

Shane Simpson, MLA
(Vancouver-Hastings)

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**Province of
British Columbia**
Legislative Assembly



Shane Simpson, MLA
(Vancouver-Hastings)

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

May 25th, 2017

Dear Mayor Robertson and Members of City Council

I am writing you concerning the proposed development at 105 Keefer Street in Chinatown and specifically to ask Council to reject this proposal.

I want to apologize for the lateness of this intervention. Unfortunately, I was unable to appear in person. However, I do believe this is an important decision for the community and the future of our city.

Having grown up in Chinatown, I have fond memories of a previous time. A time when the streets were vibrant and alive. When small merchants sold an array of items. Many that were exotic to those of us who were only learning about Chinese culture and heritage. I remember well embracing the food and smells of this truly unique community. While I did not fully appreciate the importance of Chinatown at that time, I was inherently aware of the excitement that Chinatown generated and was beginning to understand what a truly iconic part of our city it is.

I have watched Chinatown struggle through recent years as Vancouver has changed around it and as affordability issues have forced many of the more traditional residents and businesses to relocate. The result has been a diminished character for our Chinatown and the real risk that it will essentially disappear as a unique community.

Having said that I am also excited by the growing desire of people to truly revitalize Chinatown. To restore some of the excitement and traditions that are such an important part of our identity as a city. I am particularly excited to see that leadership coming from younger members of the Chinese-Canadian community supported by elders and others with experience and knowledge of the important history of Chinatown.

I believe that City Council would agree that Chinatown is an iconic part of our City. I also believe Council would agree that protecting and enhancing this heritage is essential if a true revitalization is going to happen in this community.

These desires and aspirations, which I believe are embraced by many Vancouverites, are put at risk by the proposed development at 105 Keefer Street. If you agree that we need to strengthen the cultural and historical contribution of the Chinese community to our city, this begins with Chinatown. If that is the objective, then development needs to be measured against the strategies to strengthen the community. 105 Keefer Street does nothing to support those aspirations. Rather, it has the potential to further compromise responsible development that is consistent with a revitalization strategy.

We all understand the desire for increased density and affordability in Vancouver. We understand the priority that Council has put on building new housing. However, we also know that we need to balance those legitimate housing objectives with the protection of our communities. Particularly those that are as unique as Chinatown. All communities need to accept density to address critical housing needs. We have seen that occurring in Chinatown with the range of condominium development that has taken place over the past few years. The question that Council needs to ask itself is when do we pass the point where meaningful revitalization of an iconic community is lost and it becomes little more than a façade of its past glory? This development has triggered those questions around Chinatown.

I know that the Mayor and majority of City Council value Chinatown and support a new future for the community that is solidly entrenched in its history. This requires a long view of the future where all developments are measured against these objectives. When I look at the different iterations of the 105 Keefer Street proposals, I see little that provides anyone with a concern about that future comfort that this project would provide a positive contribution to those aspirations. Rather, it increases the risk that we are going to homogenize another unique Vancouver community in a manner that will lose forever a part of our rich history.

Thank you for your consideration of this matter.

Sincerely,

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Sharie Simpson
MLA for Vancouver-Hastings

SLS:av
BCGEU



大溫哥華中華文化中心
CHINESE CULTURAL CENTRE OF GREATER VANCOUVER

February 26, 2017

Mayor Gregor Robertson
Vancouver City Councillors
City Planning Department
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson, Councillors and City Planners:

RE: Objection to Rezoning Application at 105 Keefer St. and 544 Columbia St.

This letter is written in objection to the proposed application for rezoning at 105 Keefer St. and 544 Columbia St. The applicant's proposed project lies at the heart of significant landmarks in Chinatown. It is immediately adjacent to the Monument to Chinese Canadians and in close proximity to the Sun Yat-Sen Gardens and Chinese Cultural Centre Museum.

The Monument stands in remembrance of the courageous Chinese Canadians who fought and died for this country. Chinese Canadians readily gave up their lives, so that today this nation may be free. They willingly paid the ultimate sacrifice in the service of Canada, despite the regrettable fact that the *Chinese Exclusion Act* was in force during their tour of duty. Chinese Canadians willingly defended our nation, despite their marginalization. Today, the Monument stands proudly in remembrance of their noble service.

The Monument also stands in commemoration of the railroad workers who constructed the infrastructure upon which this country was built. Chinese railroad workers suffered grievous bodily injury to build the railroad, with many losing their lives. To allow the rezoning to proceed would be a sign of gross disrespect to the Chinese Canadians who sacrificed their lives for Canada.

Moreover, the Sun Yat-Sen Gardens is the site upon which the Chinese Canadian community, and the Vancouver community at large, celebrates Chinese New Year and the Mid-Autumn Festival. Both of these celebrations are fundamental traditions to Chinese culture. Importantly, both of these celebrations are dependant upon the Moon. The proposed rezoning would result in a condominium that obstructs the view cone from the Sun Yat-Sen Gardens to the sky, thus marring the celebration of Chinese New Year and the Mid-Autumn Festival.

The height and massing of the proposed project does not fall in line with the cultural or architectural context of the neighbourhood. Traditionally, Chinatown's buildings consist of 25 foot frontages—this is true for both HA-1 as well as HA-1A zoning. The applicant's project is far in excess of the traditional frontage size. Therefore, it has no place being situated in such a

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culturally significant area. The project also lacks the requisite fine grain architectural elements necessary to make the project a true building of Chinatown. Aside from one abstained vote, the proposal was unanimously rejected by the Chinatown Historic Area Planning Committee. Chinatown is simply not a neighbourhood of glass and steel.

Out of respect to the Chinese Canadians who gave their lives to serve this country, and in veneration of the celebrations fundamental to Chinese culture, the rezoning application must be rejected.

The Chinese Cultural Centre of Greater Vancouver

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Fred KWOK
Chairman of the Board of Directors

2017 May 25 – re rezoning application for 105 Keefer Street and 544 Columbia Street, Vancouver, BC

Mayor and Council,

My name is Marilyn Hogan. I am the Chair of the COPE Housing Committee and Vice-Chair of Residents for Community Control on City Development. I am also a Vancouver resident.

I'm speaking against the 105 Keefer development rezoning application, for a number of reasons. The developer says that the rezoning would guarantee 25 units of senior housing, which is not all that many. If the company were really interested in helping seniors or other low-income people, it could offer seniors units without the rezoning or additional building height.

This application also offers market condos. Expensive ones. Costly market condos tend to drive up the cost of rentals in an area. This application, if approved, would likely impact the rest of Chinatown and the Downtown Eastside. The applicant talks about a "vibrant future" for the neighbourhood. But this really means, in effect, that the building would drive out the people and businesses who can't afford expensive places. Revitalization should be done by supporting the current residents, not by making their neighbourhood unaffordable. This is gentrification and that is not my idea of revitalization. A market development on this lot means the lost potential of a site to truly serve the community.

This application in this location does not comply with the 2012 Chinatown Neighbourhood Plan. Page 24 of the Plan states that: "maintaining the scale of development is important in retaining Chinatown's character". The Rezoning Policy for Chinatown South, clause 6(a) says that buildings should "Respect historic Chinatown (HA-1) in terms of adjacent architectural scale, orientation, massing expression, details and materials". In this present application, the building height and scale and location would actually overwhelm the immediate neighbours such as the Dr. Sun Yat-Sen Gardens and the Memorial Plaza and the Chinese Cultural Centre. This point has been reiterated to you several times in this public hearing.

This building would be suitable in many other parts of the city – but not here.

You have heard strenuous objection not only from numerous people at this public hearing, but also thousands of people who have signed petitions demanding that City Council say "no" to the project. They want a smaller scale building that is truly affordable for low-income people, including mixed-use public space for young and old to come together as a community. But I am not speaking for the Chinatown community. They have done that themselves.

It was said recently that City Councilors should make decisions that reflect the views of their constituents. This is your perfect opportunity to do just that.

Chinatown – historic Chinatown – is an integral part of Vancouver, something that makes our city so unique. Vancouver needs to save our Chinatown heritage. We need to do this together as a city. To that end, I urge the City to be creative with this. One option is to work with the federal and provincial governments to buy the land and undertake a land swap with the applicant – and thus provide the truly affordable housing and mixed-use building the people are asking for. That is the revitalization the Chinatown neighbourhood needs.

Dear Mayor & Council and Planning Department staff,

I hope you will find time in your busy day to read this letter. It is regarding the proposed development of 105 Keefer Place. I have struggled with the pros and cons of developing areas of the city and gentrification as a whole. On one hand, as an employee of a construction company and developer, I see the value construction and development brings to the community. It creates jobs, during and post construction, and it gives the population new businesses to support.

But at what cost does this prosperity come at? I believe it should come to no surprise that a group of people will lose in this situation. I think to the older generation of Chinese that have had their whole life in Chinatown. There is no doubt that many of the residents in Chinatown will be priced out of the region, moving to areas that are farther away and potentially even more expensive.

Only 25 social housing units will be created, some of which may not be below the HIL. Do you think any of the residents that will be priced out of their current homes will be able to afford to rent a market-priced unit? Do you think they will be able to buy one of the 106 that will go on the market? Meanwhile, the 106 market-price units, at probably close to \$500 a square foot profit is funneling directly to the developer and constructor.

But this decision goes beyond this building. This decision goes beyond the people it will displace, it will go even beyond everyone that stands to benefit from the development. I fear this decision is the first domino in a series of development decisions that will ultimately kill Chinatown.

I have fond memories of field trips in school to visit Chinatown. As a young, privileged (and perhaps stupid) white youth at the time, I thought it was a smelly, kind of gross area of the city. I also immediately recognized its uniqueness with regard to the rest of the city. Even myself at that young age could identify that it brought something new to an otherwise normal Canadian city. Later in my life, I have now learned of the cultural importance of this area of city that extends just beyond its perceived "difference".

We cannot erode these cultural areas of city, as we will lose our Canadian Identity in the process. We are not a single people. We are Chinese, we are Japanese, we are Indian, we are First Nations, and many many others. We are an amalgamation of all these different cultures. I believe to be Canadian means to be a part of all these nations. As such, even as someone who's British family came to Canada before 1900, I believe it is my job to stand with Chinatown to preserve its heritage.

I have lived to see my small seaside hometown of Steveston grow. It is now lined with condos and retailers that has forever changed the image of its humble Japanese upbringings. I ask that you do not begin this process for Chinatown. Preserve its image so that one day my children can complain about its smell as I once did.

But even more importantly, I hope that Chinatown serves as a reminder to them as to who we really are, and what it means to be Canadian.

Yours Truly,

Richard Ernest Cleveland

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Ludwig, Nicole

s.22(1) Personal and Confidential

From: Lara Hurrell
Sent: Friday, May 26, 2017 10:38 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan
Subject: 105 Keefer Proposal

I am concerned about how my hometown of Vancouver is rapidly developing. Chinatown has always been a much loved place for me to visit. I have noticed it has gone downhill in recent years.

This building proposal – 105 Keefer, is one more nail in the coffin for this historical and vanishing part of Vancouver. Chinatown is a national treasure. It is slipping away and being replaced with unaffordable condos such as this proposed development. Pretty soon there won't be a Chinatown left. It is one of few historical/character areas of interest for locals and tourists which in turn support the local economy. I am appalled at how Vancouver City Council is letting so many character homes be demolished (which provide affordable housing with basement/ rental suites). They are often replaced with massive box houses which don't usually offer rental suites. With this in mind, I urge Vancouver City Council to save my hometown of Vancouver's history and take a stand with Chinatown! This proposal doesn't fit with the area, isn't supported by locals including the Chinatown Historic Area Planning Committee and doesn't provide enough affordable housing and business opportunities. It simply doesn't fit with this culturally sensitive area.

There are enough expensive condos going up in Vancouver, "the city of glass condos." This space should be used for affordable housing or smaller scale business locations - making it affordable for people to run shops and keeps the area thriving and attractive to visit. I like the smaller scale narrow buildings concept with green space included alongside a community centre or similar offering.

Sincerely,

Lara Hurrell

Ludwig, Nicole

From: Shaun Riley
Sent: Friday, May 26, 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

To city council:

I'm writing because I don't support the 105 Keefer X 544 Columbia St rezoning application that has been put forth. I have lived close by Chinatown where the 105 Keefer site is, and cannot condone a government that would put the private sector above the needs of the community.

I strongly recommend that staff and council does not approve the building proposed for the following reasons:

- It will economically displace vulnerable seniors in Chinatown.
- The Keefer Triangle is a culturally significant site that should not be used for condos.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The size of the seniors housing units being offered is disheartening.
- 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.
- It is up to the government to ensure those who founded this city are protected by it.

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

- More social housing
- A community centre for the neighbourhood
- A plaza for the community
- A place for everyone from all ages and groups
- More green space

In conclusion, this proposal is not good for the neighbourhood.

Council has a responsibility to deny the application and consider a more positive use for the space that will support the community that has offered a profound historical impact in the face of oppression. Should council approve this project, I expect a public response stating why it was necessary and for the benefit of not only Chinatown, but the whole of Vancouver. Please recognize that this is an issue that affects many generations and will help define council as one who is sympathetic with the needs of its community or one who is out of touch with several generations.

I once again implore you to consider rejecting the 105 Keefer St rezoning application for the betterment of a city so many have come to love, but are losing faith in.

Yours sincerely,
Shaun Riley

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Ludwig, Nicole

From: Han Huynh s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 3:48 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: RE: 105 Keefer St rezoning application

To Vancouver City Council:

I am writing this email because I do not support the 105 Keefer proposal. I previously lived in the Chinatown neighbourhood. I currently live nearby Chinatown. Chinatown was a large part of my childhood. This historic area is very important to me. As a Chinese Canadian it worries me that down the line my culture in Vancouver will be diluted and forgotten. Chinatown needs to be preserved not only for those currently living and working in the area but for future residents of Vancouver.

I urge you to reject the application for these reasons:

- Taxpayers should not be funding Beedie's profit. We are funding the social housing that they are using to justify the increase in height and density. They are not paying any CAC and got a discounted DCL. This is not right.
- 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 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 a historic neighbourhood.
- 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 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.
- The reduction in family units is regrettable.

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

- More social housing
- Centre for the community
- A plaza for the community
- A space for all ages
- More community park space
- Buildings that are narrower that reflect the character of Chinatown

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

With regards,
Christine Huynh

Ludwig, Nicole

From: Sonya Spowage
Sent: Friday, May 26, 2017 2:42 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

Dear Vancouver City Council,

This email is for the 105 Keefer St. application. As a child, Chinatown was a big part of my life. Living in Vancouver with a Chinatown is a great part of my experience. Chinatown is such a special place. Pricing out the original inhabitants with gentrifying projects will destroy the character and soul of this neighborhood.

I don't support the proposed rezoning because:

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- It will 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 of this building is too tall relative to the surrounding historic buildings .
- 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.
- 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.
- 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.

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

- More seniors housing and social housing
- Community centre
- All ages community facility

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

With regards,
Sonya Hong Spowage

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Hailey M s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 2:11 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Opposition to 105 Keefer Proposal

To Vancouver City Council:

This is my non-support letter for the Rezoning proposal for 105 Keefer and 544 Columbia. I have previously worked in Chinatown. This historic area is very important to me. Multiple generations of my family used to live in Chinatown and my grandparents still rely on services provided by the Chinatown community for their social livelihood. My late great-uncle, who was deployed in WW2, has been honoured through the wartime memorial. Chinatown serves as a place of gathering, learning, and memoriam for family members on both sides of my family.

I strongly recommend that staff and council does not approve the proposal 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.
- 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.
- 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.
- Seniors housing offered does not justify the additional height requested.
- Approval of this project signals that the City does not value our 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.
- This proposal has been rejected by the communities which depend on this space. Even the 25 affordable housing units that have been promised (and unfairly paid for by BC Housing instead of the developer) are priced so that they are inaccessible for the low-income and pensioned local community whose lives will be immediately impacted by the development.

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

- More social housing
- Community centre
- An intergenerational community space
- A park for the community

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

Yours truly,

Hailey Mah

s.22(1) Personal and Confidential

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

Ludwig, Nicole

s.22(1) Personal and Confidential

From: [REDACTED]
Sent: Friday, May 26, 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

To Vancouver City Council:

I am writing this email to express my concerns about the Rezoning prosoal for 105 Keefer and 544 Columbia. I live very nearby Chinatown.

I urge you to not approve the proposed development 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.
- 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.
- 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 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.
- 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.
- 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:

- More social housing
- A community centre for the neighbourhood
- A plaza for the community

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

Regards,
Nick Tyzio

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Ludwig, Nicole

From: Natasha Zrno s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 12:36 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

To city council:

I am writing to you as a concerned citizen about the Rezoning prosoal for 105 Keefer and 544 Columbia. I live in the neighbourhood by the rezoning site. I grew up going to Chinatown as a kid. Chinatown is a special part of my Vancouver. I live here and I am conserned about the community being sterilized by an increase of tourism and negative developments.

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

- Beedie should not profit on the backs of taxpayers. Taxpayers are paying them for the social housing. With discounted DCL and no CACs, Beedie is not paying their fair share to justify the rezoning.
- The ground floor retail businesses will unlikely be affordable to seniors.
- 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 propotion. The average building around the area is two to three storeys tall and this one is twelve.
- 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 in 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 a tribute to the historic contributions of Chinese-Canadians. It is inappropriate to be building luxury condos next to it.
- Chinatown has enough new units for singles. The neighbourhood needs more family housing which this project does not deliver.
- It is simply Unethical.

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

- Community centre
- All ages community facillity
- Fine-grain buildings that are broken up on the lot
- For the purpose of ONLY LOCAL BUSINESSES.

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

Sincerely,
Natasha Zrno

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Anh Quach s.22(1) Personal and Confidential
Sent: Thursday, May 25, 2017 11:31 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: Rezoning at 105 Keefer St

Vancouver City Council,

This is my non-support letter for the Rezoning proposal for 105 Keefer St. Living in Vancouver with a Chinatown is a great part of my experience. Priceless memories there!! Important to protect this neighbourhood!!

I urge you to not approve the application 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 price low-income local out of the neighbourhood.
- 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.
- It is completely out of proportion. The average building around the area is two to three storeys tall and this one is twelve.
- The density proposed in this project does not fit the character of a historic neighbourhood.
- It was rejected by a City committee, Chinatown Historic Area Plann 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.
- 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.

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
- An extension of the Memorial Plaza
- A place for everyone from all ages and groups
- More 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.

With regards,
Anh Quach

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Jennifer Du s.22(1) Personal and Confidential
Sent: Thursday, May 25, 2017 11:13 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
Subject: 105 Keefer rezoning proposal

To city council:

I am writing this email to express my concerns about the 105 Keefer St. application. Chinatown was a large part of my childhood. Chinatown is an important part of my Vancouver.

I am very concerned about the rezoning proposal for many reasons including the following:

- The social housing that will give Beedie their additional height and density is funded by taxpayers like me. They are also paying reduced DCL and no CAC. Beedie has not truly provided any community benefits to warrant the rezoning.
- 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.
- This is a critical site in a historic area. It should not be used for market condos.
- There is insufficient seniors housing.

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

- Affordable housing for seniors
- Centre for the community
- A space for all ages

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

With regards,
Jennifer Du

s.22(1) Personal and Confidential



Ludwig, Nicole

From: N L s.22(1) Personal and Confidential
Sent: Thursday, May 25, 2017 9:31 PM
To: Public Hearing; Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Ball, Elizabeth; Carr, Adriane; Meggs, Geoff; Reimer, Andrea; Deal, Heather; Stevenson, Tim; De Genova, Melissa; Kelley, Gil; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: Letter for 105 Keefer

To Mayor and Council:

This email is concerning the Rezoning proposal for 105 Keefer St. I currently live nearby Chinatown. I grew up going to Chinatown as a kid. Chinatown is an important part of my Vancouver.

I am strongly opposed to the proposal for the building 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.
- Like the retail businesses in recent developments, the retail units in this project will be unaffordable to seniors.
- This project will contribute to increased property taxes that independent family businesses cannot afford.
- 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 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 insufficient seniors housing.
- 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:

- More social housing
- A neighbourhood community centre
- A community plaza
- All ages community facility
- Public green space
- Fine-grain buildings that are broken up on the lot

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

Regards,
Nancy Lee

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Leslie Shieh s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 11:30 AM
To: Public Hearing
Subject: Oppose 105 Keefer Street and 544 Columbia Street Rezoning Application

Dear Mayor and Council,

I am writing to oppose the revised rezoning application for 105 Keefer Street and 544 Columbia Street as submitted on December 12, 2016.

Growing up, Chinatown was where our family went to buy Chinese grocery, ingredients, and medicine, to access services, and to maintain cultural ties. Today, I live in Strathcona and frequent Chinatown regularly. I also work with the Chinatown Society Heritage Buildings Association on the Chinese Society Legacy Program. I am grateful for Chinatown's existence and familiar with the challenges it faces.

Regarding this application, I acknowledge the efforts of the proponent team in revising the design. However, rezoning is a mechanism set in place to allow Council, staff, and community members to pause, evaluate, and consider the future. It is not about whether the developer has met a checklist of criteria and guidelines. The new condominium developments on Main Street have not brought about the kind of revitalization that the community had hoped for when the current policies were adopted about a decade ago. The proposed project has created much angst in the community because of the importance of the site, the escalating land prices in Chinatown, and the lack of time and opportunity to rethink the current policies.

Rezoning allows Council to implement policies and set new directions for the future. However, many policies impacting the neighbourhood are currently under review or are in the planning phases and as such it remains unclear how the proposed development achieves neighbourhood policies and goals. In particular, the Chinatown Economic Revitalization Policies are currently under review. The Northeast False Creek Plan, including the removal of the Georgia Street Viaduct, has only recently completed phase one. The new St. Paul's Hospital and Health Campus plan just completed its May open house. These policies will have critical impact on Chinatown. The proposed development is located at the centre of this neighbourhood and on one of the few remaining large lots and what is built will be defining, therefore it should not be excused from policies under review.

The argument that developers need certainty is not a reason to approve this rezoning application. All development carries risks and developers are aware of that prior to land purchases.

Many people in support of the project have reasoned that the proposed project is preferable to the empty parking lot. They have also said that if the rezoning does not pass, the developer can choose to move forward without rezoning, and in which case the community will lose the 25 social housing units for seniors. This point of view too simply equates rezoning with the provision of social housing. There are other ways to build social housing using the funds BC Housing has committed to purchasing the 25 units. For instance, some society buildings have the potential to provide additional social housing. I don't believe that the approval of a rezoning project on such a significant site should be dictated by the provision of 25 social housing units. Rather, it should be guided by what would benefit the Chinatown community and the preservation of its culture and heritage in the long term.

Thank you for the opportunity to comment.

Respectfully,

Ludwig, Nicole

From: Joseph Jones s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 11:37 AM
To: Public Hearing; Mayor and Council Correspondence; Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea; Stevenson, Tim; Robertson, Gregor
Subject: Re: CD-1 Rezoning: 105 Keefer Street and 544 Columbia Street

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

I oppose the rezoning of 105 Keefer for many reasons. Following are three specific points. Think of them as rotten tips on the top of a perfidious iceberg.

One. On 23 June 2016 I submitted comment on the revised rezoning application, which you can view at:

<https://twitter.com/jonesj/status/867802070086070272>

Maximum project height has since been reduced from 141'8" to 134'10" – yet "policy" states a maximum of 120 feet. That later policy swerve also fails to respect a previous commitment to 90 feet. Why is too much height never enough?

Two. Jean Swanson has informed you that BC Housing is funneling \$7.3 million into the "social housing" benefit detailed on page 18 of the report to Council. I have confirmed that figure, which you can find at:

<https://twitter.com/jonesj/status/868152610783510533>

What kind of a shell game is the City of Vancouver running, trying to claim that provincial money handed over to a profiteering developer amounts to a "public benefit"? Laundering public money through a private developer is not a benefit of any kind. It is even more disturbing to learn from your own staff (questions at beginning of May 25 session of public hearing) that the direct dealing that has taken place between Beedie and BC Housing is "somewhat unique."

Three. In the public hearing so far, great emphasis has been placed on provision of space for seniors. This matter gets these two vague lines in the report to Council:

Seniors Cultural and Recreational Activity Space — A Community Use Agreement (CUA) will be required to secure public access for the below-market CRU on the ground floor.

John Mackie in the Vancouver Sun concludes his article on the rezoning with one ominous sentence:

Beedie would also give a 10-year lease on a 1,200 sq. ft retail space to Chinatown groups.
<http://vancouver.sun.com/news/local-news/controversial-chinatown-rezoning-to-go-to-a-public-meeting>

There is nothing certain or free or permanent about the "promise" of this space. It probably would prove to be no benefit at all.

This particular fake carrot reminds me of another situation that exposes just how phony this parading of benefits so often proves to be. The touted "new library" at King Edward Village amounts to nothing more than one ten-year period of no-charge lease (less than ten when you allow for three flood closures so far). After quite a few years, developer Aquilini still fails to lease out all of the ground floor commercial space. What a sweetheart stinko deal that one was. For more detail, see item five under "King Edward Village" section at:

<https://eyeonnorquay.wordpress.com/2013/08/22/kingsway-knight/>

I have concentrated on a few details that should suffice to raise fatal doubts about the honesty of this project, and the honesty of those who would see any result other than the failed vertical gated community – as described by informed real estate/finance insider John Cassidy at the conclusion of the May 25 session of the public hearing. Heed his words.

Sincerely,

Joseph Jones

Ludwig, Nicole

From: Ali Hui s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 1:10 PM
To: Public Hearing
Subject: Rezoning Application for 105 Keefer St

To The City of Vancouver,

I am an original Vancouverite who started life in Chinatown. I attended Kindergarten at Strathcona Elementary School and one of my fondest memories was when Mayor Art Phillips came to visit.

I ended up graduating from Gladstone Secondary and went on to be a French Major at UBC. I spent my college summers and holidays as a student employee at what was BCTel at the time, now Telus.

I believe in progress. I believe in development. I want the people of the community to be heard and to be treated fairly. Laws should not be bent or broken in the name of profit. We, as a community, can afford and should continue to build within development guidelines. Questions should be asked when new development guidelines are challenged by developers:

Does this benefit the community?

Does this benefit the neighbourhood?

Does this benefit the people?

All should be answered by a resounding "Yes".

Vancouver Chinatown is one of the few true heritage neighbourhoods remaining in the city. It is known and loved by locals and visitors far and wide. Let's try to preserve what few historical places and spaces we have remaining. Vancouver has not done the best job of this in the past. It's not entirely late for the likes of Chinatown, Commercial Drive, the Fraserhood, Gastown, or Mount Pleasant. Today when I return to these neighbourhoods; amongst the progress, I still recognize my old friends.

Sincerely yours, Alice Hui

Ludwig, Nicole

From: Marisa Holmes s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 1:34 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan
Subject: RE: Rezoning at 105 Keefer St

Mayor and Council:

This is my non-support letter for the Rezoning application at 105 Keefer St. I used to live in Chinatown. I live close by Chinatown where the 105 Keefer site is. Currently, I work in the neighbourhood. Chinatown was a significant part of my upbringing.

I care about the neighbourhood, and the community of older Chinese seniors living inside the neighbourhood. I am part of the community, involved in the community - But I haven't felt as comfortable since the application to rezone the height restriction - since condos starting moving in, it becoming a whiter neighbourhood with a false 'chinese-y (not chinese) facade.

I know family and seniors who live there and I care about them being displaced, I'm concerned.

You should not approve the building 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.
- 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 was rejected by the City of Vancouver Chinatown Historic Area Planning Committee.
- The seniors housing being offered in this project is discouraging.
- Approval of this project 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 number of units suitable for families is dismal.

The following uses of the site are more appropriate:

- Affordable housing for seniors
- Centre for the community
- All ages community facility
- 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.

With regards,

Marisa Holmes

s.22(1) Personal and Confidential

A large grey rectangular redaction box covers the content of the letter below the signature.

Ludwig, Nicole

From: Aya Peloquin s.22(1) Personal and Confidential
Sent: Friday, May 26, 2017 1:38 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; Hoese, Karen; Mayor and Council Correspondence; Zeng, Yan; Cheng, Paul
Subject: RE: 105 Keefer St rezoning application

Dear Vancouver City Council,

I have concerns about the 105 Keefer St rezoning proposal. Chinatown is very close by to where I currently live. I currently work nearby the proposed development. The historic area has special significance to my upbringing. I care a lot about the neighbourhood.

I am very concerned about the building proposed 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.
- 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.
- 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.
- Members of the Chinatown Historic Planning Committee voted against this project.
- The seniors housing units being proposed in this project are not guaranteed.
- 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 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:

- Community centre
- A plaza for the community
- All ages community facility
- Public green space

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

Regards,
Aya Peloquin

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential

May 24, 2017

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

Dear Mayor Robertson and Councillors:

Re: Following up on my remarks of May 23 opposing the proposed 105 Keefer/ 544 Columbia rezoning application

Thank you for the opportunity to address Council yesterday evening. I am attaching my speaking notes as requested by Councillor Adriane Carr.

The quote I read last night was from the minutes of your Special Council Meeting of January 26, 2010.

As a person who spoke strongly in favour of the 2011 changes in HA-1A zoning regulations, I feel a responsibility for how these well intentioned regulations went wrong.

- If Council's January 26, 2010 motion had been followed, the subject site would not have been perceived as suitable for a taller building, the developer would have been discouraged from paying what was then an over high price for the properties and we would all have been saved a divisive debate. (The high price paid for the lots no doubt contributed to the subsequent soaring property assessments in the historic district.)
- If we had not all agreed to increase the outright allowed height in HA-1A to 90 feet from 70, then we would have been able to realize CACs or social housing from heights of more than 70 feet. (However, it would make life so much more straightforward to replace this approach to financing community needs.)

When St. Paul's Hospital is operational and Northeast False Creek is opened into the district, fine grained and historically rich Chinatown will be a highly valued relief from the surrounding large-scale urban development. Of course Chinatown -- especially the HA-1A district -- will be largely rebuilt over time. But with a little proper guidance it will be rebuilt on its unique scale and that scale will allow smaller builders to participate, smaller businesses to have a chance and less of a class divide to mark the buildings. And significant densities will still be achieved.

I'm heartened by Planning's recent announcement of a rethink of the HA-1A zoning policy and look forward to this second chance to get Chinatown's physical development policies right.

Yours truly,

s.22(1) Personal and Confidential

Doug Halverson

Comments concerning the Rezoning of 105 Keefer and 544 Columbia
23 May 2017

Mayor Robertson and Members of Council,

Thank you for the opportunity to speak tonight.

I am Doug Halverson. I was president of the Dr. Sun Yat-Sen Garden Society in 2010 when I first appeared before you concerning what we then called the Keefer Triangle. Tonight I am here as a private citizen and a participant in the Vancouver Chinatown Revitalization Committee. I am opposed to this rezoning.

I want to acknowledge Joe Wai as I speak tonight. I also want to acknowledge the efforts of this Council and City staff. Joe worked tirelessly for progressive causes in Vancouver and so have you. That's what has made this discussion so hard. In so many ways this Council and City staff have worked together with the community to keep Chinatown vital. But the issue of building height has created division between Council and the community and within the community itself. That is a shame.

In January of 2010 Council heard the first round of public submissions on the general idea of taller buildings in Chinatown. The future of the Keefer Triangle was an especially contentious item because of the visual impact it would have on the Dr. Sun-Yat Sen Garden and Historic Pender Street – which has subsequently been recognized as a National Historic Site.

After the speakers were finished, Council passed this motion unanimously:

FURTHER THAT Site 3 in Figure 2 of Appendix E of the above-noted Policy Report, known as the Keefer Triangle Site, is not supported by Council as a higher building site, and further that heights above the base zoning height of 90 feet on this site would be of concern due to potential impacts;
(Item "D" of Paragraph 3, page 7, Minutes of Special Council Meeting of January 26, 2010)

To my knowledge this motion has never been rescinded by Council but it was certainly not apparent in the zoning policy documents that followed in 2011. The Keefer Triangle no longer appeared as a potential site for taller buildings but Council's explicit non-support was also missing.

Whatever the reason for this change, the reasons that led you to vote unanimously against taller buildings on this site in 2010 remain today.

There are few if any buildings on Chinatown's Pender Street that are taller than 60 feet. The proposed building before us tonight will loom over its surroundings even if it has skinnier shoulders than its earlier iterations. According to the proponent's website the proposed building will now include 25 units of low-to-moderate income seniors housing as a community benefit. Think about that: rental housing affordable to seniors with "moderate" incomes is now to be considered a community "benefit" in Vancouver.

Whatever deal might be worked out to allow those low to moderate-income seniors a place in Chinatown, the community concession will be to allow the building to be three storeys taller than otherwise allowed – taking the building to double the height of its historic neighbours. No matter how faded the tones of the architectural renderings, those three storeys would dominate the historic district just as the new Main Street buildings now dominate Main and Keefer streets.

Seven years ago Chinatown needed economic stimulus. Encouraging residential development made sense and it still does – but it is a matter of degree. We now see land assembly and the promise of greater densities pushing property values so high that property taxes are driving out small businesses. Property assessments increased a third to a half between 2015 and 2016. This is especially problematic for Chinatown whose very character is dependent on independent retailers.

The historic district is now perilously close to being unaffordable for those who make it Chinatown. When you make your decision on this rezoning application please remember the generous redevelopment potential under the outright heights introduced in the 2011 zoning changes. Redevelopment under the outright heights has been – and I am sure will continue to be – broadly supported in the neighbourhood.

Chinatown and Strathcona have endured generations of well-intentioned municipal initiatives that have threatened their survival. Urban renewal, the freeway, the 1972 fire hall proposal, the Carrall Street Greenway and much of the well-intentioned Downtown Eastside policy all have compromised Chinatown while councils pursued priorities they deemed to be higher. Approving the proposed structure at 105 Keefer would be perilously close to this tradition. Last Friday Planning Staff announced it is proposing that the provisions that made this application possible be removed from district zoning. That is good. There is nothing to stop you from applying the insights that have led them to this conclusion right now. Thank you.

If am against the rezoning application at 105 Keefer because

Dear Mayor of Vancouver,



As a young professional looking for housing, condo is a horrible idea. I don't want to live in a box. I prefer lively communities and cultural activities.



Please stop 105 Keefer rezoning.

Vancouver is home to the largest Chinatown in Canada. Here you can enjoy everything from a lively dim sum lunch to a quiet moment at a classical Chinese Garden. Take in the unique mix of heritage, shopping, food, art, drink and entertainment.

www.vancouver-chinatown.com

*Jen Tsai
2017/5/25*

BRASS BOY MAIL

MAY 26 2017

Mayor + Council

Vancouver City Hall

453 W 12th Ave

V5Y 1V4

photo: Daniel Ho / design: Peter Tom