for a time that is no longer, but with a great fear for the future of Chinatown -- one that could easily be fraught with crisis, displacement, and great threats not only to Chinese-Canadian culture and history, but to the very SOUL of our city.

I fully completely recognize that Vancouver needs to grow and develop. And I will always support thoughtful, careful, well-managed and community-supported developments -- but the Beedie proposal is not one of them. In the past several years, many long-standing businesses throughout Vancouver have closed up for good due to escalating real estate prices. Developers have run roughshod through almost every neighbourhood in Vancouver, displacing families and community with soulless glass towers with no character except that of money.

In Chinatown, senior citizens and other low-income residents NEED YOUR PROTECTION. The line must be drawn HERE. The 105 Keefer rezoning proposal is unacceptable and council should not approve it.

Sincerely,  
Steve Chow

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Kevin Ly s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:54 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'm writing because I don't support the 105 Keefer X 544 Columbia rezoning proposal. I am currently living nearby Chinatown. I spent my childhood going to Chinatown. Chinatown is an important part of my Vancouver. Growing up as a Chinese-Canadian in the 90s, I frequented Chinatown with my grandparents. As Chinese refugees from the Vietnam War, both my maternal and paternal families saw Chinatown as a safe haven during a time where they didn't know anyone and were introduced quickly to living in North America. Since then, I have continued to shop in Chinatown to support the local grocers, frequented the standing businesses, and even attended a semester of Cantonese classes, where I continued to learn of the heritage and history that is threatened by this development proposal.

I strongly recommend that staff and council does not approve the proposal for the building for these reasons:

- 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.
- 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 was rejected by a City committee, Chinatown Historic Area Plann Committee.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.
- The continued redevelopment of Chinatown and its loss of history, day by day, is not only extremely distressing to see, considering how much Chinese-Canadians have done for the City of Vancouver in its early days; it's an affront to the efforts of the seniors and people who are trying their hardest to keep heritage from being bulldozed.

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

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

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,  
Kevin Ly



## Ludwig, Nicole

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**From:** Gwendolyn Yip - s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:53 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 protesting 105 Keefer Development

Dear Mayor and Council,

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer and 544 Columbia St. I care a lot about the neighbourhood. Chinatown is an important part of Vancouver's heritage and is a visible reminder of the difficult but fulfilling life carved out by an earlier generation of Chinese immigrants to Canada. That history is worth preserving as an object lesson about past discriminatory practices that led to Chinatown's formation, but also as encouragement for new immigrants, that one can overcome many obstacles, even discrimination, to become an integral part of Canadian society.

Personally, I visit Vancouver's Chinatown businesses and institutions several times a year. I appreciate it because Montreal's Chinatown played a formative part of my growing up. Our family dined out and bought groceries in Chinatown, weekly. My parents helped to raise funds for the Montreal Chinese Hospital, which provided essential services to Chinese immigrants, especially a pediatric clinic for new immigrants and a nursing home for senior citizens. Vancouver's Chinatown is an important community for many vulnerable Vancouverites who lived and worked hard in Chinatown and deserve an affordable place to live in their senior years.

I do not support the proposed Keefer development for the following reasons:

The City of Vancouver should make sure that all developers contribute back in fair measure to the local community where they will be making a lot of money while also creating infrastructure and social issues to be addressed by the city. Developers must be held accountable to their responsibility to minimize the adverse impact of their developments on the local community.

- Taxpayers should not be paying for the social housing so that the developer, Beedie, can have windfall profits from the rezoning's height and density increases. Beedie will also pay reduced DCL and no CACs. This seems unfair and a disproportionate profit at the expense of Vancouver taxpayers.
- The proposed ground-floor retail businesses will likely be unaffordable to senior citizens.
- Recent "hyper-gentrification" developments like the one proposed at 105 Keefer will change the character of the neighbourhood and result in increased property taxes that small businesses cannot afford.
- Luxury condos are an inappropriate use of this culturally sensitive site, next to the memorial statue.
- 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 Planning Committee.
- There is no guarantee that the project's proposed seniors' housing units will be built.
- Chinatown has enough new units for single individuals. This project fails to deliver the family-style housing needed by this neighbourhood.

- If the City approves this project despite community opposition, it will demonstrate the City's lack of respect for Chinatown as an important historic neighbourhood.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- Centre for the community
- A plaza
- A place for everyone from all ages and groups
- Green space
- Smaller buildings that make more sense in the fabric of Chinatown

Finally, a holistic view needs to be taken in all urban planning, but particularly in key cultural heritage sites like Chinatown. Also, in addition to senior housing, why not use Chinatown and adjoining areas to provide affordable housing for providers of essential services, like first responders, health care professionals, teachers, etc.? We will not be able to sustain adequate essential services if the providers cannot afford to live in or near Vancouver. Also, should there not be thought given to keeping some space for health clinics, as I understand that the downtown core is losing health clinics due to rising rents.

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

Sincerely,

Gwendolyn Yip

s.22(1) Personal and Confidential



Ludwig, Nicole

s.22(1) Personal and Confidential

**From:** Sze Wann Lim  
**Sent:** Monday, May 22, 2017 11:36 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 Mayor and Council,

This letter is concerning the Rezoning application at 105 Keefer St. I live in Vancouver close by to Chinatown. The historic area has special significance to my upbringing. I care about the historic area and have a lot of cultural memories related to spending time in Chinatown. For my parents, who are Chinese immigrants, this was an especially important space for them when they were new to the country and wanted a tie to a culture they found comforting.

I urge you to not approve the proposal for the building because of the reasons 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 displace low income residents economically.
- 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.
- Its mass is out of scale with the neighbourhood.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.

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

- Affordable housing for seniors
- All ages community facility
- Commercial spaces related to the Chinese community around it

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

Yours truly,  
Sze Wann Lim

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Marilyn Larson  
**Sent:** Monday, May 22, 2017 11:33 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

To Vancouver City Council:

I am writing to you regarding my non-support for the 105 Keefer proposal. I live in a neighbourhood close to Chinatown. I grew up in Chinatown. Chinatown is an important part of my Vancouver.

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.
- 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.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- Its mass is out of scale with the neighbourhood.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.
- This will set a bad precedent for the all rezonings in Chinatown.
- 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.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

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

- More seniors housing and social housing
- A community centre for the neighbourhood
- A public plaza
- All ages community facility
- Public 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.

Yours truly,  
Marilyn Larson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Robyn Humphreys  
**Sent:** Monday, May 22, 2017 11:15 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 St. I live in Chinatown by 105 Keefer.

I am concerned about the application 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.
- 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.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The Chinatown Historic Area Plann Committee did not support this application.
- Seniors housing offered does not justify the additional height requested.
- 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.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- A neighbourhood community centre
- A plaza
- A place for everyone from all ages and groups
- Smaller buildings that make more sense in the fabric of Chinatown

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

Robyn Humphreys

s.22(1) Personal and Confidential



Sent from my iPhone

**Ludwig, Nicole**

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**From:** Zshu-Zshu Mark s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 11:06 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

To Mayor and Council:

I am writing to you as a concerned citizen about the Rezoning proposal for 105 Keefer and 544 Columbia. Chinatown is very close by to where I currently live. Chinatown is a special part of my Vancouver. Having lived in Vancouver for more than 40 years, it was at least a weekly food and grocery shopping for me, a great place to have a coffee break with a "rooster tail bun/pastry in between! It was a great place to meet my caucasian friends at one of the cafes and later show and describe to them the various foods for my various dinners I often made for them. I moved my Mother to Chinatown/Strathcona in 1992 from the Interior to retire there for 22 years. Having originally grown up in China, then in business in the Interior for 40 years, she absolutely loved Chinatown. I have been VERY familiar and so fond of this old neighbourhood and witnessed its vitality and changes since 1972. Of course "Chinatown" now has almost died and many individual and "hipster" businesses have opened - which is great - at least these are individual character business. They are keeping the area alive for now. They deserve to do well and NOT have to compete with any "chain or franchise" (corporate) stores that are killers of character in any neighbourhood! For these businesses to thrive the City must have the responsibility to create policies and planning that encourage such. If the height, density and store frontage is allowed to be mega-sized, as it appears in the present plans then it will only attract chains and franchises of a corporate nature. The City must not allow such to happen. Developers CAN scale down, build with historical context and still turn good profits!

I strongly recommend that Council and staff do not pass the rezoning application for the following reasons:

- 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.
- It will displace affordable Chinatown businesses that residents depend on.
- 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 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.
- 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.
- The significant decrease in family units is not appropriate for Chinatown.
- It is so very important that City of Vancouver "retain" the character of old Historic Chinatown despite the changing demographics. Revitalize the neighbourhood by all means but please keep it's SOUL! The new proposed building does not do that - such a proposal could be found anywhere else, it is not the right design answer. Just take a walk around the adjacent Strathcona residential neighbourhood and see that it has managed to be revitalized and now remains vital - and see that it has managed to



be revitalized and now remains vital -- all because the heritage/historical characteristics appear to have been RETAINED.


The following uses of the site are more appropriate:

- Community centre
- A place for everyone from all ages and groups
- A community park
- Narrower buildings that respect the saw-tooth nature of the historic area

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

Zshu-Zshu Mark

s.22(1) Personal and Confidential





**Ludwig, Nicole**

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**From:** Deborah Edmeades  
**Sent:** Monday, May 22, 2017 11:00 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  
**Subject:** RE: Rezoning at 105 Keefer St in favour of the Beedie Group

To the Mayor and Council:

I am writing to you about the proposed 105 Keefer re-zoning. I live close to this neighbourhood, in Vancouver.

I am not in support the development proposed. It is outrageous that we (the taxpayers) would pay for the social housing that the Beedie corporation would profit from. It will price the vibrant low-income population out of the neighbourhood, as well as small businesses and turn the culturally Keefer Triangle into yet another characterless environment.

I am aware that members of the Chinatown Historic Planning Committee voted against this project. Approval for it signals that the City does not value our historic neighbourhood! Building luxury condos in this location it is totally inappropriate. Chinatown needs more family units for real people, not million dollar condos and bachelor suites for singles who won't even notice where they are, or care about what they are displacing.

The site should instead be used for more social housing, a community centre, plaza or park and any building that goes there should be smaller, so that it fits more with Chinatown.

I urge you to reject the proposal. It's time to build a more interesting and beautiful world instead of always favouring the profiteers.

Your sincerely,  
Deborah Edmeades

s.22(1) Personal and Confidential



**From:** Carmut Me  
**Sent:** Monday, May 22, 2017 11:04 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 application

Dear Mayor and Council,

I am writing as a concerned resident of Vancouver. I am in opposition to the rezoning application of 105 Keefer St. Chinatown holds special meaning to me, as I'm sure it does also to many of those who are living and who grew up in Vancouver. Chinatown is important not only because of its historical significance, but also because of its social and cultural meanings for its residents and visitors. The recent changes in Chinatown - namely the development of luxury apartments and increase in high-end restaurants and businesses in the last few years - have brought tremendous threats to the livelihoods of those who rely on the services and local businesses they have known for decades. Another project like those, especially one so central, so grand and so close to important places, will affect the area even more.

I've read all the letters of support, and I want to argue a few main counterpoints.


1. Those in support of this development argue that it will provide more affordable market housing in Vancouver. I agree that Vancouver needs more housing. I am also in the cohort of potential homeowners looking for affordable housing options in the city, but I believe that Chinatown is not the place for this type of market housing development. Sure, 25 units of social housing is great, but a mere 25 units out of the hundred simply does not mean much. This project will also significantly increase property values in the immediate area - a new unit here will be as expensive as the rest of downtown. I don't believe that this development is going to provide housing that younger people like myself can afford to buy, it will be another luxury development catered to the affluent and will therefore no longer target the market those who support this development believe it would address.
2. Those in support of this development argue that Beedie has changed their proposal to be more inline with the community's needs. I would question this because even though the changes in design (the addition of the courtyard, alleys and smaller look of the frontage) in theory fit in with the built character of the neighbourhood, the developer does not understand the cultural and social context of this neighbourhood's needs. Even if the stores on the ground level are small, in the end, what businesses will be in there? New age restaurants selling \$10 sandwiches? Or haircuts for \$30? People who currently call Chinatown home will be alienated from their own neighbourhood shops and stores while new clientele markets will inject a new and disruptive culture that does not align with Chinatown.
3. Those in support of this development argue that because this lot is empty, any development will improve the area with the added benefit of not displacing any existing businesses/residents. This development will house new residents and new businesses that are economically more powerful than the rest of the neighbourhood. It means that more businesses will relocate here to serve that population, which will eventually displace the seniors and historic Chinatown businesses. This is already felt along the fringes of Chinatown along Union street; however the proposed development lies in the heart of Chinatown and will have divisive repercussions from within.
4. Those in support of this development argue that the development will include a seniors cultural space. I agree that a space for seniors is very much needed. But I have concerns about what might actually happen to the space once it is built. Should this development still proceed, I believe it is imperative that a lease is signed with

the promised lease terms, and that the space be constructed suitably for the seniors group.

With sincerity, I hope that you will not approve this rezoning application. Until a better solution and framework is cemented for the revitalization of Chinatown that better addresses the concerns re: protecting its heritage and residents, this rezoning, and future ones, should not be approved.

Regards,  
Carmut Me

s.22(1) Personal and Confidential

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**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Ryan Loo  
**Sent:** Monday, May 22, 2017 10:56 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

Mayor and Council:

This is my non-support letter for the 105 Keefer St and 544 Columbia St application. I care a lot about the neighbourhood. As child visiting Vancouver, I frequented Chinatown many times with family. It was such a diverse and vibrant neighborhood. Chinatown offers its visitors a different type of character. No other neighborhood in Vancouver is like it. Chinatown also has a strong historic significance for Canadian Chinese history.

I'm opposed to the rezoning application because of these reasons:

- 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.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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 Chinatown.
- The Chinatown Historic Area Plann Committee did not support this application.
- Seniors housing offered does not justify the additional height requested.
- 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 number of units suitable for families is dismal.

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

- Significantly more social housing
- A neighbourhood community centre
- An extension of the Memorial Plaza
- All ages community facility
- A community park
- 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.

Sincerely,  
Ryan Loo

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Jan Kidnie  
**Sent:** Monday, May 22, 2017 10:56 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 this email to express my concerns about the 105 Keefer X 544 Columbia rezoning proposal. Chinatown is an important part of my Vancouver. As someone who in 1967 protested the proposed freeway that was to demolish parts of Chinatown (the only time I've carried a placard and marched), I oppose the development at 105 Keefer.

I urge you to 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.
- It will price out affordable local businesses.
- This is a critical site in a historic area. It should not be used for market condos.
- 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.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- Approval of this project despite community opposition will mean the City does not value Chinatown as%

**Ludwig, Nicole**

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**From:** Boback  
**Sent:** Monday, May 22, 2017 10:55 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 email is for the 105 Keefer St rezoning proposal. I live in Vancouver close by to Chinatown. Chinatown is a special part of my Vancouver. I live close to Chinatown in East Vancouver. I eat, shop and socialize in Chinatown. It is changing with gentrification and the poorer elderly people who live there will suffer the most.

I am strongly opposed to the rezoning proposal 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- This is a critical site in a historic area. It should not be used for market condos.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.
- We are all losing affordable housing for everyone in this city. Affordable housing for low income seniors, who rely on this part of our city for cheap food and community connection will be forced out. Does the city have a plan for the poor and low income seniors who may be forced out of their houses. I would like to see a plan of some kind, there must be one. Housing in this city is at a crisis level.

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

- More social housing
- A neighbourhood community centre
- An intergeneration space
- I would like to see either social housing or the creation of a new housing co-operative, this would create an inter-generational community of people.

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

Your sincerely,  
Caroline Boback

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Montgomery Wood Architect  
**Sent:** Monday, May 22, 2017 10:55 PM  
**To:** Public Hearing  
**Subject:** FW: opposition to rezoning for a 12-storey condo tower at 105 Keefer in Chinatown, Vancouver

22 May2017

PLEASE OPPOSE THE REZONING OF 105 KEEFER TO ALLOW FOR A PROPOSED 12-STOREY CONDOMINIUM TOWER AT 105 KEEFER IN HISTORIC CHINATOWN VANCOUVER

Dear Mayor and Council,

I am not in favour of this rezoning for this building, not because of the design, but for the inappropriate siting and context.

This attractive design could be built anywhere. But in this location, it would not compliment nor contribute to the neighbourhood. If built, it would diminish the cultural stature of the Sun Yat Sen Gardens, a monument of / to classical Chinese culture. Equally important, it would diminish community threads, tracing back to the pioneers of Chinatown.

I urge City Council to reject this rezoning application.

Regards

Monty Wood maibc

Montgomery Wood Architect



## Ludwig, Nicole

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**From:** Joanna Yang  
**Sent:** Monday, May 22, 2017 10:48 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 - Letter

Dear city council:

I'm writing because I don't support the 105 Keefer St and 544 Columbia St rezoning proposal. As a child, Chinatown was a big part of my life. Living in Vancouver with a Chinatown is a great part of my experience.

I'm opposed to the application 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 will economically displace vulnerable seniors in Chinatown.
- 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 is not reflective of Chinatown.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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.

The following uses of the site are more appropriate:

- Significantly more social housing


- Community centre
- An intergeneration space

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

Yours truly,

Joanna Yang

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Sharor  
**Sent:** Monday, May 22, 2017 10:35 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:** 105 Keefer rezoning proposal

To Vancouver City Council:

This letter is concerning the Rezoning application at 105 Keefer St. In the past, I lived in Chinatown in the past and Chinatown is near where I live now. Over the years, Chinatown played a large part in my life. It is an important part of my Vancouver.

Council and staff should not approve the proposed rezoning 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.
- It will economically displace vulnerable seniors in Chinatown.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- 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 insufficient seniors housing.
- 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.

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

- A neighbourhood community centre
- An intergeneration space
- A park

In summary, this is a poor proposal and I urge council to reject it. Further, what has already been approved in this area is dreadfully more than enough. The character destruction of Vancouver is heartbreaking.

Yours truly,  
Sharon Burns

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Arielle Yip  
**Sent:** Monday, May 22, 2017 10:34 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

Mayor and Council:

I am writing this email to express my concerns about the Rezoning proposal for 105 Keefer St. As a child, Chinatown was a big part of my life. I care about the historic area. My great great grandfather was a Chinese labourer. Every generation after was subject to anti-chinese racism while they worked to build the local economy.

I don't support the development proposed because of the reasons 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 displace low income residents economically.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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 signals that the City does not value our historic neighbourhood.
- City Council needs to prove that culture matters over developer profit.

The following uses of the site are more appropriate:

- More social housing
- An intergeneration space
- A park for the community

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

Sincerely,  
Arielle Yip

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Pamela Reano  
**Sent:** Monday, May 22, 2017 10:16 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 letter is concerning the 105 Keefer St. application. I currently work in Chinatown. I care a lot about the neighbourhood.

I strongly recommend that Council and staff do not pass the proposal 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.
- 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.
- The height is greater than the average building next to it.
- The density proposed in this project does not fit the character of Chinatown.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project are not guaranteed.
- This will set a bad precedent for the all rezonings in Chinatown.
- 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.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

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

- More social housing
- A space for all ages
- Green space

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

Yours truly,  
Pamela Reano

s.22(1) Personal and Confidential

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**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Bianca Crewe  
**Sent:** Monday, May 22, 2017 10:16 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:** Regarding the proposed development at 105 Keefer

Dear Mayor and Council,

This email is for the 105 Keefer proposal. I live in Vancouver close by to Chinatown. Living in Vancouver with a Chinatown is a great part of my experience, and the city owes much to senior, Chinese, and low-income residents of the neighbourhood.

I am very concerned about the development proposed because of these 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.
- 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.
- 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 proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- Approval of this project signals that the City does not value our historic neighbourhood.
- 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
- Centre for the community

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

Regards,  
Bianca Crewe

s.22(1) Personal and Confidential

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Jannie Leung  
**Sent:** Monday, May 22, 2017 10:04 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

To Vancouver City Council:

This letter is concerning the Rezoning proposal for 105 Keefer and 544 Columbia. In my childhood and today, Chinatown has been an essential place for my family and I to buy groceries, medicine, go to language classes and cultural events, and to visit friends. I am rooted in my culture because of the Chinatown community. The Chinese seniors who live there and the cultural institutions help me connect with my language, my history, and my identity. Chinatown is essential to a thriving multicultural city.

I urge you to reject the proposed rezoning because of these reasons:

- 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.
- The ground floor retail businesses will unlikely be affordable to seniors and other low-income people in the neighbourhood.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- The seniors housing units being proposed in this project is not enough to warrant extra density. The current proposed development only provides 25 units of social housing, and only 8 of which will be truly affordable housing (ie. at welfare rates). This is not enough given the housing crisis for Chinese seniors and other low-income people in Chinatown.
- Approving this rezoning will set a disturbing precedent to other rezonings in Chinatown.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.

Instead of market condos, the 105 Keefer site should be developed for 100% social housing at welfare rates and an intergenerational community space that is publicly accessible to everyone (not just a few seniors' cultural groups). The City of Vancouver used to own the 105 Keefer site, and I urge the City to work with the provincial and federal governments to buy back the site so that it can be developed for housing and amenities that truly benefit the Chinatown community.

Beedie's market development will have a detrimental impact on the Chinatown community. Please reject the rezoning application.

Kind regards,  
Jannie Wing-Sea Leung

s.22(1) Personal and Confidential



## Ludwig, Nicole

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**From:** terra poirier  
**Sent:** Monday, May 22, 2017 10:03 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:** Letter for 105 Keefer

To Vancouver City Council:

I have concerns about the 105 Keefer St. application. Chinatown is a special part of my Vancouver. I have worked nearby and visited Chinatown for 25 years. I care about the low income seniors and other low income residents who are being pushed out by private development in the area. This neighbourhood is not up for grabs! Vancouver City Council, if you are committed to social housing as you claim to be, then do not approve the 105 Keefer proposal!

I do not support the proposal for reasons as stated 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 economically displace vulnerable seniors in Chinatown.
- 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 .
- It is more massive and dense than all the buildings next to it.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing proposed is woefully inadequate.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is 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 number of 3-bedroom units for families proposed is disheartening.

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

- Affordable housing for seniors

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

Sincerely,  
Terra Poirier

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** kevin romaniuk  
**Sent:** Monday, May 22, 2017 10:03 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 rezoning proposal

Dear Vancouver City Council,

This letter is regarding my opposition to the Rezoning application at 105 Keefer and 544 Columbia St. I used to live in Chinatown. I live close by Chinatown where the 105 Keefer site is. I currently work nearby the proposed development. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown is one of the few unique cultural spaces within this city

I am strongly opposed to the building proposed because of the reasons 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.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- 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 City's Chinatown Historic Area Planning Committee did not support 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 memorial statue is a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- The number of units suitable for families is dismal.

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

Sincerely,  
Kevin Romaniuk

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Tom Whalen s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 9:55 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,

This letter is concerning the 105 Keefer X 544 Columbia St rezoning application. I grew up in Chinatown. Living in Vancouver with a Chinatown is a great part of my experience. Vancouver

I don't support the development proposed for these reasons:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- The current proposal was voted non-support by the Chinatown Historic Area Planning Committee.

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

- More seniors housing and social housing
- Centre for the community
- A space for all ages
- Public green space

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,  
Tom Whalen

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Dominique Bautista  
**Sent:** Monday, May 22, 2017 9:22 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:** Oppose 105 Keefer Rezoning

Dear Mayor and Council,

I am writing this email because I do not support the 105 Keefer St and 544 Columbia St rezoning proposal. Living in Vancouver with a Chinatown is a great part of my experience. As a young person who doesn't have direct lineage to Vancouver's Chinatown, there are indeed still merits to caring about a place that is another community's community, heritage, and concerns.

As you will have read or heard from other concerned individuals, there are almost an endless amount of reasons why we and I reject the development at 105 Keefer Street. These include:

- 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 result in increased property taxes that mom and pop stores cannot afford.
- 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 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 seniors housing units being proposed in this project are not guaranteed.
- This will set a bad precedent for the all rezonings in Chinatown.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The reduction in family units is regrettable.

But even beyond these listed reasons, these last few years and few months have seen the Chinese Canadian community and its allies so ardently refuse the varied propositions that the City and Beedie have created in reference to 105 Keefer Street. Since 2014 there has been such vocal opposition to the proposed development from residents of Vancouver's Chinatown, those who work and play in the area, elders, and friends of the community. We've seen a larger community come together in support of the needs of locals who directly engage in Chinatown's space, speaking out and speaking up on behalf of the Chinese community's dissatisfaction with the proposed Beedie monstrosity. Please see their efforts as a genuine sign of real opposition.

To be clear, we are not completely opposed to development in the area. In fact, here are some of my ideas of what could be on the 105 Keefer site instead of condos:

- More social housing (beyond 25 units managed by BC Housing- is this truly enough?)
- Community centre for youth and seniors and all-ages alike!
- A plaza
- Public green space
- a culturally sensitive care or facility for geriatric services as a response to Chinatown and the community's aging population

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

Best regards,  
Dominique Bautista

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Antonia Dorans  
**Sent:** Monday, May 22, 2017 7:48 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

Vancouver City Council,

I have concerns about the 105 Keefer X 544 Columbia rezoning proposal. I live very nearby Chinatown. I care a lot about the neighbourhood.

I'm opposed to the building proposed 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.
- It will displace low income residents economically.
- It will displace affordable Chinatown businesses that residents depend on.
- This is a critical site in a historic area. It should not be used for market 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.
- 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.

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

- Affordable housing for seniors

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

Sincerely yours,  
Antonia Dorans

s.22(1) Personal and Confidential

Ludwig, Nicole

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s.22(1) Personal and Confidential

**From:** Cathy Foster <[REDACTED]>  
**Sent:** Monday, May 22, 2017 7:34 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

To Mayor and Council:

I'm writing because I don't support the 105 Keefer St and 544 Columbia St application. I live close by Chinatown where the 105 Keefer site is. Chinatown is an important part of my Vancouver. I live close to Chinatown and love the heritage and history that comes with the community. It's absolutely vital to a city like Vancouver to keep a neighbourhood like Chinatown intact. Many of those in and around the Chinatown community are seniors who need the affordable housing found in the area. Gentrification of this area will and has already forced many to leave this area which is their home. I oppose the 105 Keefer proposal and I hope you do too. Thank you for taking the time to read my views.

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

- 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.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- One floor of seniors housing is not adequate and not worth the million dollar condos moving in.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.

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

- Affordable housing for seniors
- A community centre for the neighbourhood
- All ages community facility
- I'd rather see something that brings the community together and recognizes the history of the existing community. Or social housing for low income seniors and families.

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

Yours truly,  
Cathy Foster

s.22(1) Personal and Confidential

Sent from my iPhone



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Cullen, Clare  
**Sent:** Monday, May 22, 2017 7:32 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:** 105 Keefer St. rezoning application

Mayor and Council:

I am writing to you as a concerned citizen about the Rezoning application at 105 Keefer and 544 Columbia St. I care about the historic area.

I am opposed to the rezoning application for the following reasons:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- 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 height of this building is too tall relative to the surrounding historic buildings .
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.

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

- More social housing
- A place for everyone from all ages and groups
- Narrower buildings that respect the saw-tooth nature of the historic area

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

Yours truly,  
Clare Cullen

s.22(1) Personal and Confidential

Sent from my iPhone- please excuse any typos or odd auto- correct vocabulary.

**Ludwig, Nicole**

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**From:** Gina M Gillis  
**Sent:** Monday, May 22, 2017 7:17 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'm writing because I don't support the 105 Keefer St. application. I previously lived in the Chinatown neighbourhood. I currently work in Chinatown. This historic area is very important to me.

I am strongly opposed to the building proposed for many reasons including the following:

- It will price low-income local out of the neighbourhood.
- This project will result in increased property taxes that mom and pop stores cannot afford.

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

- More social housing

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

With regards,  
gina Gillis

s.22(1) Personal and Confidential

Sent from my iPhone

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Erica Isomura <[REDACTED]>  
**Sent:** Monday, May 22, 2017 7:02 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:** 105 Keefer rezoning development proposal

To Vancouver City Council:

I am writing this email to express my concerns about the Rezoning application at 105 Keefer and 544 Columbia St. Currently, I am culturally connected to Chinatown and it's an important place to my family history. Chinatown is important to me as a Chinese-Canadian and my family got its start by running businesses in Chinatown including Le Kiu grocer (formerly at 256 Pender st) and the Marco Polo restaurant (formerly at 90 E Pender st).

I don't support the application for many reasons including 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.
- Low-income residents, especially seniors, will be priced out of 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.
- 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.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.

The following uses of the site are more appropriate:

- Significantly more social housing
- A neighbourhood community centre
- A space for all ages
- A green space

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,  
Erica Isomura (Louie)

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 6:58 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 is my non-support letter for the Rezoning application at 105 Keefer. Right now, I live in Chinatown closeby to the site. I care about the historic area.

Staff should not recommend the development proposed for many reasons including 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.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- The seniors housing units being proposed in this project are not guaranteed.
- It is a disgrace to treat the Chinese Veterans Memorial as a private front yard.

The following uses of the site are more appropriate:

- Significantly more social housing

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

Jaclyn Sauer

s.22(1) Personal and Confidential

Sent from my iPhone

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** dillon  
**Sent:** Monday, May 22, 2017 6:41 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

Dear Mayor and Council,

I have concerns about the 105 Keefer St rezoning proposal. I live in the neighbourhood right now. Living in Vancouver with a Chinatown is a great part of my experience. Vancouver

Council and staff should not approve the proposed rezoning for the reasons 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- It will displace affordable Chinatown businesses that residents depend on.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The Chinatown Historic Area Plann Committee did not support this application.
- The seniors housing being offered in this project is discouraging.
- Approval of this project signals that the City does not value our 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 following uses of the site are more appropriate:

- Significantly more social housing
- Community centre
- A public plaza
- 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,  
Dillon (Denise) Duckworth

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Graeme Wahn  
**Sent:** Monday, May 22, 2017 6:20 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  
**Subject:** Keefer Street Rezoning

To city council:

This is my non-support letter for the Rezoning prosoal for 105 Keefer and 544 Columbia. I live close by Chinatown where the 105 Keefer site is. I currently work nearby the proposed development. This historic area is very important to me.

I'm opposed to the building proposed because of these 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.

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

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

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

Yours truly,  
Graeme Wahn

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Deanna Fogstrom  
**Sent:** Monday, May 22, 2017 6:18 PM  
**To:** Public Hearing  
**Subject:** Proposed Chinatown development

Dear Leaders of the City Government,

My concern about this proposed development begins with the serious disrespect to the people who have lived in Chinatown as we know it now. I often take the number 22 bus through Chinatown to my studio in East Vancouver. It is full of people who are long time residents and shoppers of Chinatown. They have clearly made deep connections to the people and services of this area of Vancouver. As I ride the bus I can see and feel how the built environment testifies to the strong identity of an immigrant community which has made huge contributions to the city of Vancouver. Demolishing such a treasured neighbourhood is an aggressive act which reveals how uncultured Vancouver's leaders are. It is plain that those with the means to do so, can and do prevent development which destroys aspects of a city which they value. Really do we need another boring, soulless condominium with a Starbucks at the ground level? It is shocking that in a country as huge and as young as Canada, cities resort to erasing "historic" buildings and neighbourhoods. Is there not enough room to build this monstrosities somewhere else in B.C.?

Disappointed citizen and East Vancouver artist,  
Deanna Fogstrom



**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** paula g <[REDACTED]>  
**Sent:** Monday, May 22, 2017 5:50 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:** Letter for 105 Keefer

Vancouver City Council,

This letter is regarding my opposition to the Rezoning application at 105 Keefer and 544 Columbia St. I live very nearby Chinatown. I grew up in Chinatown. I care about the historic area.

I urge you to reject the rezoning proposal 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- The mass of this building is too large and unfit for the area.
- 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 will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- The significant decrease in family units is not appropriate for Chinatown.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- Centre for the community
- A park
- Fine-grain buildings that are broken up on the lot

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

Regards,  
David Aylott

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**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** beepa boopa  
**Sent:** Monday, May 22, 2017 5:21 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:** Opposed to 105 Keefer

To people in positions of power,

This is another letter voicing a strong opposition the rezoning application for 105 Keefer.

I am a Chinese-Canadian woman, and it disturbs me to see how the neighborhood is very quickly being erased by property and businesses made to serve people who have no interest in preserving the historic culture of Chinatown. This value cannot be measured in dollars. Given the history of this site in relation to the landmarks around it (Chinatown Memorial Square, the Chinese Cultural Centre, Dr. Sun Yat-Sen Garden, and the Andy Livingstone Park), it would be devastating for the area for a 115ft condominium to be plopped in the midst of the block. Vancouver's Chinatown is so small and densely concentrated in comparison to other Chinatowns in metropolitan cities (New York, Toronto, San Fran, etc.), and it cannot withstand another condo. What's more is that if this application is approved, this sets the wheels in motion for future developers to move in. I'm afraid of Chinatown losing more of the businesses that have been serving the Chinese community for the past many decades. Just in the last few years, these businesses have had to close: Chinatown Supermarket, Fu Wah Chinese Restaurant, Golden Wheat Bakery, Keefer Bakery, Lee Loy BBQ Meats, Pender Seafoods, Top King BBQ Meats, and others. In place of them, businesses like Virtuous Pie, Matchstick Cafe, Starbucks, Space Lab, etc. have taken over.

Last week I struck up a conversation with a friendly bearded man who was passing as I was parking my car on Pender at Gore. He said he was opening up a new vegan soft serve spot... Why does Chinatown need a vegan soft serve spot?? It's super entitled and unthinking. I know I am digressing, but it's this kind of entitled and historically insensitive attitude that is no different from colonialism.

I am speaking from the perspective of a middle class Chinese-Canadian who works in the arts and music community. I know that people like me are the direct target of developers like the Beedie Group; they want to appeal to the aesthetic and lifestyle of 'clean, modern, streamlined living' that is design-focused and influenced by Chinese (and Japanese) aesthetic histories. But they are directly threatening and disrespecting the people who are alive and living right now (!) while claiming that "no loss of jobs or displacement of existing residents in the community would occur" as the location is a "long-term underused former gas station site." While the proposed rezoning includes 25 units of low-to-moderate income seniors housing to be owned by BC Housing, it does not account for the disproportionate number of 'market value' suites which will further raise the property values around the neighborhood, and thereby displacing existing residences and businesses.

Not only does the proposed rezoning threaten the heritage buildings and social housing for seniors in the neighborhood, it also threatens the City's own attempts at preserving Chinatown through the Chinese Society Legacy Program. As NDP Jenny Kwan writes, "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."

I am writing as one voice in what I hope to be many voices that are opposed to this application. I truly hope it is not too late. I realize how difficult it is to get people to feel that they have a fighting chance when it comes to money and politics. The recent voter turn out is just one example. For every letter that is written, there are at least 1000 of us who are opposed. It just takes a lot for someone to sit down and write a letter. I am writing on behalf of many who are too busy, too pessimistic, too disenfranchised to do so, and I know I am not the only one.

Sincerely,  
Casey Wei  
Artist and Musician

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Ashley Whitehead  
**Sent:** Monday, May 22, 2017 5:20 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:** Letter for 105 Keefer

Mayor and Council:

This letter is regarding my opposition to the 105 Keefer St and 544 Columbia St application. Chinatown is near where I live. Living in Vancouver with a Chinatown is a great part of my experience.

I strongly recommend that staff and council does not approve the development 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.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- 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 Chinatown Historic Area Plann Committee did not support this application.
- 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 meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.

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

- More seniors housing and social housing
- A neighbourhood community centre
- A space for all ages

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

Yours truly,  
Ashley Whitehead

s.22(1) Personal and Confidential

Sent from my Samsung Galaxy smartphone.

**Ludwig, Nicole**

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**From:** CLAUDETTE YOUNG  
**Sent:** Monday, May 22, 2017 5:06 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 105 Keefer St

s.22(1) Personal and Confidential

I wish to add my protest to the plans for 105 KEEFER. I find the plan, as it exists, to be totally out of character for the area. It is certainly not appropriate to be built so close to one of my favourite Vancouver gardens. The Dr Sun Yat-Sen Garden is a popular tourist attraction and is also visited often by citizens like me.

Chinatown needs revitalizing, but I think the plans for the area need further consideration and input from the community and interested citizens.

Please do not approve the plan for this site.

Claudette Young

Sent from Claudette's iPad 

**Ludwig, Nicole**

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**From:** Charlotte Zhang  
**Sent:** Monday, May 22, 2017 4:58 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

Dear city council

I am writing this email because I do not support the 105 Keefer St and 544 Columbia St application. I grew up going to Chinatown as a kid. This historic area is very important to me.

I strongly recommend that staff and council does not approve the proposal for the following reasons:

- Low-income residents, especially seniors, will be priced out of Chinatown.
- This project will result in increased property taxes that mom and pop stores cannot afford.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The mass of this building is too large and unfit for the area.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing being offered in this project is discouraging.
- The number of 3-bedroom units for families proposed is disheartening.

The following uses of the site are more appropriate:

- More social housing
- Centre for the community
- An intergeneration space

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

Your sincerely,  
Charlotte Zhang

s.22(1) Personal and Confidential

Sent from my iPhone

**Ludwig, Nicole**

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**From:** Julia Kwan <s.22(1) Personal and Confidential>  
**Sent:** Monday, May 22, 2017 4:48 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: Opposition to 105 Keefer proposal

To Mayor Robertson and Council,

A few years ago, I made an NFB feature documentary, *Everything Will Be*, which chronicled a year in the life of a dozen local denizens during a period of transition in Vancouver's Chinatown. I spent a year in the community, following subjects ranging from a realtor to the 90 year old vendor who sold newspapers on the streets. As a child of working class immigrant Chinese parents, I spent a lot of my childhood in Vancouver's Chinatown and I remember the vibrancy and most importantly, the strong sense of community. It was a community which evolved from a history of racism and oppression. In the years of making of the film, I walked away with a deeper appreciation for the community and an understanding for the need to preserve its history. Since the release of the film, almost all of the small, local businesses featured are gone and that strong sense of community is being threatened. I write this letter concerned that the 105 Keefer proposal will further deepen that loss.

I strongly oppose the 105 Keefer proposal for several reasons. The economic displacement of residents and small businesses could price out low income residents and affordable businesses. The Keefer Triangle is a culturally sensitive site, next to the Memorial Plaza, historic Pender, Dr. Sun Yat-Sen Gardens, and the Chinese Cultural Centre. I believe the site would be best used as an intergenerational community space and/or provide more social/senior housing.

Additionally, the proposed Keefer building is too big and dense for the area. The architect, Joe Wai, describes Chinatown's architecture as on a human scale. I've always liked the way he phrased that because we too often ignore the small, human aspects of a community in favour of big profits. In the documentary, I tried to put a human face on the residents of the community and I truly hope that you will consider the history, the people in the community and oppose the 105 Keefer proposal.

Sincerely yours,

Julia Kwan

Writer/Director of NFB's *Everything Will Be*

**s.22(1) Personal and Confidential**



**Ludwig, Nicole**

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**From:** paula g  
**Sent:** Monday, May 22, 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:** Comments for 105 Keefer rezoning

To Mayor and Council:

This email is for the Rezoning application at 105 Keefer St. I live in a nearby neighbourhood. I spent my childhood going to Chinatown. I care about the historic area.

I don't support the rezoning proposal because of these 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.
- It will displace low income residents economically.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- It is too tall at least four times the average building height of surrounding buildings.
- 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.
- The seniors housing being offered in this project is discouraging.
- Approval of this project signals that the City does not value our 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 significant decrease in family units is not appropriate for Chinatown.

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

- More seniors housing and social housing
- A community centre for the neighbourhood
- More community park space
- Buildings that are narrower that reflect the character of Chinatown

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

Paula Garcia

s.22(1) Personal and Confidential

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## Ludwig, Nicole

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**From:** Ian Moram s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 4:39 PM  
**To:** Carr, Adriane; Reimer, Andrea; Ball, Elizabeth; Meggs, Geoff; Affleck, George; Kelley, Gil; Robertson, Gregor; Deal, Heather; Jang, Kerry; Mayor and Council Correspondence; De Genova, Melissa; Cheng, Paul; Public Hearing; Louie, Raymond; Stevenson, Tim; Zeng, Yan  
**Subject:** Letter for 105 Keefer

Dear Mayor and Council,

I have concerns about the Rezoning application at 105 Keefer and 544 Columbia St. I live very nearby Chinatown.

I strongly recommend that staff and council does not approve the building proposed because:

- It will price low-income local out of the neighbourhood.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.

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

- Affordable housing for seniors
- A neighbourhood community centre
- A community plaza
- A park for the community

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

Sincerely yours,  
Ian Moram

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Andrea Cownden  
**Sent:** Monday, May 22, 2017 4:33 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

Dear city council

I have concerns about the Rezoning application at 105 Keefer. I live in a close to Chinatown. I currently work in Chinatown. This historic area is very important to me.

I strongly recommend that staff and council does not approve the application because of these reasons:

- 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.
- Small businesses in the area will be priced out due to increased taxes from developments like this.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- It was rejected by a City committee, Chinatown Historic Area Planning Committee.
- There is insufficient seniors housing.
- Approving this project will set a precedent for future projects.

The following uses of the site are more appropriate:

- More social housing
- Centre for seniors in the community

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

Sincerely yours,  
Andrea Cownden

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Yao (Sweden) Xiao s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 4:26 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 opposing the 105 Keefer St. rezoning application

Dear Mayor and City Councillors of Vancouver:

I am writing to oppose the current 105 Keefer rezoning application, in Vancouver's Chinatown which has been already designated as a National Historic Site of Canada.

I am writing as a person who has been volunteering in social service organizations and grassroots social work in the Chinatown area since 2014. I care about what happens in Chinatown, because through volunteering and grassroots work I have become friend of some local youths and some Chinese-speaking seniors, who need affordable housing, affordable groceries, and health services in a linguistically and culturally intimate environment. They need a Chinatown development in the direction of more social housing, more small business, more community spaces, more ways to share their linguistic and cultural knowledges. They need Chinatown as an intimate, livable place. They don't need -- and we don't want to see -- Chinatown being developed towards intensified speculations of local and global capital: speculations which after all, tend to dismiss the careful planning of land in its real historical depths and real social needs, speculations that tend to abuse lands and free markets to benefit mostly those who are already in highly privileged positions.

I am also writing as an international student in Canada. There are many international students like me, who come from different towns and cities where issues of displacement and housing speculations are prevalent, and oftentimes, ordinary citizens could do almost nothing about it. We come here for education, for a new way of life, but also for a hope to see a difference in Vancouver, in Canada -- a hope that housing could be affordable if we need, especially for the vulnerable; a hope that the arbitrary will of arm or money could be opposed if we do speak, even though we are often assumed simply as foreign students knowing nothing about the local politics (which is not true). We hope to see a genuine difference here, where social justice is possible, where collective decision-making could be done, and where even an international student like me could send you a letter.

I am sure that I am not standing alone. Many students and community friends, like me, are hoping to see a genuinely and carefully developed Chinatown with deep and respectful relevance to the Indigenous cultures, the Chinese diasporic cultures, the different ethnic and racialized histories, the working class cultures, and the intergenerational heritages, passed from many grandmas and grandpas to many granddaughters and grandsons. We will lose the diversity of cultures, if we keep building homogenous high-rises to overpower the distinct features of local neighbourhoods. We can no longer talk about heritages meaningfully, when the Chinese Memorial Square is under the shadow of yet another high-rise. We cannot have the heritages, without the seniors' knowledge. And we cannot see the seniors any more, without proper affordable housing for low-income seniors, without a place for them to live in where they feel most livable and related to. On these grounds, I oppose any development projects on 105 Keefer (including the current rezoning application) that displace/downplay the cultural significance of diversity and heritage, as well the spatial significance of affordable housing and livability.

Thank you.

Sincerely,  
Sweden Xiao

**Ludwig, Nicole**

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**From:** Rand Chatterjee  
**Sent:** Monday, May 22, 2017 4:24 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

s.22(1) Personal and Confidential

To Mayor and Council:

This email is concerning the 105 Keefer X 544 Columbia rezoning proposal. I live close by Chinatown where the 105 Keefer site is. Living in Vancouver with a Chinatown is a great part of my experience. The heart and heartbeat of Vancouver, Chinatown is a vibrant and diverse community of many peoples living peacefully together. Great local small businesses and community supports for everyone make Canada's lowest-carbon and most resilient neighbourhood a precious gem.

I am concerned about the development proposed for the following reasons:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will economically displace vulnerable seniors in Chinatown.
- It will displace affordable Chinatown businesses that residents depend on.
- 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.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- The reduction in family units is regrettable.
- If the proposed luxury high rise for 105 Keefer is approved, it will be the atomic bomb that destroys Chinatown forever. Towers willspring up like weeds until the earthquake brings everything back to the ground again. The human and economic waste will be horrific.

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

- An extension of the Memorial Plaza
- More park space
- Narrower buildings that respect the saw-tooth nature of the historic area
- Let the community decide, not international capital.

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

Regards,  
Rand Chatterjee

s.22(1) Personal and Confidential

Randy Chatterjee

**Ludwig, Nicole**

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**From:** Eve [REDACTED]  
**Sent:** Monday, May 22, 2017 3:01 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 have concerns about the Rezoning application at 105 Keefer St. I lived in Chinatown before.

I urge you to reject the development proposed because of these reasons:

- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.

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

- Community centre
- More community park space

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

Your sincerely,  
Rong Lu

s.22(1) Personal and Confidential

[REDACTED]

Sent from my iPhone

**Ludwig, Nicole**

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**From:** James Xu  
**Sent:** Monday, May 22, 2017 2:33 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 city council

This letter is concerning the Rezoning proposal for 105 Keefer St. Living in Vancouver with a Chinatown is a great part of my experience.

Staff should not recommend the application for these reasons:

- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- This will set a bad precedent for the all rezonings in Chinatown.

The following uses of the site are more appropriate:

- A neighbourhood community centre

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

Your sincerely,  
James Xu

s.22(1) Personal and Confidential

发自我 iPhone



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Benjy Wilson  
**Sent:** Monday, May 22, 2017 1:44 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:** Letter for 105 Keefer

To Vancouver City Council:

I am writing this email to express my concerns about the Rezoning proposal for 105 Keefer St.

For over 30 years since I was a child, I have cherished my time in Chinatown. Whether shopping, dining, socializing, performing or celebrating, Vancouver's Chinatown has been a unique urban gem to me. As a proud Vancouverite of caucasian descent, it has been a beautiful experience to witness the daily actions and lives of non-white cultures especially the Chinese who have been so strongly integrated with and within Canada's history.

Now as an adult, my Chinese-Canadian wife and her family who have spent their lives enjoying and supporting Chinatown have afforded me further respect to this singular place. This all comes with the sharp understanding of the precarious nature the neighbourhood now finds itself in.

Staff should NOT recommend the application because of the reasons below.

- The proposal for 105 Keefer is entirely unacceptable and wholly unnecessary. This dubious effort serves a small group of people that do NOT need this building - not the developers and condo-marketers, nor the citizens of Chinatown and Vancouver.
- It's time to show some respect and take responsibility for preserving precious history instead of permanently undoing a susceptible neighbourhood by catering to the monetary whims of those who already have taken away so much from the citizens.
- Clearly there exists an established fundamental reverence for this space as an historic and culturally significant epicentre for the neighbourhood. What kind of message is being sent to the Chinese community when this irreplaceable site is overtaken with absolutely NO regard for the rights of the people who act as its stewards and caretakers?
- The garish entitled behaviour and dogmatic irrational reasoning on the part of the developer and its lobbyists are insulting and disrespectful at best; abusive and injurious in the longterm. This is hardly the kind of outfit a responsible civil servant would want to align with.
- It is with great incredulity that I find the City of Vancouver even considering provision for this greedy piggish gesture within a larger region already crippled and oppressed by unruly, speculative real estate shenanigans.
- The correct plan is to empower and enable the Chinese-Canadian community to make use of this space in a way that benefits those who need it most. The path is obvious and clear, do not allow this development to proceed; instead listen to the citizens to whom you serve.
- 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.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.

- This is a critical site in a historic area. It should not be used for market condos.
- The height of this building is too tall relative to the surrounding historic buildings .
- 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.
- Approving this project will set a precedent for future projects.
- It is inappropriate to build luxury condos next to the memorial statue.
- The significant decrease in family units is not appropriate for Chinatown.

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

- Significantly more social housing
- A neighbourhood community centre
- A public plaza
- All ages community facility
- More park space
- Smaller buildings that make more sense in the fabric of Chinatown

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

Your sincerely,  
Benjamin Franklin Wilson

s.22(1) Personal and Confidential



**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Lily Chow  
**Sent:** Monday, May 22, 2017 1:15 PM  
**To:** Public Hearing; 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:** Objection to Rezoning Application at 105 Keefer  
**Importance:** High

Mayor Gregor Robertson  
Vancouver City Councillors  
City Planning Department  
City of Vancouver  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Y 1V4

May 21, 2017

Dear Mayor Robertson, Councillors and City Planners

Re: Objection to Rezoning Application at 105 Keefer St. and 544 Columbia St.

This letter is regarding my opposition to the 105 Keefer St. application. I lived in Chinatown near the 105 Keefer St site. Chinatown is a special part of my Vancouver. In 1967 I lived in St. James Hotel on Hasting for a short time when I first arrived in Vancouver. My mother, the late Lai Swee Heng lived in the senior residence at #205 the Lion Senior Home on Campbell Street for more than 8 years. Currently my son lived on 518 Beatty. We love Chinatown as it is the landmark of Chinese Canadian heritage.

I strongly recommend that Council and staff do not pass the development proposed because of these 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.
- It will displace low income residents economically.
- This project will result in increased property taxes that mom and pop stores 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.
- The Chinatown Historic Area Plan Committee did not support this application.
- The seniors housing proposed is woefully inadequate.
- This will set a bad precedent for the all rezoning in Chinatown.
- The significant decrease in family units is not appropriate for Chinatown.
- The 105 Keefer condo tower will be 145 feet by 125 feet wide and 115 feet tall with three floors of glass penthouses that will mask characteristics of Chinese Canadian culture and diminish the Chinese Canadian history and heritage.

- Younger generations of Canadian will lose sight of the significant contributions of our Chinese pioneers in the development and growth of the Vancouver City

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

- More seniors housing and social housing
- Centre for the community
- A plaza for the community
- A place for everyone from all ages and groups
- More community park space
- A park that will depict past memories of the Chinese pioneers and veterans where residents, visitors and tourists can recall the past

In summary, this is a poor proposal and I urge council to reject it. Much appreciate if you would listen and consider to many passionate voices of retaining the characteristics of Chinatown for the present and future generations.

With regards,

LILY Chow

s.22(1) Personal and Confidential

A large rectangular grey box redacting the signature and contact information of Lily Chow.

## Ludwig, Nicole

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s.22(1) Personal and Confidential

**From:** rachel mai  
**Sent:** Monday, May 22, 2017 1:06 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 have concerns about the 105 Keefer St. application. I currently work in Chinatown. Living in Vancouver with a Chinatown is a great part of my experience. Work and have activities in Chinatown

I do not support the application for the following reasons:

- 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.
- Its mass is out of scale with the 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.
- The mass is unfit for the historical Chinatown area.

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

- A plaza for the public
- An intergeneration space
- Buildings that are narrower that reflect the character of Chinatown
- Smaller scale buildings and intergenerate more community activities.

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

Your sincerely,  
Rachel Mai

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** J M s.22(1) Personal and Confidential  
**Sent:** Monday, May 22, 2017 1:09 PM  
**To:** Public Hearing  
**Subject:** 105 Keefer St

Dear Mayor and Council,

I **oppose** the proposed development at 105 Keefer. It is out of character with the existing neighbourhood and would only contribute to the gentrification of Chinatown. I fear for the many seniors and low-income earners in the area who will be forced out due to the changes this development would bring.

Sincerely,  
J Mazo

## Ludwig, Nicole

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**From:** placida\_dendritica  
**Sent:** Monday, May 22, 2017 12:40 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 Opposing Rezoning of 105 Keefer St

To Mayor and Council:

I am writing this email to express my concerns about the 105 Keefer St rezoning proposal.

As a child, rare family visits from Comox to Chinatown in Vancouver were one of the very few ways I experienced Cantonese culture- alive, vibrant, and real. Chinatown was a home to fast and loud Cantonese and Lunar New Year celebrations. When I moved to Vancouver I began to shop for fresh produce and dry goods (at bustling shops that have now closed), practice basic Cantonese, and attend cultural and political events.

While I consider myself to be a visitor to the neighborhood, I always see how this place so warmly holds the lives of its long-time residents. Chinatown is their home. This place is culturally rich because the ongoing histories of the residents wind back into previous generations of Chinatown. If long-time residents and businesses are supported, they can continue to provide the strong backbone of this unique neighborhood.

I strongly recommend that staff and council do not approve the rezoning proposal because:

- market condos rates are unaffordable to Chinatown residents
- low-income seniors will be priced out of the neighbourhood.
- influx of new residents without ties to the neighborhood contributes to displacement of affordable and culturally relevant businesses
- The City's Chinatown Historic Area Planning Committee did not support this project.
- The number of seniors housing units being offered is totally inadequate given local demand
- Approving this project will set a disappointing precedent for future projects.
- the location directly abuts a memorial with special meaning for the community which should have enough space to maintain this sense of honor visually.

The following uses of the site are more appropriate:

- Significantly more social housing
- An intergeneration space
- More community park space with plenty of seating and medium size shade trees
- Buildings at this site should maintain the sense of openness and brightness of this lively community corner.

In summary, I strongly disapprove of this proposal and I urge council to reject it.

Regards,  
Meris Ngan Colby

s.22(1) Personal and Confidential



Ludwig, Nicole

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s.22(1) Personal and Confidential

**From:** Robert McNutt  
**Sent:** Monday, May 22, 2017 11:33 AM  
**To:** Public Hearing  
**Subject:** 105 keefer St

Hello , my name is ROBERT MCNUTT , a 23 yr resident of Vancouver , living in mt pleasant , I am a true lover of architecture , in spare time I assist friends in the true restoration of old buildings , I live and breathe old , I live in a fully restored 1913 apt ,

I'm very saddened and discuted when I step out of my place , demolition and destruction everywhere , 3 houses a day taken away forever , it's terrible , Main Street is slowly being replaced , with ugly new buildings that do not fit , full of unaffordable space .

Chinatown / Hastings St is a tragic story of neglect , main & keefer saw the loss of a fairly old 1893 brick corner building , I thought to myself , this is the beginning of its end ,

The demolition of the pantages theatre should never have happened that building was not as rotten as it was reported , I was in it during demolition , it was replaced with a building that in architecture and price range that does not fit , that's sro territory, not condos for outsiders that demand the "cleansing" of Hastings St , same case for the Venus theatre , Hastings St along with Chinatown are really the last bastion of old we have , the area , like it or not , is home to many low income & vulnerable people , the area is full of very traditional old buildings , to allow these new buildings in here is WRONG , wrong in my view as they amount to block busting devices , they are so out of place , not matching the historic nature of the area & bringing in the wrong people , , as these new expensive buildings come in , the property values rise , then so the property taxes , and same old story , locals are pushed out , with nowhere to go . I'm not in favor of 105 keefer , not in any form . The locals have resorted to setting up camps on vacant spaces to protest the lack of housing , "affordable" housing is but a pipe dream here , mostly the fault of your party , sorry but it's true , Again , not in favor of this 105 keefer project , it's a slap in the face to Chinatown ROBERT MCNUTT

Sent from my iPhone

**Ludwig, Nicole**

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**From:** Cody Watson  
**Sent:** Monday, May 22, 2017 11:30 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

Dear Vancouver City Council,

This letter is concerning the Rezoning application at 105 Keefer and 544 Columbia St. Chinatown is an important part of my Vancouver. Chinatown is one of the few places left of commercial history in this city with many vulnerable residents. I enjoy visiting the area and using its many shops, old and new

I strongly recommend that Council and staff do not pass the application because:

- 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.
- 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 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 reduction in family units is regrettable.
- Frontages are too large and change the unique character of the neighbourhood and ability for experimental or riskier retail businesses to exist.

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

- Fine-grain buildings that are broken up on the lot

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,  
Cody Watson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** [REDACTED]  
**Sent:** Monday, May 22, 2017 10:54 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:** Oppose 105 Keefer Rezoning

Dear city council

I have concerns about the 105 Keefer St and 544 Columbia St application. I did not grow up in Chinatown, but I care a lot about the neighbourhood. I have visited Chinatown for many many years now, and have loved the cultural discovery that these visits have provided. I've been exposed to new foods, new things, and a lifestyle that is different and colourful. I have always been proud that Vancouver included this significant community.

I strongly recommend that staff and council does not approve the proposed development for reasons as stated 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.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project are not guaranteed.
- Approving this project will set a precedent for future projects.
- The significant decrease in family units is not appropriate for Chinatown.
- I am very concerned about the bad fit with the Chinatown community, which has rejected this proposed complex for many legitimate reasons.

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

- Affordable housing for seniors
- A space for all ages
- A park for the community
- I do not live in the community, so I would like to see this space used as the members of the community would like to have it used -- not as developers and money-makers wish. Do not sell out China Town to the highest bidders who have no vested interest in the community!
- If there is a need for a community center, then put in a community center. I know there is a need for more social housing, especially for seniors.

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

Sincerely yours,  
D L Panton

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** D Panton <[REDACTED]>  
**Sent:** Monday, May 22, 2017 10:52 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

Dear city council

I have concerns about the 105 Keefer St and 544 Columbia St application. I did not grow up in Chinatown, but I care a lot about the neighbourhood. I have visited Chinatown for many many years now, and have loved the cultural discovery that these visits have provided. I've been exposed to new foods, new things, and a lifestyle that is different and colourful. I have always been proud that Vancouver included this significant community.

I strongly recommend that staff and council does not approve the proposed development for reasons as stated 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.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- It is 3.5 times more dense than the surrounding buildings making it out of scale for the neighbourhood.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The seniors housing units being proposed in this project are not guaranteed.
- Approving this project will set a precedent for future projects.
- The significant decrease in family units is not appropriate for Chinatown.
- I am very concerned about the bad fit with the Chinatown community, which has rejected this proposed complex for many legitimate reasons.

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

- Affordable housing for seniors
- A space for all ages
- A park for the community
- I do not live in the community, so I would like to see this space used as the members of the community would like to have it used -- not as developers and money-makers wish. Do not sell out China Town to the highest bidders who have no vested interest in the community!
- If there is a need for a community center, then put in a community center. I know there is a need for more social housing, especially for seniors.

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

Sincerely yours,  
D L Panton

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Mackenzie Gray  
**Sent:** Monday, May 22, 2017 10:48 AM  
**To:** Public Hearing  
**Subject:** Chinatown Preservation

s.22(1) Personal and Confidential

Dear Council,

I am writing to express my opposition to the new proposed tower development in Chinatown. I believe it will destroy the unique character of the area and will erode the fabric of one of the oldest neighbourhoods in Vancouver.

This is NOT progress.

Sincerely,

Mackenzie Gray

s.22(1) Personal and Confidential

Sent from my iPhone

## Ludwig, Nicole

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**From:** Nicole So  
**Sent:** Monday, May 22, 2017 10:19 AM  
**To:** Public Hearing  
**Cc:** 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

Mayor and Council:

This email is for the Rezoning prosoal for 105 Keefer and 544 Columbia. My workplace is in Chinatown. Chinatown is a special part of my Vancouver. I care about Chinatown because it is a living, cultural heritage site that represents an important piece of Canadian and Chinese-Canadian history.

I do not support the proposed development because:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will price low-income local out of the neighbourhood.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- The height of this building is too tall relative to the surrounding historic buildings .
- The density proposed in this project does not fit the character of Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing units being proposed in this project is not enough to warrant extra density.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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 number of 3-bedroom units for families proposed is disheartening.

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

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

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

Nicole So

s.22(1) Personal and Confidential

## Ludwig, Nicole

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**From:** Sho Shibata  
**Sent:** Monday, May 22, 2017 9:28 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:** Letter for 105 Keefer

To Mayor and Council:

This letter is concerning the Rezoning proposal for 105 Keefer St. I live very nearby Chinatown. I grew up going to Chinatown as a kid. I care a lot about the neighbourhood.

You should not approve the proposed development 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.
- It will displace low income residents economically.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- 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 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.
- At least build some social housing in the community that was segregated in to this area in the first place. Japantown is decimated, no one recognizes it as that. Wait until the same happens there. So much complaint about millennials yet what example are we being shown ? How do I interpret this experience and that of my elders making such decisions upon this City? Is this the path to Reconciliation?

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

- Significantly more social housing
- A space for all ages
- A community park
- Stop rezoning Chinatown and use that money to consult residents. Same for other areas of the City. This is all Stolen Land.

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

Sincerely yours,  
Sho Shibata

s.22(1) Personal and Confidential





## Ludwig, Nicole

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**From:** Sharon Mah  
**Sent:** Monday, May 22, 2017 7:16 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 St rezoning proposal. Growing up, Chinatown played a large part in childhood. This historic area is very important to me. It is an important cultural touchstone for me as I am Chinese, and it provides social support for seniors, new immigrants, and Chinese youth

I don't support 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 economically displace vulnerable seniors in Chinatown.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's cannot afford.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The 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 City's Chinatown Historic Area Planning Committee did not support this project.
- There is insufficient seniors housing.
- 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.
- 105 Keefer is yet another example where the City of Vancouver and developers are working cooperatively to fund their coffers by displacing the most vulnerable amongst us, all in the name of density. If your environmental platform doesn't serve all people and only benefits the (upper) middle class, it is morally bankrupt.

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

- More seniors housing and social housing
- A community centre for the neighbourhood
- A space for all ages
- More green space
- I would like to see resources that build a stronger community. If you need a space that generates revenue, introduce a mixed office/retail space that would allow new businesses, old businesses, and culturally relevant retailers to all co-exist. Don't turn Chinatown into a food desert and don't displace the low-income residents who are already there.

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

Your sincerely,  
Sharon Mah

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** For Vikings Only  
**Sent:** Monday, May 22, 2017 7:05 AM  
**To:** Public Hearing  
**Subject:** Property Development without Vision

Please contact Cumberland B.C. Pertaining to the decision to destroy the district of " OLD CHINA TOWN " they now know that ,that was a serious MISTAKE.

GERALD M. Larson

owner of commercial property in CUMBERLAND once the highest number of Chinese in Canada.  
Gerald M Larson

Sent from my iPad

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** R R  
**Sent:** Monday, May 22, 2017 12:43 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:** Letter for 105 Keefer

Dear Vancouver City Council,

This email is for the Rezoning application at 105 Keefer. This historic area is very important to me.

I don't support the proposed rezoning for the reasons below.

- Low-income residents, especially seniors, will be priced out of Chinatown.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Putting a building with million dollar homes on that site right next to the memorial plaza is not appropriate in Chinatown.
- Members of the Chinatown Historic Planning Committee voted against this project.

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 park

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

Your sincerely,  
Rusaba Alam

s.22(1) Personal and Confidential

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Karen Dar Woon  
**Sent:** Sunday, May 21, 2017 9:47 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:** 105 Keefer rezoning proposal

To city council:

I'm writing because I don't support the Rezoning proposal for 105 Keefer St. I live in Yaletown, which is not far from Chinatown where the 105 Keefer site is. I care a lot about the neighbourhood. As a child of the 60s, I grew up in Burnaby, with weekly shopping trips to Chinatown. My family has no direct relationship with Chinatown, but I have long lamented the decline of the neighbourhood. I appreciate the variety of architectural styles in the district, as well as the mix of small and larger business.

Staff should not recommend the proposed rezoning for the reasons below.

- It is not right that taxpayers are paying for the social housing so that Beedie can profit from height and density increases which rezoning would provide. They are also paying reduced DCL and no CACs. This is not fair.
- The ground floor retail businesses will unlikely be affordable to seniors and other residents.
- It will raise commercial lease prices and price affordable businesses out of Chinatown.
- The City's Chinatown Historic Area Planning Committee did not support this project.
- This will set a bad precedent for the future rezoning applications in Chinatown.
- I am disappointed by the proliferation of large-scale businesses in neighbourhoods throughout our city. Our civic planning must consider how best to support small enterprise, as small businesses are the backbone of our economy. #supportlocal

The following uses of the site are more appropriate:

- A neighbourhood community centre
- Smaller buildings that make more sense in the fabric of Chinatown
- Mixed use housing, in particular WITHOUT separate doors for subsidized and mainstream rentals.
- Mixed use building, incorporating housing, multi-purposed exhibition space, and Vancouver-climate-friendly public outdoor space

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

Karen Dar Woon

s.22(1) Personal and Confidential

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Karen Dar Woon

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Sunday, May 21, 2017 9:24 PM  
**Sent:** 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  
**To:**  
**Subject:** Letter for 105 Keefer

Dear Vancouver City Council,

I am writing this email because I do not support the 105 Keefer X 544 Columbia rezoning proposal. I live in a nearby neighbourhood. This historic area is very important to me. I live in Strathcona and have spent many days and hours in Chinatown. The unique character of the neighbourhood and the historical roots of the Chinese community bring me to raise my voice in opposition to the 105 Keefer development

I don't support the development 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 will economically displace vulnerable seniors in Chinatown.
- The small family businesses that make up Chinatown's character will not be able survive due to increased taxes.
- 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 Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- The seniors housing units being proposed in this project are not guaranteed.
- Approval of this project despite community opposition will mean the City does not value Chinatown as a historic neighbourhood.
- 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:

- More social housing
- Community centre
- A plaza for the public
- All ages community facility
- A community park
- Smaller buildings that make more sense in the fabric of Chinatown

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

Sincerely,  
Khari McClelland

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Grace Eiko Thomson  
**Sent:** Sunday, May 21, 2017 9:18 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  
**Subject:** 105 Keefer St.

As the honoured Mayor and City Councillors, you have the duty to listen to the citizens of this City, and in this instance to those who live in Chinatown, who have concerns over the type of building proposed to be erected at 105 Keefer St. site area. They are saying this is not the type of development they need (as are some of us taxpayers.)

The Councillors have already heard such pleas many times over, and know what this community and the area needs are. However, it would appear that we have to repeat them over and over again, to be heard, even as these are human rights issues.

Affordable housing, community centres, healing centres, etc., etc.,

Please listen to the voices of the communities, and their friends, with respectful considerations. These are not mere utterances, but requests for understanding of harsh economic and social conditions and situations, lived day to day.

Thank you  
grace eiko thomson

**Ludwig, Nicole**

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**From:** Susanne Postill  
**Sent:** Sunday, May 21, 2017 8:28 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

Mayor and Council:

I am writing this email because I do not support the Rezoning application at 105 Keefer and 544 Columbia St. I live very nearby Chinatown. I spent my childhood going to Chinatown. Living in Vancouver with a Chinatown is a great part of my experience.

I'm opposed to the rezoning proposal 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable 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.
- Its mass is out of scale with the neighbourhood.
- Members of the Chinatown Historic Planning Committee voted against this project.
- 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.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- Chinatown is an important heritage of Vancouver. Something we should respect and value, not redevelop. This city will not have any heritage left if it is all torn down and redeveloped.

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

- More seniors housing and social housing
- Community centre
- A plaza for the public
- All ages community facility
- Fine-grain buildings that are broken up on the lot

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

Sincerely,  
Susanne Postill

s.22(1) Personal and Confidential



**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Marion Jamieson  
**Sent:** Sunday, May 21, 2017 7:44 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:** Comments for 105 Keefer rezoning

Dear Vancouver City Council,

I am writing to you regarding my non-support for the Rezoning application at 105 Keefer. Chinatown is an important part of my Vancouver. This is part of my heritage as a Vancouverite - don't destroy it please!

I urge you to reject the proposal 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.
- 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.
- Its mass is out of scale with the neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann Committee.
- The number of seniors housing units being offered is dismal.
- This will set a bad precedent for the all rezonings in Chinatown.
- 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.
- Chinatown needs more family units for real families, not million dollar condos and bachelor suites for singles.
- If Council gives developers the green light to destroy Chinatown's heritage when it is such an important part of our history & culture, there would be no hope for heritage in the rest of the City.

The following uses of the site are more appropriate:

- More seniors housing and social housing
- A neighbourhood community centre
- All ages community facility
- A park
- 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.

Your sincerely,  
Marion Jamieson

s.22(1) Personal and Confidential

Marion Jamieson

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Gerald Lee  
**Sent:** Sunday, May 21, 2017 5:58 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 Mayor and Council:

I am writing to you regarding my non-support for the 105 Keefer St and 544 Columbia St application. Chinatown is an important part of my Vancouver. My grandmother's family lived close to Chinatown and my wife's family previously lived in Chinatown for twenty years. I myself have shopped and went to restaurant there for the last 50 years.

I strongly recommend that Council and staff do not pass the proposed rezoning 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.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- The density proposed in this project does not fit the character of Chinatown.
- It was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.

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

- A plaza for the public
- All ages community facility

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

Regards,  
Gerald Lee

s.22(1) Personal and Confidential



Sent from my iPad

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Russell  
**Sent:** Sunday, May 21, 2017 5:38 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

Dear Vancouver City Council,

This email is for the Rezoning application at 105 Keefer and 544 Columbia St.

I have a long history of involvement with the neighbourhood. I lived in Chinatown in my youth, worked in the neighbourhood until very recently ( I owned a business in the neighbourhood for 13 years) and currently sit on the Board of a non-profit arts organization that is located there. Chinatown is an important part of my life in Vancouver.

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

I am uncomfortable with the idea that the Beedie group will profit on the backs of taxpayers. As I understand the proposal, taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie will not be paying their fair share to justify the rezoning they have applied for. The opportunity to develop in the neighbourhood should not be granted without substantive contributions to the neighbourhood which include respect for the existing social fabric. The neighbourhood is, or should be, more than a "field of play" for profit-seeking interests.

Further, I believe small retail businesses in the area will be priced out due to increased taxes from developments like this.

This is happening along many transit corridors in East Vancouver - in large measure due to up-zoning - and I don't believe the full impact of these changes in the culture of independent business in the city is yet understood (I.e., I'm not sure we can survive on a mix of craft breweries and distilleries...). The need to alleviate pressures on housing should not come at the expense of independent businesses and should be understood in the context of more holistic planning policies.

The building proposed is out of scale with the immediate surroundings. It has been rejected by the City of Vancouver Chinatown Historic Area Planning Committee and acceptance of the project will, I believe, set a bad precedent for future development in Chinatown. More appropriate uses for the site would include much needed seniors and social housing.

Architecturally, I would like to see the project scaled to the much-loved historic texture of the neighbourhood. Buildings that are narrower that reflect the character of Chinatown might be a place to start rather than monolithic structures like the Beedie proposal.

This is an unacceptable application and I strongly urge the council not to approve it.

With regards,  
Russell Baker

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Jeffery Chong <s.22(1) Personal and Confidential>  
**Sent:** Sunday, May 21, 2017 3:53 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

To Vancouver City Council:

This letter is regarding my opposition to the 105 Keefer St and 544 Columbia St rezoning proposal. I spent my childhood going to Chinatown. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown remains a neighbourhood where I feel strongly connected with roots as a Chinese Canadian. Even though Chinatown has evolved and transitioned greatly since my childhood, and within my family's time in Vancouver, it has always been an organic transition where the neighbourhood has maintained its cultural identity and livelihood. However, recent development and gentrification has really shifted that balance, and businesses and homes are at risk. The city of Vancouver can and should prevent this from happening.

I am strongly opposed to the building proposed for the reasons 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.
- Low-income residents, especially seniors, will be priced out of 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.
- There is insufficient seniors housing.
- 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.

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

- More seniors housing and social housing
- Centre for the community
- A plaza
- All ages community facility
- 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.

Jeffery Chong

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Rachel Baumann s.22(1) Personal and Confidential  
**Sent:** Sunday, May 21, 2017 3:15 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 105 Keefer proposal. I care a lot about the neighbourhood. As a resident of

Vancouver, I have

experienced the cultural life and community of its local businesses & art spaces & businesses. I want the gentrification of Chinatown to stop, or at minimum, be responsibly controlled by setting a decisive new precedent for development in what I consider one of many communities at risk. I am fed up with the photo-ops because the City has failed term after term to live up to its commitments to social housing and ending homelessness. I am fed up with the lies & the taking of short-cuts rather than finding real solutions to these complex problems.

I am fed up with the City of Vancouver, the BC Provincial government, and the Federal Government for what I perceive as myopic collusion and failure to utilize the strategies that such cities as Berlin & Vienna utilize to minimize displacement by gentrification and develop safe, client-centered and integrated social housing

in Vancouver. I understand that the City is limited by the resources it receives from the province and the federal government, but I think this makes it all the more important that the City takes an aggressive and revisionist stance that revives the platform which enables you, Gregor Robertson, to maintain any shred of credibility to those who fight, work, think, organize, write, and publish about how to make Vancouver a livable city not only on billboards and global top-ten lists but in factual reality. I may have to leave Vancouver to survive living with a disability, but I would prefer real, visible and viable alternatives, and as quickly as the bureaucratic system can endeavor.

Vancouver is my birthplace and home and I take immense pride in what it has become during the course of my lifetime. However, the continuous rage and sadness I feel for myself and others being pushed out of the city, the city we work to create as a cultural capital, is sickening. You must set a better precedent.

Council and staff should not approve the building proposed for these 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.

- Like the retail businesses in recent developments, the retail units in this project will be un-affordable 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 proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.

- The seniors housing being offered in this project is discouraging.
- Approval of this project signals that the City does not value our 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 reduction in family units is regrettable.
- Inadequate social housing for seniors and families of the Chinatown community.

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

- More social housing
- A community centre for the neighbourhood
- A space for all ages
- 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.

Sincerely,  
Rachel Baumann



## Ludwig, Nicole

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**From:** Margery Duda  
**Sent:** Sunday, May 21, 2017 2:58 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

This email is concerning the 105 Keefer proposal. I spent my childhood going to Chinatown. I care a lot about the neighbourhood. Chinatown is the heart of our city, as I see it.

I'm opposed to the rezoning proposal for reasons as stated 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.
- 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 height of this building is too tall relative to the surrounding historic buildings .
- It is more massive and dense than all the buildings next to it.
- The Chinatown Historic Area Plann Committee did not support this application.
- Seniors housing offered does not justify the additional height requested.
- 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.
- The reduction in family units is regrettable.
- We need to preserve our cultural districts and the heritage of Vancouver.'s Chinatown.
- I'm with Fred Kwok of the Chinese Cultural Centre on this, not the developers.

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

- A neighbourhood community centre
- A park
- Fine-grain buildings that are broken up on the lot
- I do not want to see anymore hideous highrises and condos.
- Vancouver residents are leaving.
- When will the developers have finally made enough money to put an end to this madness?

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

With regards,  
Margery Duda

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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**From:** Susanna - s.22(1) Personal and Confidential  
**Sent:** Sunday, May 21, 2017 2:50 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 rezoning proposal

Dear city council

This email is for the 105 Keefer St and 544 Columbia St rezoning proposal. I work in the neighbourhood. I own properties and business on 100 E Pender , sharing the back lane with 105 Keefer

I strongly recommend that Council and staff do not pass the development proposed 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.
- The ground floor retail businesses will unlikely be affordable to seniors.
- 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 proposed project does not meet "a significantly higher standard of architectural and urban design excellence" required to warrant the additional height.
- 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 being offered in this project is discouraging.
- 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.
- It will jeopardize the already busy lane traffic.

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

- A community centre for the neighbourhood
- A plaza
- A space for all ages
- doctors , lawyers and other professional offices

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

With regards,  
susanna ng

s.22(1) Personal and Confidential

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Maurice Wong  
**Sent:** Sunday, May 21, 2017 1:59 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:** Letter for 105 Keefer

Dear Mayor and Council,

I am writing this email because I do not support the 105 Keefer St and 544 Columbia St rezoning proposal. I lived in Chinatown near the 105 Keefer St site. Chinatown was a large part of my childhood. I care a lot about the neighbourhood. I grew up in Chinatown and I am concern of the lack of affordable social housing and shop frontage and a design in context with the neighbourhood.!

Council and staff should not approve the proposal for the reasons 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.
- 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.
- Luxury condos are not an appropriate use of this culturally sensitive site.
- The height of this building is too tall relative to the surrounding historic buildings .
- The density proposed in this project does not fit the character of Chinatown.
- The proposed building was not supported by the Chinatown Historic Area Planning Committee, comprised of diverse community representatives.
- 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 meant to honour the sacrifices of the Chinese-Canadians who helped build this city and country. Building luxury condos next to it is inappropriate.
- More families are needed in Chinatown, not single yuppies like what the applicant is proposing.

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

- Affordable housing for seniors
- A space for all ages

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

With regards,  
maurice wong

s.22(1) Personal and Confidential

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Amelia Gubana  
**Sent:** Sunday, May 21, 2017 1:52 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

Dear Vancouver City Council,

I am writing this email because I do not support the 105 Keefer X 544 Columbia rezoning proposal. I live very nearby Chinatown. Currently, I work in the neighbourhood. I grew up going to Chinatown as a kid. I care about the historic area. I've been coming to Chinatown since I was 5yrs old. I'm 57. I shop there still. I've taken Qi Gong classes there for years. My teen and I cycle, bus, drive to C.town as a destination and stop here as we are coming and going to other places.

I am very concerned about the proposal for the building because of these 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.
- It will displace low income residents economically.
- This project will result in significant increases to taxes, which family owned businesses like historic Tosi's 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 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.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- This will set a bad precedent for the all rezonings in Chinatown.
- Our veterans did not fight wars to have their memorial treated as a private yard for condo owners.
- The significant decrease in family units is not appropriate for Chinatown.
- Smart development is needed here but I don't believe this plan is it. Taxpayers shouldn't be helping the developer out. I read the article in the Sun when it first came out.

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

- More seniors housing and social housing
- A community centre for the neighbourhood
- Fine-grain buildings that are broken up on the lot
- Density can be met with smaller buildings. It's more door traffic friendly. Market rents are insane. It's affordable if you are well to do newcomer but for the rest of us, forget it

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

Amelia Gubana

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** Richard Jang  
**Sent:** Sunday, May 21, 2017 1:43 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

To city council:

This email is concerning the Rezoning application at 105 Keefer and 544 Columbia St. In the past, I lived in Chinatown. I spent my childhood going to Chinatown. I care a lot about the neighbourhood.

I am strongly opposed to the proposal 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.
- It is inappropriate to use a culturally important site for development that does not respect Chinatown.
- The Chinatown Historic Area Plann Committee did not support this application.
- The seniors housing units being proposed in this project are not guaranteed.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- The Chinese Veterans Memorial should not be a private front yard for condo owners.
- The number of units suitable for families is dismal.

The following uses of the site are more appropriate:

- Significantly more social housing
- Community centre
- A public plaza
- A place for everyone from all ages and groups
- Green space

In conclusion, if you want a free for all to take, remove the entrance way that says Welcome to Chinatown.

regards,

**Ludwig, Nicole**

s.22(1) Personal and Confidential

**From:** Katherine Lee <[REDACTED]>  
**Sent:** Sunday, May 21, 2017 12:28 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 Street Rezoning Application

Dear Vancouver City Council:

I am writing to you regarding my opposition for the Rezoning application at 105 Keefer St. I care about the historic area. In the 1990s, my maternal grandfather and grandmother both lived in the mid-rise building on Jackson Avenue at East Georgia Street, lived on pensioners' incomes, and participated in the daily, human-scale life of the community. My family's historic society, the Lee Benevolent Association, is headquartered in Chinatown, and is a human-scaled gathering place carrying on the legacy of Chinese benevolent associations, catering to the area's social well-being, cultural enrichment and education.

I urge you to not approve the rezoning proposal because of these reasons:

- No developer should 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.
- Recent developments like the one proposed at 105 Keefer will result in increased property taxes that small businesses cannot afford.
- This is a critical site in a historic area. It should not be used for market condos.
- The Chinatown Historic Area Planning Committee does not support this application.
- There is no guarantee that the seniors housing units being proposed will be affordable.
- Approving this rezoning will set poor precedent to other rezonings in Chinatown.
- 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.

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

- More seniors housing and social housing
- A neighbourhood community centre
- A plaza
- A space for all ages
- More community park space
- Fine-grain buildings that are broken up on the lot

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

Furthermore, I have voted for Vision Vancouver in every civic election since 2005. Yet I observe under this council, it has become increasingly challenging and stressful to provide a decent standard of living for all citizens in our city. People who earn an average middle-class income are living from month-to-month. Brick-and-mortar business owners struggle to meet their operating costs. They cannot find local staff who can work and live within commuting distance. People who earn service wages cannot afford to live here at all. And what happened to the Mayor's promise to eradicate homelessness by 2015?

The main issue addressed this letter, as well as lack of commitment to preserving an affordable local business environment or housing indexed to wages, makes me rethink my vote. It really does seem as if council is working on behalf of the development industry. Creating empty, soulless buildings. These developments bring immediate financial gain to the city but destroy communities, are short-sighted and do not improve Vancouver's quality of life. As clichéd as this sounds, I would like to see evidence otherwise.

I certainly believe there are viable alternatives, both in council chambers and at the voting booth. I ask council to give these alternatives serious and careful consideration.

Regards,

Katherine Lee

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** 陳聽春  
**Sent:** Sunday, May 21, 2017 12:21 PM  
**To:** Public Hearing  
**Subject:** Rezoning Application for 105 Keefer St

s.22(1) Personal and Confidential

Hello,

I **oppose** the 105 Keefer rezoning and would like to register to speak at the public hearing on Tuesday, May 23.  
Thank you.

Sincerely,  
Tingchun Chen

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** Anne Wen  
**Sent:** Sunday, May 21, 2017 12:14 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

To Vancouver City Council:

I am writing this email because I do not support the Rezoning proposal for 105 Keefer St. I live in Vancouver close by to Chinatown. Growing up, Chinatown played a large part in childhood. I care a lot about the neighbourhood. Family has ties to Chinatown

I strongly recommend that Council and staff do not pass the rezoning proposal 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 displace low income residents economically.
- It will displace affordable Chinatown businesses that residents depend on.
- This is a critical site in a historic area. It should not be used for market 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 more massive and dense than all the buildings next to it.
- 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 will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- It is inappropriate to build luxury condos next to the memorial statue.
- The reduction in family units is regrettable.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- A community centre for the neighbourhood
- A community plaza

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

Regards,  
Anne Wen

s.22(1) Personal and Confidential



**Ludwig, Nicole**

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s.22(1) Personal and Confidential

**From:** cindy pipe  
**Sent:** Sunday, May 21, 2017 8:38 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 development application



May 21, 2017

To Mayor Robertson and Members of Council  
City of Vancouver

Re: 105 Keefer Street development

This Is a letter from a so called "vocal minority".

Yes, I am a visible minority and yes, I am vocal.

I was born and raised next to Chinatown because for the four generations my family has lived in Vancouver, we were settled in this area due to the racist attitudes of the vocal Majority. I still live near Chinatown and shop there regularly.

Chinatown was the heart of our community. It is witness to the rich cultural and architectural heritage of our community.

It's architectural landmarks honour the contributions made by generations of Chinese people settling in this city.

I fully understand the dynamics of how cities evolve, and all the nuances these changes embody.

What I cannot comprehend is how the City can grant density and height concessions to the developer with complete insensitivity for the cultural heritage of the area and with utter disregard for any social benefits that might enrich the lives of all our citizens.

This development is about greed and money, pure and simple.

Yours truly,  
cindy chan piper  
IA-AIBC, MRAIC, RPP, MCIP (retired)

s.22(1) Personal and Confidential

**Ludwig, Nicole**

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**From:** MKY s.22(1) Personal and Confidential  
**Sent:** Sunday, May 21, 2017 7:53 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:** Comments for 105 Keefer rezoning

Dear Mayor and Council,

I am writing to you as a concerned citizen about the 105 Keefer X 544 Columbia rezoning proposal. Chinatown was where I grew up. Living in Vancouver with a Chinatown is a great part of my experience. I grew up with grandparents taking me to Chinatown every weekend. It was a vibrant community where lots of seniors live and to do their errands and meet with friends. I feel this is very important that we do not displace these people and the communities there at the profit of developers.

I strongly recommend that staff and council does not approve the application because of these reasons:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- It will economically displace vulnerable seniors in Chinatown.
- 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 City's Chinatown Historic Area Planning Committee did not support this project.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.

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

- More seniors housing and social housing
- A neighbourhood community centre
- A space for all ages
- More green space

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,  
Melanie Yeung

s.22(1) Personal and Confidential



## Tuerlings, Leslie

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**From:** Mayor and Council Correspondence  
**Sent:** Tuesday, May 23, 2017 1:35 PM  
**To:** Public Hearing  
**Subject:** FW: Chinatown Development Applications: 105 Keefer and 544 Columbia

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

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

**Sent:** Tuesday, May 23, 2017 12:56 PM

**To:** Mayor and Council Correspondence

**Cc:** Carr, Adriane; Affleck, George; Ball, Elizabeth; Deal, Heather; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; De Genova, Melissa

**Subject:** Chinatown Development Applications: 105 Keefer and 544 Columbia

Dear Mayor and City Councillors,

I oppose the Development Applications for 105 Keefer, 544 Columbia, and the City's current direction in Chinatown. Government listened in past to right injustice and wrongs in Chinatown. It can decide similarly today, and to change course. I urge City Council to listen to the Community and to reject these two proposals as presented.

I'm a Vancouver born, proud Chinese Canadian citizen and resident, with deep roots in Chinatown and B.C. My family and I have a direct relationship and connection to the Chinese Cultural Centre, Chinese Canadian Military Museum, and the Veterans and Railway Workers Memorial that are in the immediate vicinity of these projects. We will be impacted by this decision. More importantly many local residents including youth, marginalized, vulnerable low to no income citizens, and seniors in the area are at risk of homelessness and will be adversely impacted.

My family paid the head tax, faced extreme poverty and racism for generations as marginalized "non-persons". They helped build Chinatown and its strong identity, along with many others in Chinatown. They also actively fought the Chinese Exclusion Act, volunteered in World War II military efforts, as well as rallied Victoria to earn citizenship and win the vote for Chinese Canadians 1947. The human rights and freedoms of many Canadians and immigrants exist today as a direct result of these efforts 75 years ago. These are significant direct contributions by my family and the Chinese in Vancouver's Chinatown. The Government listened.

My comments and concerns with 105 Keefer and 544 Columbia:

1) Vancouver's Chinatown is a cultural historical district, a national treasure, and a significant neighbourhood to my family, local Chinese Canadians, immigrants, as well as to all Canadians and tourists who may visit. The National Trust of Canada recognizes Chinatown's heritage value and cultural sites as endangered. Vancouver Chinatown is important to all Canadians and our Canadian identity.

The values of equality, social justice, freedom and opportunity are at the heart and soul of Chinatown's foundation. These values must be upheld and preserved for present and future generations, not eroded or frozen in the past.

2) The Chinatown Historic Area Planning Committee, Chinatown community, residents and leaders overwhelmingly and strongly oppose these projects, including the latest proposal. These developments are inappropriate and do not adequately address concerns raised by Community. I agree with the Community.

This includes: The Chinese Benevolent Association, the Canadian Military Museum Society, the Chinese Cultural Centre, the Canadian Alliance of Chinese Associations, Chinese Canadian youths and seniors living in Chinatown. Additional 1800 oppose this project by petition (Chinatown Concern), more by email, and 75% of all respondents overall (G.Straight).

3) Chinatown is not just West Pender Street. Keefer and Columbia do not have strong enough heritage protections nor enough provisions and protections to support existing seniors, low to no income residents and renters in the area.

4) They do not provide enough truly affordable and social housing for existing local residents in relation to incomes and to national Canadian standards. Current residents cannot afford to live in the majority of the market units in these developments. 25 units of senior's housing are insufficient. This may satisfy City requirements but is a low standard for this area. A higher number is needed. Compare to the balance of hundreds of luxury units between these projects, and hundreds more in the area that have already been built or approved.

5) The Veterans and Railroad Workers Memorial at Keefer and Columbia is a standing tribute to the direct sacrifices and contributions of Chinese Canadians in Chinatown, across B.C., and Canada. It honours our past Canadian history of darkness and the triumphs and victories over institutional racism, poverty and segregation. It is also a living tribute for posterity and future generations, one of sacrifice, respect, and gratitude for the emancipation, freedom and equality of all Canadians, particularly those most marginalized.

This is not an ornament. These projects abut, loom over, and encroach upon the Memorial, the Chinese Cultural Centre, and Chinese Canadian Military Museum. They do not enhance and compliment them as important and significant heritage and legacy. Rather they dwarf and minimize them. The predominance of market luxury units is an inappropriate solution in an inappropriate location. They conflict with the values that are the sacred foundation of Chinatown and this Memorial. They minimize the importance of the Memorial and significant heritage buildings in the area and do not enhance or revitalize the area around the Memorial, Cultural Centre and Museum. They negatively impact the adjacent heritage buildings in the area and the whole neighbourhood.

These developments are way too tall and the massing too large for the sites. Even with setbacks 105 Keefer is too large. 12 storeys dwarf the Chinese Cultural Centre and the Memorial. Frankly, the architect's renderings are deceptive of scale and perspective; and the latest changes to the proposal are not nearly enough by all accounts.

6) These projects offer very little benefit and amenities to Chinatown and its residents. The proposed seniors centre and a courtyard are positive but not particularly open and inviting. 544 Columbia does not have appreciable community amenities. Cultural and public spaces are needed for local residents to be healthy, bond, socialize and thrive, openly and freely. Public green space, community centre, communal vegetable gardens, art and culture facilities, or public intergenerational spaces would be beneficial.

7) Today, it is not "racism" but a class war upon the poor in Chinatown and public interests. Global speculation and redevelopments threaten Chinatown now by placing higher importance and value upon wealth and tangible real estate property over Chinatown's significant heritage, its people and their community.

The premise that "Chinatown is dying" will not be improved by building predominantly market redevelopments that do not support the majority of local residents. These expensive condo redevelopments gentrify and continue to add pressure upon existing affordable housing and further exacerbate high housing costs and land values in the area and erode housing options for locals. They also impact small businesses that cannot afford rising rents.

Chinatown is being eroded by policies that promote if not incentivize local and global real estate speculation, empty homes and investment properties, as well as wealth inequality. Wealth inequality increases conflicts, marginalization, displacement and dislocation of poorer residents from and within their community. This needs to change.

8) Developers of these projects should not be rewarded with tax incentives, bonuses and density waivers to build primarily “market” luxury housing, in an overheated housing crisis when affordability relative to incomes has never been worse and homelessness is rising. These projects “sacrifice” respectively little in trade for higher density and high private profits. This does not improve affordability nor do benefits accrue to residents in Chinatown.

Government needs to listen carefully again. There are important lessons to be learned from Chinatown, our elders and past, to ensure its future meets success. Honour and respect of past generations and living elders in Chinese culture is sacrosanct. Respect and honour of Chinatown’s past and the current existing residents and the community are needed. The Memorial is tribute to those efforts and actions are needed to uphold those strong values.

Chinese Canadians and all Canadians have prospered in past because Government directed policies to local, regional and national concerns of Canadians first, including the poorest and most marginalized residents.

Let’s not waste this opportunity to build truly affordable and social housing in the community, by national standards. The needs of Chinatown are great but the City can work with senior levels of Government to better conserve, enhance and compliment what exists in Chinatown and provide more benefits and opportunities so locals can thrive and prosper.

Please reject these two proposals, listen and respect the input of the local Chinatown neighbourhood community, its residents, veterans and seniors. To do otherwise is a betrayal of both past, present and future generations of Chinatown and all Canadians, our national heritage, and cultural identity.

Sincerely,  
Madeline Cheng  
Vancouver Citizen and resident.

## Tuerlings, Leslie

s.22(1) Personal and Confidential

**From:** Wendy Au Yeung  
**Sent:** Monday, May 22, 2017 12:02 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: 105 Keefer St rezoning application

To city council:

This is my non-support letter for the Rezoning proposal for 105 Keefer St. I live near Chinatown, in Strathcona. Chinatown is my neighbourhood, and I depend on its stores for my daily needs - culturally relevant groceries and items. It is a place where I can be with the Chinese community, especially seniors, as well as feel connected to my ethnic heritage in the context of Canada.

I'm opposed to the rezoning application because of the following:

- Like the retail businesses in recent developments, the retail units in this project will be unaffordable 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.
- The seniors housing proposed is woefully inadequate.
- Approval of this project will result in developments like this becoming the norm in Chinatown, ignoring the fact that it is a historic neighbourhood.
- I am particularly concerned that this will accelerate the rate of gentrification of Chinatown. This is just another form of ethnically targeted displacement, not unlike the bulldozing of Hogan's Alley and Strathcona for the viaducts.

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
- All ages community facility
- A green space
- I would be delighted to see a community space at this 105 Keefer site, as it would truly meet the felt needs of seniors who feel like they have nowhere to go and socialize. Many are experiencing social isolation. Such a space will also allow youth to reconnect with their culture and elders, promoting the strengthening of social bonds as well. It would also allow more grassroots attempts at showcasing Chinese culture and history to the diverse population of Vancouver and its visitors.

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

Sincerely yours,  
Wendy Au Yeung

s.22(1) Personal and Confidential