

From: s.22(1)
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 1:31:44 PM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

溫哥華的唐人街百折不撓，生生不息。它是溫哥華重要的一部分，亦是加拿大不可缺少的脈絡生命。唐人街是溫哥華建埠社區之一，與煤氣鎮，日本街，士達孔拿，共同見證城市由始至今的風風雨雨。2011年，溫哥華唐人街成為加拿大國家歷史遺產。但最近，唐人街面臨巨大的發展壓力和風險。溫哥華古蹟文物委員會列出十大急需保護的瀕危地點，唐人街位列第三。

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"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 1:01:09 PM
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s.22(1)

Vancouver, BC V6R 4H9
Canada

From: 5-22(1)

To: write@savechinatownheritage.org

"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 12:42:54 PM

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5-22(1)

RICHMOND, BC V6Y 1N5
CANADA

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To: write@savechinatownheritage.org

["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

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Vancouver, BC
Canada

From: 522(1)

To: write@savechinatownheritage.org

"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 12:19:00 PM

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522(1)

Vancouver, British Columbia v5p1z2
Canada

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"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 11:59:25 AM
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Sincerely,
謹上

§ 22(1)

richmond, b.c. v7e4e9
Canada

s.22(1)

From:

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 11:40:58 AM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

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Sincerely,
謹上

--
s.22(1)

Richmond, BC V7E 6M5
Canada

From: [REDACTED]
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 11:03:55 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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Sincerely,
謹上

[REDACTED]

Vancouver, BC V6B 3W7
Canada

From: s.22(1)
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 10:02:24 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
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Sincerely,
謹上

s.22(1)

Vancouver, British Columbia V6N 1B1
Canada

From: 522(1)
To: wnte@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/18/2016 11:06:33 PM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,
謹上

522(1)

From: s.22(1)
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 10:01:31 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,
謹上

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s.22(1)

Vancouver, B.C. V5L 1C9
Canada

From: s22(1)
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 10:00:24 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

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Sincerely,
謹上

s22(1)

Vancouver, BC

From: [REDACTED] 5.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 9:53:25 AM

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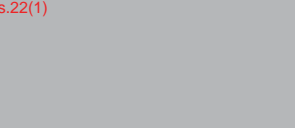
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s.22(1)



Coquitlam, B.C. V3J7M1
Canada

From: 522(1)

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Date: 5/18/2016 10:30:35 PM

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Sincerely,

謹上1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

When City Council passed higher building height allowances in the historic low-rise neighbourhood in 2011, it agreed to conduct a social impact study to assess the effects of new developments on the local low-income community and where opportunities for enhanced affordability and liveability may be achieved. Since then, multiple new market developments have been completed - including two large, mixed-use developments on Main Street – however, there has been no significant levels of – or plans for – affordable housing, indoor or outdoor community spaces, or social services.

The 105 Keefer site is one of the last large parcels of land in Chinatown and located in the heart of the neighbourhood, adjacent to the Chinatown Memorial Square and neighbouring the Chinese Cultural Centre and Dr. Sun Yat-Sen Garden. The rezoning would cost the site its heritage designation and Chinatown's distinct character, as well as opportunities to better fulfill the Chinatown Vision plan. We believe that the 105 Keefer site has a lot of potential to help City Council execute the community vision and to meet community needs. The current, third revision, of the proposal continues to leave a lot of this potential on the table.

1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

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Sincerely,
謹上

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s.22(1)



From: s.22(1)

To: write@savechinatownheritage.org

"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/18/2016 6:22:18 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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Sincerely,

謹上

s.22(1)

Vancouver, BC V6A1B2
Canada

From: s.22(1)

To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/19/2016 4:22:32 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. Today, Chinatown is #3 on Heritage Vancouver's 2016 Top 10 Watch List of endangered sites in the city, under risk of demolition due to high development pressure.

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The 105 Keefer site sits at the heart of Chinatown, sharing an alleyway with the historic area of Pender Street, neighbouring the Chinese Cultural Centre and Dr. Sun Yat-Sen Classical Chinese Garden, and adjacent to the Chinatown Memorial Statue/Plaza. Currently zoned for 90 feet, additional building height through rezoning at this culturally-sensitive site is NOT NEGOTIABLE.

奇化街105號位於街坊社區的心臟地帶，與傳統的片打街一脈相承。這片土地毗鄰中華文化中心及中山公園，亦緊貼華埠悼念廣場。目前的建築高度限制為90尺。這是一片有人文生命的土地，若重新規劃超出高度限制，我們不會妥協和接受。

When City Council passed higher building height allowances in 2011, it agreed to conduct a social impact study to assess the effects of new developments on the local low-income community and where opportunities for enhanced affordability and liveability may be achieved. Since then, multiple new market developments have been completed, however, there has been no significant levels of – or plans for – affordable housing, indoor or outdoor community spaces, or social services.

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Sincerely,
謹上

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s.22(1)

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/18/2016 5:18:09 PM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)

Address: s.22(1)

Postal Code: v6E1z5

Email: s.22(1)

Phone: s.22(1)

Comments:

The proposed rezoning does nothing to address the specific qualities of the cultural context, or the site. Why 81 parking spots when there is parking garage across the street? What are the CAC? Seems incredibly mediocre for such a great location. The community and site really deserves a large public plaza and as a centre point of chinatown and its history.

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/17/2016 5:55:16 PM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)

Address: s.22(1) Vancouver, B.C.

Postal Code: V6A 2R5

Email: s.22(1)

Phone

Comments:

Proposed Rezoning Application #3 Community Open House, May 16, 2016, 105 Keefer Street.

NO, I do not support the proposed development of this site.

Comments:

1. As reported previously, the BULK, HEIGHT and USE are not appropriate for this particular site, which has immediate impact to Historic Chinatown (HA-1). This is not to mention the "architecture" but the continuing proposed bulk and height. The Parkade on the south side of the street is about 70' high, the CCC Museum Archives is 55' at its peak, the Ho Ho Restaurant and the CBA Building on Pender Street (HA-1 zoning) are a tall four storeys, or about 55' to 60'.

This proposal is still at 120' ft. high, with the periphery street façades at 80' to 90' high, with few or no set-backs. The setback is at nine storeys, while those of most Historical Districts are two - five storeys.

2. USE: 15% of "Seniors Housing" (not defined as the "needy core," "affordable" or rental) is not sufficient to accommodate the needed living units for seniors now.

A 1,000 sf. "lounge" does not respond to the needs of seniors at large. The CCC had a Seniors' Lounge on the ground level. Why can't this group discuss this with the CCC so that a facility can be open and available to all seniors?

Condos, particularly luxurious ones, will bring a different kind of resident (if used at all). What is required is that the folks of the community would and could support businesses while living there.

3. "THE ARCHITECTURE": Many design guidelines have been made and accepted by City Planning. The new developments (rezonings on 600-block Main) essentially responded without digesting the essence and intent of "Chinatown-character." A community paper on this was presented to CHAPC and City Planning in 2012, which accepted it.

This proposal paid more attention to that with each revised submission. However, it has begun to improvise outside of the guidelines by having seven to nine storeys of the "narrow 25-ft. bays with recessed balconies." Nowhere in all of Chinatown have such similar designs been adopted. Perhaps it they were not meant to be proportionately so high and narrow, even at their place of inspiration in Guangzhou, Hong Kong, Macau, and all of Guangdong Province.

All in all, there have been improvements to the proposal, but buildings alone do not define Historic Districts...we need the appropriate form, height and use.

s.22(1)

May 17, 2016

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/19/2016 9:00:54 AM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [REDACTED]

Address: s.22(1) [REDACTED]

Postal Code: V6B 1R1

Email: s.22(1) [REDACTED]

Phone [REDACTED]

Comments:

I am fully in support of the redevelopment of the lots at 105 Keefer St and 544 Columbia St. The proposal by the developer, Beedie Group will provide much needed social, and market housing as well as retail space for the area.

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/19/2016 9:45:40 AM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: ^{s.22(1)} [REDACTED]

Address: ^{s.22(1)} [REDACTED]

Postal Code: V6B1R1

Email: ^{s.22(1)} [REDACTED]

Phone [REDACTED]

Comments:

Looks good to me.

From: s.22(1)

To: ryan@beediegroupp.ca
[kreb@beediegroupp.ca](mailto:krb@beediegroupp.ca)
houtan.rafi@beediegroupp.ca
gborowski@merrickarch.com
"Robertson, Gregor" <Gregor.Robertson@vancouver.ca>
"Reimer, Andrea" <Andrea.Reimer@vancouver.ca>
"Jang, Kerry" <Kerry.Jang@vancouver.ca>
"Louie, Raymond" <Raymond.Louie@vancouver.ca>
"Carr, Adriane" <adriane.carr@vancouver.ca>
"Meggs, Geoff" <Geoff.Meggs@vancouver.ca>
"Affleck, George" <george.affleck@vancouver.ca>
"Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>
"De Genova, Melissa" <Melissa.DeGenova@vancouver.ca>
"Deal, Heather" <Heather.Deal@vancouver.ca>
"Stevenson, Tim" <Tim.Stevenson@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
"Kevin Huang" <kevin@huafoundation.org>
s.22(1)
s.22(1)
s.22(1)
"Youth Collaborative for Chinatown - 青心在唐人街" <ycc.yvr@gmail.com>

Date: 5/17/2016 2:06:20 PM

Subject: Use of Photo Without Consent (again) re: 105 Keefer rezoning application

Attachments: Concerns About Integrity of Public Process - 105 Keefer and 544 Columbia.pdf
Use of Photo Without Consent-Background Information-p.13.pdf
Background Information.pdf

Dear Mayor and Council, Beedie Development Group, Yan Zeng, and Greg Borowski,

Upon the last round of rezoning application for 105 Keefer, we had written with the attached letter identifying USE OF PHOTO WITHOUT CONSENT. Our photo has reappeared in the current third rezoning application on [p12 of the Background Information](#), and also last night in one of your display boards at the Community Open House.

We require it removed IMMEDIATELY, and for written acknowledgement over this breach of use and agreement to remove ASAP.

June Chow

On behalf of Youth Collaborative for Chinatown - 青心在唐人街

3. USE OF PHOTO WITHOUT CONSENT

A photo that appears within the **Community Benefits** page of the applicant's package--of a community event in the Chinatown Memorial Plaza held by the Youth Collaborative for Chinatown--is used without our knowledge, consent or consultation.

Although the photo has since been replaced and updated for September 2015, we know that the rezoning application as distributed in hardcopy to the Chinatown Historic Area Planning Committee for its November 10, 2015 meeting contains the original photo. Please find the highlighted photo in the attached document "Use of

Photo Without Consent-Background Information”, and on p.13 of the original “Background Information” document downloaded off of the City of Vancouver’s website, before it was revised:

<http://former.vancouver.ca/commsvcs/planning/rezoning/applications/105keefer/index.htm>.

----- Forwarded message -----

From: Youth Collaborative for Chinatown <ycc.yvr@gmail.com>

Date: Tue, Dec 15, 2015 at 12:17 PM

Subject: RE: Concerns About Integrity of Public Process, Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

To: ryan@beediegroupp.ca, krb@beediegroupp.ca, houtan.rafi@beediegroupp.ca, gborowski@merrickarch.com, gregor.robertson@vancouver.ca, Andrea Reimer <andrea.reimer@vancouver.ca>, kerry.jang@vancouver.ca, raymond.louie@vancouver.ca, adriane.carr@vancouver.ca, geoff.meggs@vancouver.ca, clraffle@vancouver.ca, clrb@vancouver.ca, clrdegenova@vancouver.ca, clrdeal@vancouver.ca, clrstevenson@vancouver.ca, yan.zeng@vancouver.ca

s.22(1)

W

Dear Mayor and Council, Beedie Development Group, Yan Zeng, and Greg Borowski,

We are writing as individuals active in Chinatown-based community organizations who share concerns over the integrity of the public process undertaken by Beedie Development Group concerning the rezoning application for 105 Keefer and 544 Columbia Street. As such, we do not support the application to rezone 105 Keefer and 544 Columbia Street from HA-1A to CD-1 to allow for a 13-storey mixed-use development.

Please see the attached letter detailing our concerns, and supporting documents.

Sincerely,

June Chow, Youth Collaborative for Chinatown

Doris Chow, Youth Collaborative for Chinatown

Kathryn Lennon, Youth Collaborative for Chinatown

Kevin Huang, Hua Foundation

Melissa Fong

TO: Mayor and Council
Yan Zeng, Rezoning Planner, City of Vancouver
Ryan Beedie, President, Beedie Development Group
Keith Beedie, Chairman and CEO, Beedie Development Group
Houtan Rafii, Vice President, Residential Development, Beedie Development Group,
Greg Borowski, Merrick Architecture

CC: Carol Lee, Chair, Vancouver Chinatown Revitalization Committee

Date: December 15, 2015

RE: Concerns About Integrity of Public Process, Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

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We know that our concerns and position are shared by numerous other Chinatown-based organizations, including the Chinatown Heritage Area Planning Committee and its member representatives as expressed at its recent meeting of November 10, 2015 in which it voted against the Revised Rezoning Application for 105 Keefer and 544 Columbia.

While we acknowledge that individual City of Vancouver and Beedie Development Group staff have been responsive to certain aspects of community input, we feel that other aspects have been misconstrued and wish to bring these to your attention. Vancouver's Chinatown is recognized in the 2002 Chinatown Vision Direction as a "a place that tells the history with its physical environment, a place that serves the needs of residents, youth and visitors, and a hub of commercial, social and cultural activities".

We know that, as leaders of your respective teams, you would join us in recognizing Chinatown's uniqueness, and in seeing that any development that occurs in this nationally, provincially and locally significant neighbourhood is pursued and undertaken in a manner that upholds integrity of public process.

On June 25, 2015, Vancouver Chinatown Revitalization Committee (VCRC) President, Carol Lee, hosted a meeting of Councillors Raymond Louie and Andrea Reimer with a broad range of community leaders representing the Chinese Benevolent Association (CBA), Chinese Freemasons, Vancouver Chinatown Business Improvement Association (VCBIA), Dr. Sun Yat-sen Garden, and long-time Chinatown advocates Dr. Henry Yu, Nathan Edelson, Joe Wai and Fred Mah. Councillors Louie and Reimer were presented with a united community front against the 105 Keefer proposal and a request for review of the Chinatown Revitalization Plan. In that meeting, **Councillor Louie reflected on the community consultation process and promised to ensure that there would be integrity of process moving forward.**

Herein, we outline several points where we feel the integrity of process has not been upheld and reiterate that we do not support the rezoning application for 105 Keefer:

1. INPUT FROM CHINATOWN - Misleading and incomplete

It is misleading for the applicant to list the stakeholder organizations with which it has met and discussed the project (***Input from Chinatown***), without indicating their various positions on the project, implying their consent and endorsement through the process of providing input. We wish the City and Beedie to note that **input does not equate to consent or endorsement**. We are community representatives in our own right, and happen to know that the Dr. Sun Yat Sen Garden, Chinese Canadian Military Museum, Chinese Cultural Centre, Chinatown Society Heritage Buildings Association, Chinatown Historic Area Planning Committee, and Hua Foundation are all opposed to the project, as expressed by their representatives in community stakeholder meetings in which we have been in attendance.

Furthermore, the Chinese Benevolent Association (CBA) is a significant stakeholder and leadership organization within the Chinatown community, overseeing some 100 Chinese societies and clan associations in the neighbourhood and vicinity. It has been very vocal with its opposition to the project and is noticeably absent from the list of stakeholders consulted. Conversely, the Chinatown Night Market has ceased to exist after its last year of operation in 2013 and should be removed from this list within the revised rezoning application for 2015.

Concerning the methods by which these meetings were pursued, Hua Foundation can directly comment on the lack of transparency. In April 2015, Councillor Kerry Jang contacted Hua Foundation to broker a meeting with Gary Pooni and Ryan Beedie. There was neither any context provided nor any prior communication as to the purpose of the meeting. Claudia Li and Megan Lau of Hua Foundation, and Gary Pooni and Katie Maslechko of Beedie Development Group attended, with Councillor Jang and Ryan Beedie notably absent. All information about the project was presented to Hua Foundation at the meeting for the first time. The lack of advance notice did not allow Hua Foundation to provide any meaningful input on the project.

2. BUSINESS CANVASS

Regarding the ***Business Canvass Results April 28-29, 2015*** reported in the revised rezoning application, we found its feedback results and summary highly suspect. As a result, we performed our own mini business canvass on Nov 15, Nov 21, Nov 28-29 and Dec 7, primarily along E. Pender and Keefer Streets of Chinatown, reaching a total of some 50 businesses.

From our sample size of 50 businesses, alarmingly, we learned that a large number (40%) of them had no recollection of being contacted about the rezoning application in April 2015. Feedback we received also indicated much higher levels of opposition--of 50% compared to the 8% reported by the applicant--suggesting under-reporting of opposed positions.

3. USE OF PHOTO WITHOUT CONSENT

A photo that appears within the **Community Benefits** page of the applicant's package--of a community event in the Chinatown Memorial Plaza held by the Youth Collaborative for Chinatown--is used without our knowledge, consent or consultation.

Although the photo has since been replaced and updated for September 2015, we know that the rezoning application as distributed in hardcopy to the Chinatown Historic Area Planning Committee for its November 10, 2015 meeting contains the original photo. Please find the highlighted photo in the attached document "Use of Photo Without Consent-Background Information", and on p.13 of the original "Background Information" document downloaded off of the City of Vancouver's website, before it was revised: <http://former.vancouver.ca/commsvcs/planning/rezoning/applications/105keefeer/index.htm>.

4. COMMUNITY OPEN HOUSE - Accessibility Issues

We were in attendance at the Community Open House for the rezoning application for 105 Keefer Street and 544 Columbia Street on October 6, 2015, and noted a number of accessibility issues and barriers to participation of Chinese seniors who are key stakeholders and community representatives. The scheduled hours from 5:00 p.m. to 8:00 p.m. were considerably late for Chinese seniors to attend, given their safety concerns with being out after dark. There was also limited seating made available for them and others with mobility issues. While there were a few Chinese-speaking staff on hand to assist, written materials were not available in Chinese.

In conclusion, we wish to assert that although Hua Foundation (named in **Input from Chinatown**) and the Youth Collaborative for Chinatown (photo in **Community Benefits**) appear within the applicant's rezoning application materials, we are fundamentally opposed to this project.

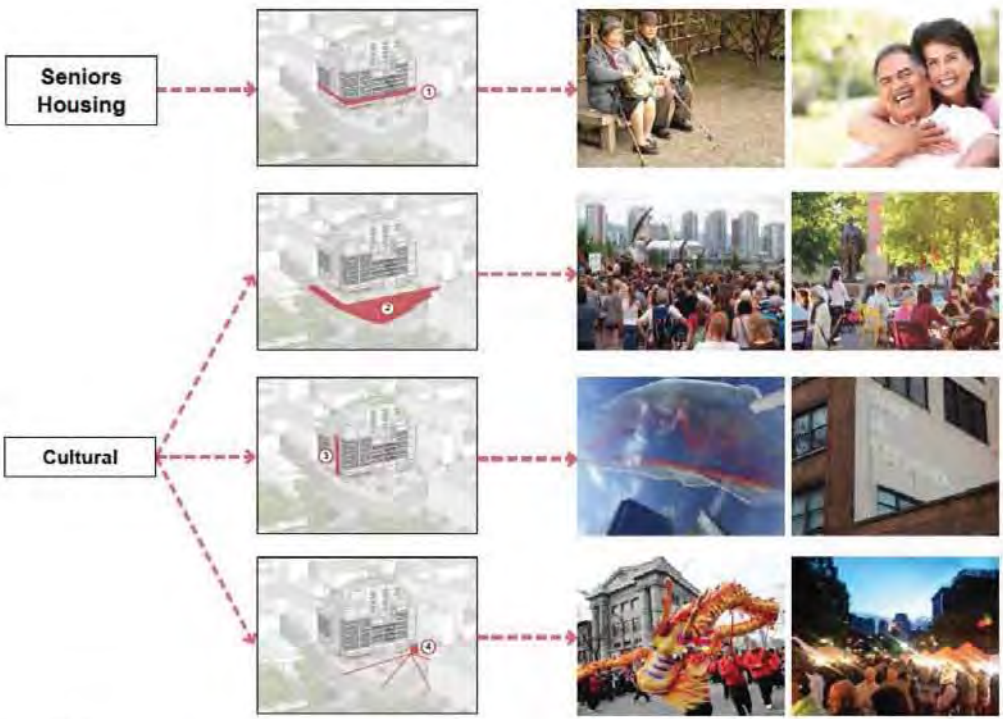
Given our concerns over the integrity of the public process undertaken by the project team, we feel that it would be a lack of leadership on the City of Vancouver and Beedie Development Group's part to allow this development to go forward in a neighbourhood that has been recognized as a unique and sensitive heritage and cultural district. We urge you to take our concerns into consideration.

Sincerely,

June Chow, Youth Collaborative for Chinatown
Doris Chow, Youth Collaborative for Chinatown
Kathryn Lennon, Youth Collaborative for Chinatown
Kevin Huang, Hua Foundation
Melissa Fong

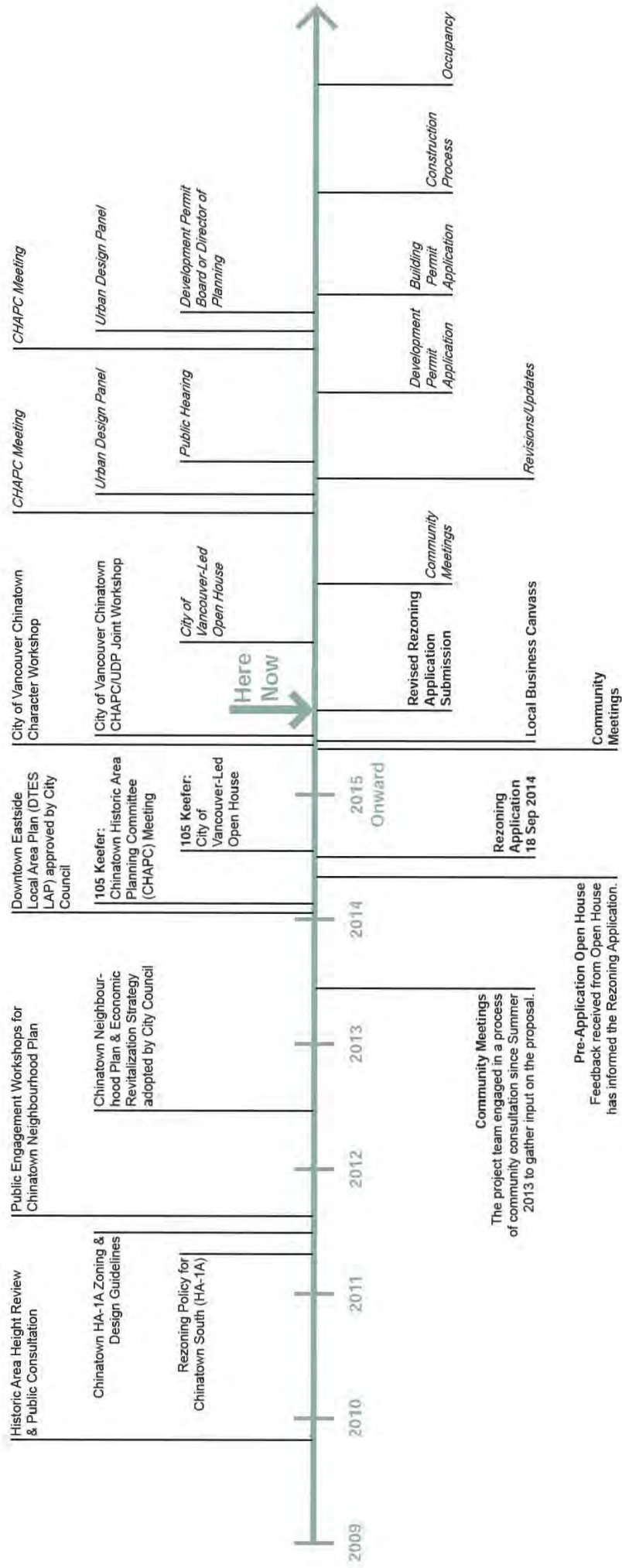
Community Benefits

- ① Seniors housing units made available to a non-profit housing provider
- ② Resurfacing of Memorial Plaza lane
- ③ Public Art
- ④ Electrical and Water connection to support Night Market and festivals



← Photo used without consent or consultation with Youth Collaborative for Chinatown.

Project Timeline Within the Context of Chinatown Planning and Policy-making



Input from Chinatown

The project team has met and discussed the project with the following organizations and will continue to meet with additional groups and stakeholders throughout the public process:

S.U.C.C.E.S.S.

Dr. Sun Yat Sen Garden

Vancouver Chinatown Merchant Association

Chinatown Business Improvement Association

Chinese Canadian Military Museum

Chinese Cultural Centre

Chinatown Society Heritage Buildings Association

Chinatown Historic Area Planning Committee

Chinatown Night Market

Hua Foundation

Bao Bei Restaurant

Community Representatives

Feedback from Developer Pre-Application Open House

June 23, 2014

BeeDie Living and Merrick Architecture held a Pre-Application Open House on Monday June 23rd 2014, to discuss our preliminary plans for 105 Keefer Street/544 Columbia Street with the community, and gather their feedback on a pre-application basis.

Date: Monday June 23rd, 2014

Time: 5pm – 8pm

Location: Chinese Cultural Centre, 50 E Pender Street; 2nd Floor Boardroom.

Notification: The notification area covered 3,277 addresses within the 2-block notification area of Gore, Hastings, Abbot and Union as advised, as well as to 1,402 property owners within the same radius, and a number of prominent community groups and organizations.

Open House Attendees: 80

Comment Forms Received: 51

Attendees filled in comment cards with the following questions listed.

Samples of their responses include:

1. What else is important for us to know about Chinatown?

- Founded by earlier generations of overseas Chinese, Chinatown is a place with Chinese traditions. I hope the city government can pay more attention to the planning and construction of Chinatown.
- Chinatown should develop.
- I support the development.
- Keep the original style and features of Chinatown.
- I hope that the style and features of Chinatown will be kept
- I hope Chinatown would keep its original Chinese style and architecture. Keep the style of Chinatown.
- About Chinatown, I think we should keep the original style of Chinatown and the architecture and facilities with Chinese features in the future so that people of Chinese origin will get a sense of belonging whenever they enter Chinatown. And new generations of Chinese will never forget that there is a Chinatown in our city.
- I hope there should be more new buildings to be constructed so that more shops and offices (especially clinics) can be opened to make the life of people of Chinese origin easier.
- The original style of the Chinatown shall be kept to the largest extent so that our next generations can realize that there is a Chinatown.
- About Chinatown, we should keep its original style and features.
- The historical architectural features of Chinatown should be kept.

2. Given everything you have seen at this Open House, what are your overall thoughts on this initial proposal?

- I support the policy documents of Chinatown.
- Chinatown should develop and attract more people to do business and live here.
- Maintain public safety and keep businesses running high.
- Maintain good public safety and keep the businesses running high.
- Keep developing the Chinese market in Chinatown and keep good public safety.
- Keep developing Chinese shops in Chinatown. The city government should pay more attention to public safety of Chinatown.
- As a Chinese, we are proud of the prosperity of Chinatown.
- More shops should be developed and the public safety should be taken good care of. Solve the problem of parking to the best possible extent.
- I suggest that historical architecture shall be kept and repaired.

3. How do you currently engage with the Chinatown Memorial Square?

- I will respond to the appeal of Yu Shan General Association and actively participate in various memorial activities in Chinatown.
- Keep the prosperous business of shops in Chinatown.
- I participate in events held by the residents of Chinese origin (night market, memorial events, etc.)
- Participate in annual memorial activities and night market events.
- We shop in Chinatown every week. It can be said that Chinatown is our "heart."
- Participate in annual memorial parades, and nightly festivals in Chinatown.
- Participate in annual memorial activities.
- I have participated in every activity in Chinatown, no matter how big or small it is.
- I'm an employee of Yu Shan

Business Canvass Results April 28-29, 2015

Brook Pooni Associates (BPA) in cooperation with Beedle Living and Pottinger Bird Community Relations organized three teams to canvass businesses within a 300m radius of the property at 105 Keefer Street/544 Columbia Street on April 28 and 29, 2015. The purpose of the business canvass was to:

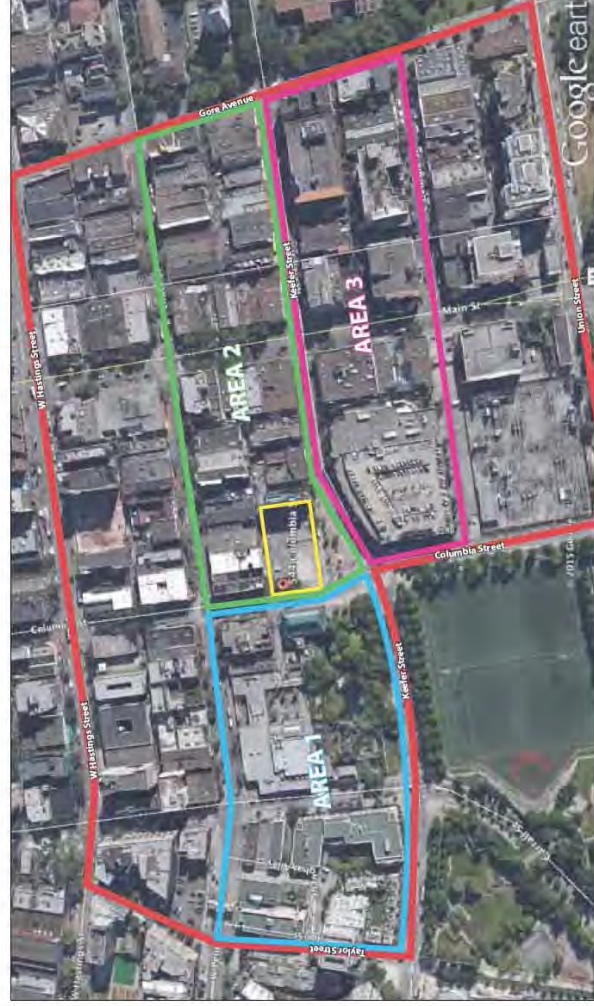
- Inform the community about proposed changes to the proposal;
- Distribute the 105 Keefer newsletter;
- Gather feedback and gauge reactions to the proposal; and
- Provide contact for further inquiries.

The canvass area included 155 businesses. The newsletter was distributed to business owners and/or staff, and canvassers answered questions related to the proposal and encouraged feedback. Of the 155 businesses, 144 businesses (93%) were contacted. Feedback was documented on tracking sheets immediately after leaving the business.

Feedback	
Supportive	59 (41%)
Neutral	73 (51%)
Opposed	12 (8%)

Feedback Summary

- The majority of the businesses were supportive or neutral towards the proposal.
- Those in support endorse new development in Chinatown (16 mentions) and some stated their desire for the proposal to be higher than 120ft (11 mentions).
- Supportive owners and/or staff indicated their excitement for an increase in business (21 mentions), the addition of seniors housing (12 mentions), and the revitalization of the neighbourhood (11 mentions).
- Concerns related to height (4 mentions), neighbourhood safety (4 mentions), parking (3 mentions), and the increase of development in Chinatown (2 mentions).



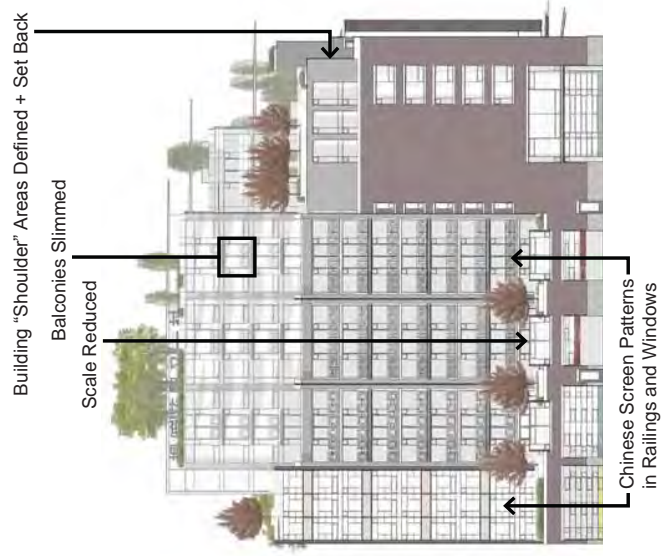
Community Feedback

Improving Fit with Chinatown		Contributing to Revitalization	
Neighbour Feedback	Project Response	Neighbour Feedback	Project Response
<ul style="list-style-type: none"> Improve interface with Chinatown cultural context, particularly Dr. Sun Yat Sen Garden and Park 	<ul style="list-style-type: none"> Building massing reduced at upper levels and narrowed by 6 feet each side Upper balconies slimmed FSR reduced 	<ul style="list-style-type: none"> Provide high quality, flexible retail space supporting food-related businesses 	<ul style="list-style-type: none"> Street presence of retail spaces increased through a 'mezzanine' often seen in Chinatown buildings
<ul style="list-style-type: none"> Study impact of project on Pender Street society buildings 	<ul style="list-style-type: none"> Terrace off Lane lowered by 1 floor Building 'shoulder' areas defined and set back 	<ul style="list-style-type: none"> Re-activate lane by the presence of retail frontages 	<ul style="list-style-type: none"> Retail frontages and amenities proposed for the lane reconfigured to provide continuous activity Lowered terrace at Level 2 to increase light and air to street level in the lane
<ul style="list-style-type: none"> Consider ground level sight lines entering Chinatown from Quebec Street axis 	<ul style="list-style-type: none"> Project studied using 3D model inserted into photographs and adjusted accordingly The proposal seeks to create a sense of entry into the neighbourhood that is unique to Chinatown and its residents 	<ul style="list-style-type: none"> Increase diversity in the mix of residential units provided 	<ul style="list-style-type: none"> In addition to 25 seniors affordable housing units, the proposal includes almost 70% 2 and 3 bedroom family homes

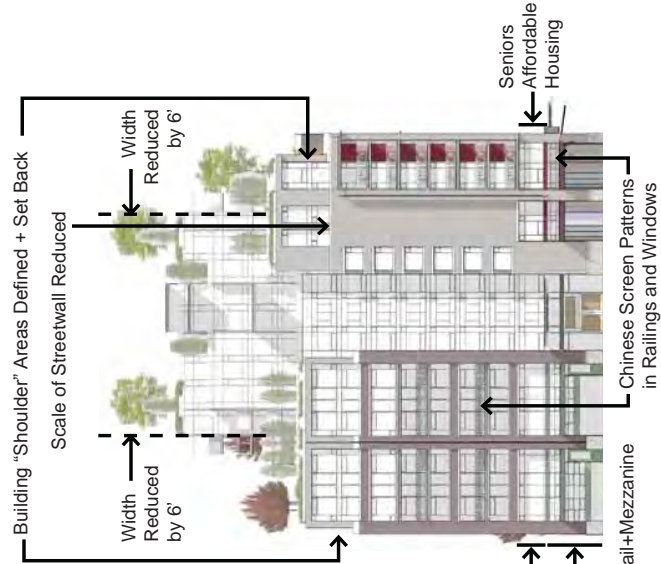
Community Feedback

Enhancing Chinatown Character		Significant Community Amenities	
<p>Neighbour Feedback</p> <ul style="list-style-type: none"> Respect essential Chinatown character 	<p>Project Response</p> <ul style="list-style-type: none"> The architectural response to Chinatown's abundant elements of character includes: <ul style="list-style-type: none"> detailed brick streetwall with inset balconies divided with colour variation at 25' intervals to maintain the cadence of Chinatown flush thresholds and fully-operable retail frontages protected by coloured fabric awnings careful detailing of retail frontages and transom mezzanines window frame and balcony guardrail chinese screen patterning 	<p>Neighbour Feedback</p> <ul style="list-style-type: none"> Housing for Chinese seniors Provide utility hook-up or storage to support community events Include public spaces in the project 	<p>Project Response</p> <ul style="list-style-type: none"> The project proposes 25 seniors affordable housing units Also proposed are dedicated roof terraces and interior amenity space The proposal will include an access point for utilities required by Chinatown's many public events. The flush thresholds and wide, open garage doors of the retail frontages will encourage public participation and social interaction among neighbours. The generous setting back of the building will contribute to the sense of public space in the Chinatown Memorial Plaza as its pedestrianized area is increased by 21% over an old service road

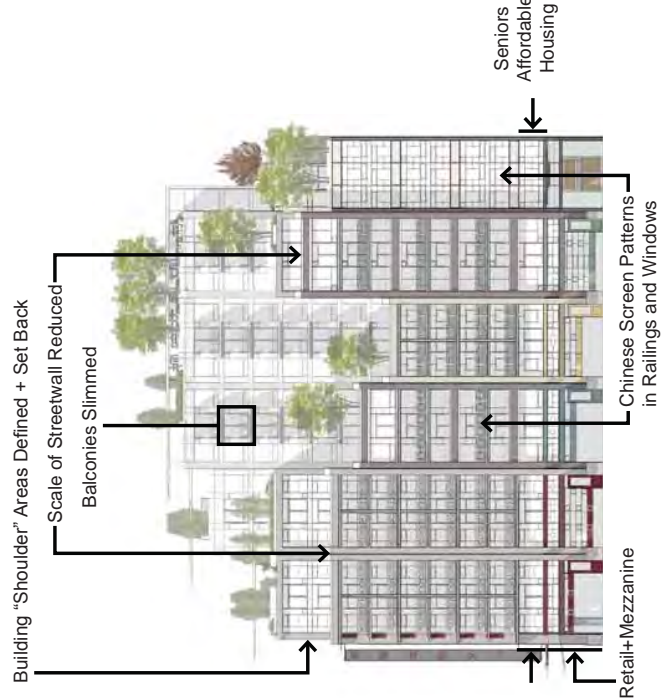
Design Revisions in Response to Community Input



Lane Elevation

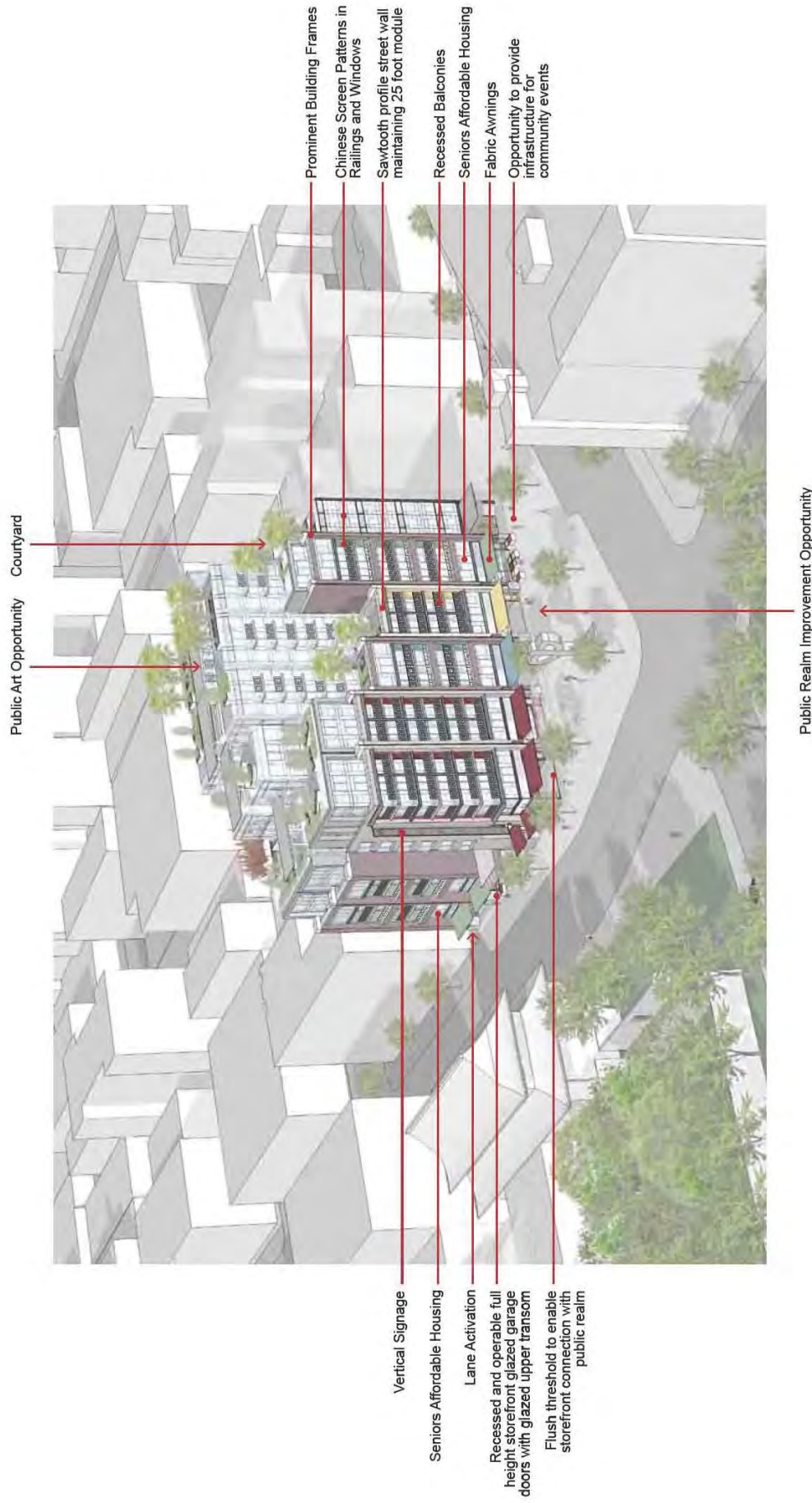


Columbia Street Elevation

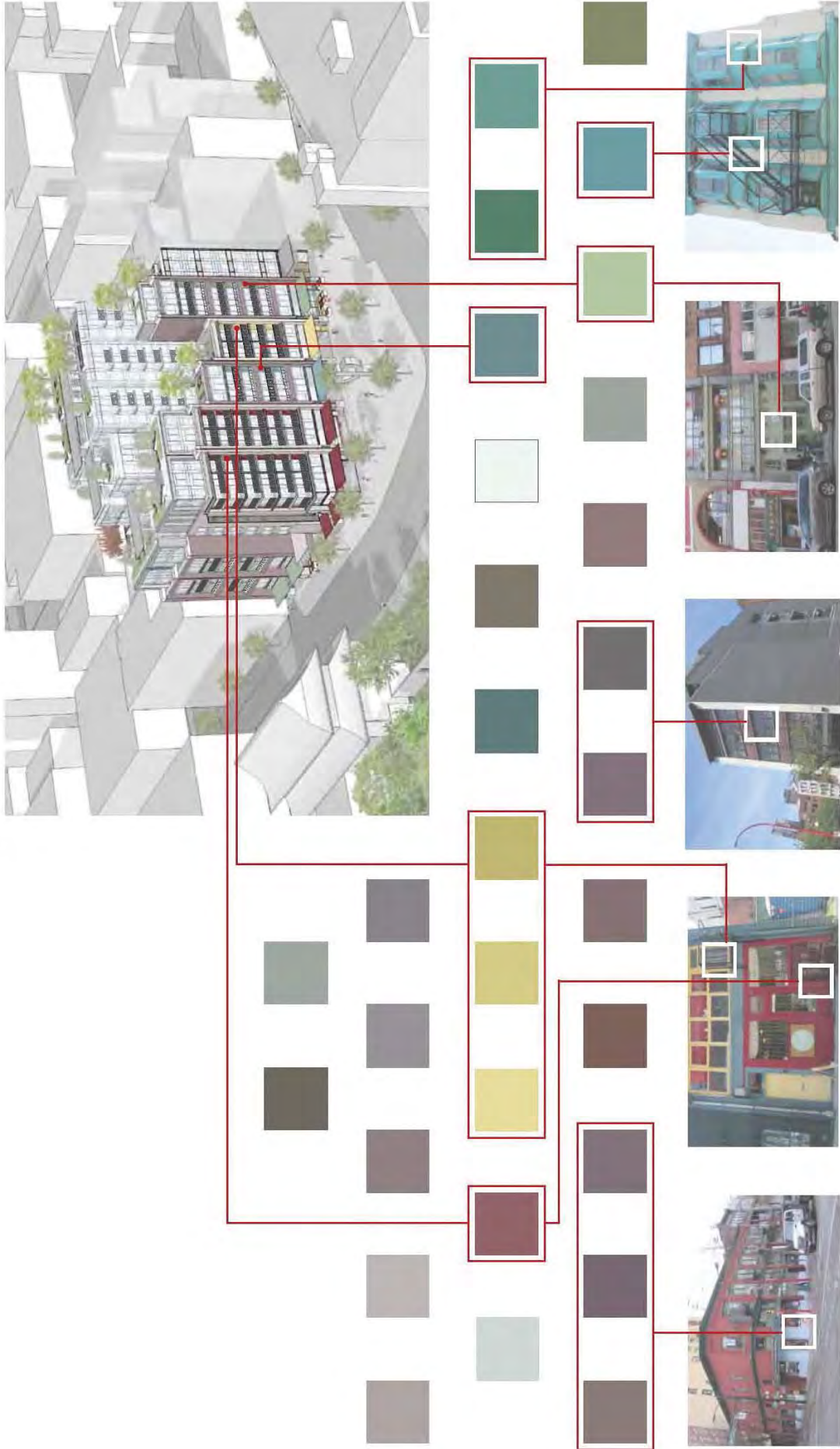


Keefer Street Elevation

Project Opportunities



Chinatown Colours



Sensitivity to Chinatown Character



- Pronounced Parapets
- Cornice
- Rich Railing Patterns
- Recessed Balconies
- Brick Variety
- Use of Color in Recess
- Rich Mullion Patterns
- Retail with Mezzanine

Seniors Housing at Mezzanine Level

Retail

Narrow Building Frames

105 Keefer Proposal



Narrow Building Frames

Chinese Benevolent Association Building

Community Benefits

- ① Seniors housing units made available to a non-profit housing provider
- ② Resurfacing of Memorial Plaza lane
- ③ Public Art
- ④ Electrical and Water connection to support Night Market and festivals

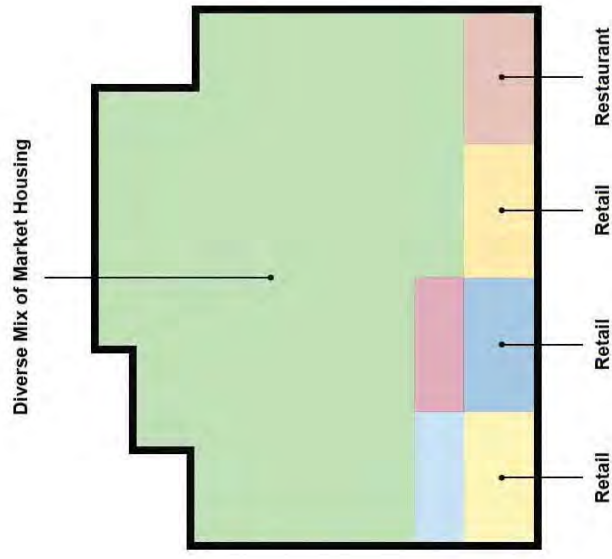
Seniors Housing

Cultural

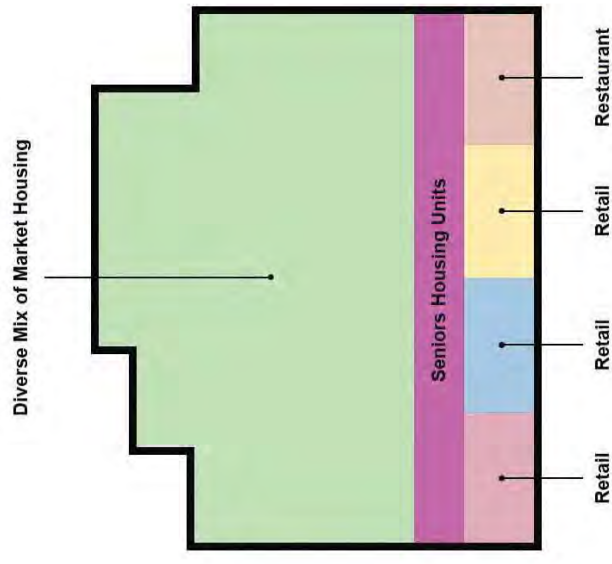


Seniors Housing

Original Rezoning Proposal 2014



Revised Rezoning Proposal 2015



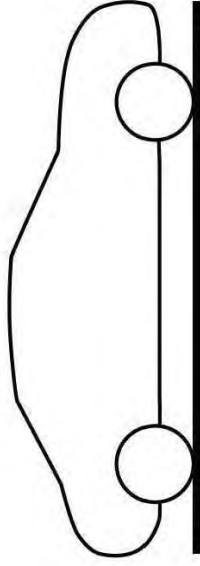
As part of the revised proposal, 25 units of Seniors Housing will be made available to a non-profit housing provider, without any increase to height or density.

Diverse Uses and Housing Mix

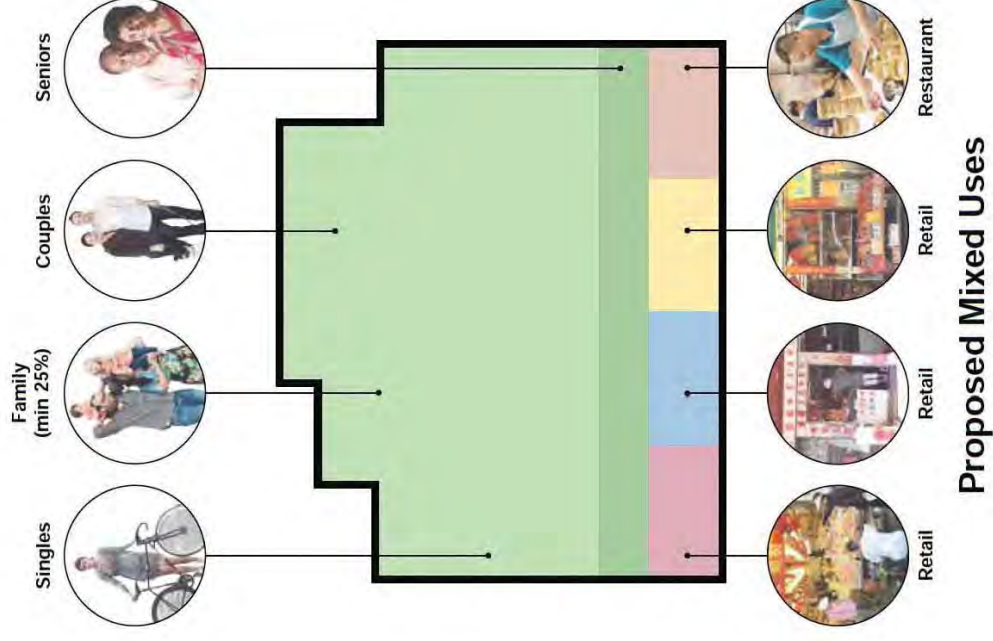
"Council Policies and Directions:

- Maintain Chinatown as a vibrant hub with commercial, retail, cultural uses both day and night.
- Replace existing Single Room Occupancy hotels (SROs) with better quality housing targeted to low income and aging residents.
- Encourage market housing with a focus on affordable market rental and ownership housing."

Chinatown Neighbourhood Plan and Economic Revitalization Strategy, City of Vancouver, June 2012



Current Uses on Site: Car Park



Proposed Mixed Uses

Increased Pedestrianization of Chinatown Memorial Square



Removal of Existing Vehicular Access → 21% Increase in Public Pedestrian Area

Prioritized Small Shops and Restaurants

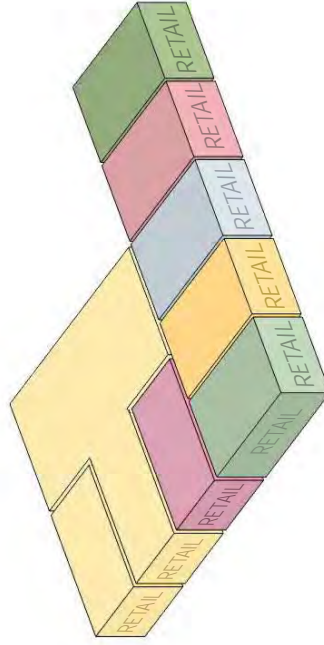


Prioritized Small Shops and Restaurants

“The ground floor of all new buildings with widths in excess of 15.2 m shall be divided into more than one shopfront and with the largest shopfronts not exceeding 7.6 m [25’] in width.”

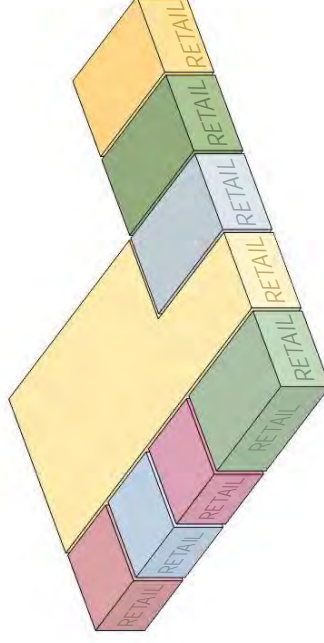
Section 4.2.2 HA-1 and HA-1A Districts Schedule (*Chinatown Historic Area*), Zoning and Development By-law, City of Vancouver, October 2012

Example 1



Small shops and restaurants on street level

Example 2



Additional retail could be tucked behind small shops and restaurants

No View Impact on Dr. Sun Yat Sen Garden Scholar's Courtyard

"Potential view and overlook impacts on the Dr. Sun Yat-Sen Classical Chinese Garden's Scholar's Study and courtyard shall be addressed through the form, massing, and siting."

7.12.2.2 *Downtown Eastside Plan*, City of Vancouver March 2014



No View Impact on Dr. Sun Yat Sen Garden Scholar's Courtyard



105 Keefer Proposal Behind



Chinatown in the Urban Context



■ Chinatown
■ Subject Site

Chinatown and Economic Revitalization

“While Vancouver values strongly heritage conservation, the preservation of this young city has never been about freezing a place in time. This is particularly true for Vancouver’s Chinatown, whose success throughout history was dependent on its ability to adapt and reinvent itself while maintaining its culture and identity.”

Chinatown Neighbourhood Plan and Economic Revitalization Strategy, City of Vancouver, June 2012



CBA
1900s



Chin Wing Chun
1920s



Chinese Cultural Center
1970s



88 E Pender
1980s



71 E Pender
2000s

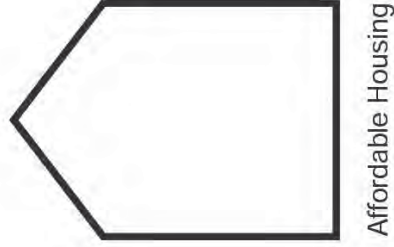
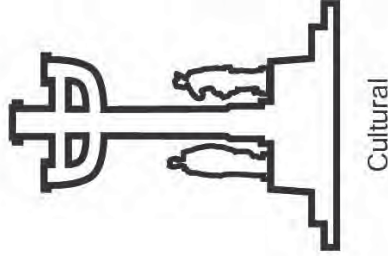
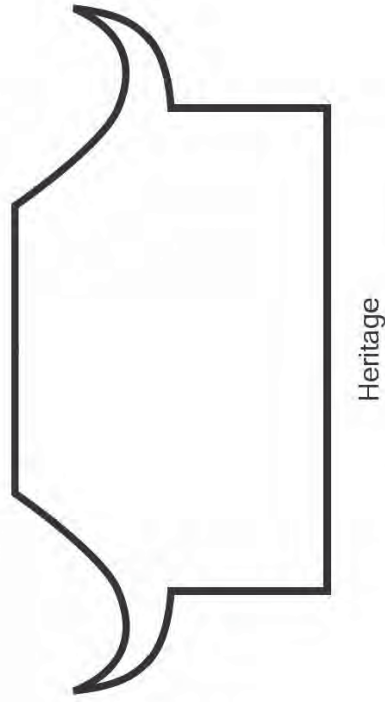


219 E Georgia
2010s

Intent of Rezoning

“Residential intensification is a Council-adopted direction for revitalization in Chinatown. ... As part of the residential intensification strategy as identified in the Chinatown Community Plan, a Rezoning Policy [has been prepared] for HA1A with a maximum height up to 120’ in order to consider innovative heritage, cultural and affordable housing projects in Chinatown.”

Historic Area Height Review, City of Vancouver, January 2011



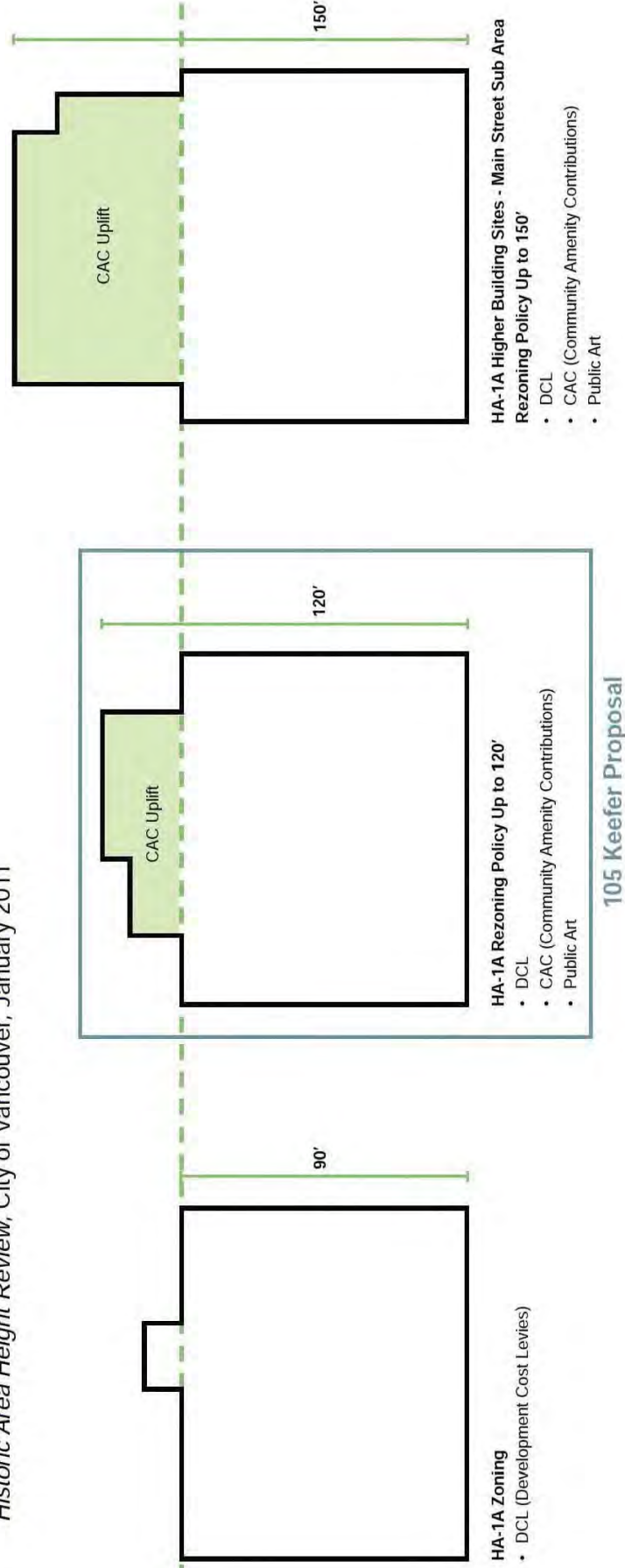
Chinatown Public Benefits Strategy

“Future growth in Chinatown South ... is expected to contribute to the overall economic revitalization and residential intensification of Chinatown (HA-1 and HA-1A), as well as to support innovative heritage, cultural and affordable housing projects... There are two provisions for higher building rezonings in Chinatown South:

- Chinatown South — Height up to a maximum of 120 ft. will be considered.
- Main Street Sub-area — Height of approximately 150 ft. will be considered...

Appropriate public benefits shall be provided by developments rezoned through [the Historic Area Height Review] policy, typically in the form of Community Amenity Contributions (CACs)...

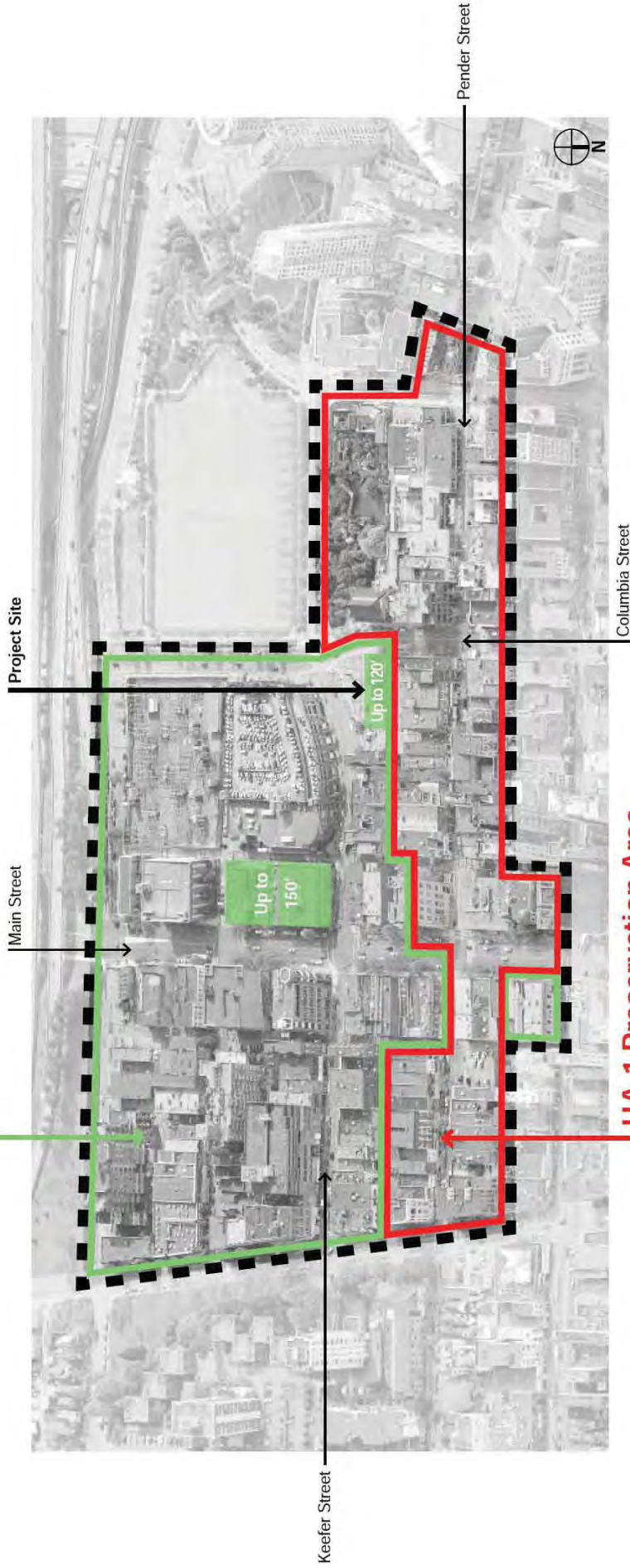
Historic Area Height Review, City of Vancouver, January 2011



Chinatown Rezoning Policy and Revitalization Plan

HA-1A Revitalization Area

"Maximum outright height increase from 70' to 90'
 Rezoning up to a maximum height of 120'
 Rezoning up to a maximum height of 150' for Possible Higher Building Sites in Main Street Sub-area"
Historic Area Height Review, City of Vancouver, January 2011



HA-1 Preservation Area

"Maximum conditional height increase from 65' to 75' "
Historic Area Height Review, City of Vancouver, January 2011



Chinatown Planning Context

Document Name	Summary	Proposal Conformity
HA-1A District Schedule	As a core zoning document for this area, this Schedule "provides the basic development controls that regulate land uses and building form in the Chinatown South HA-1A district. The Schedule may permit a range of uses provided that reasonable, but not rigorous, concerns for compatibility are met" and informs the site in conjunction with the other HA-1A policies.	YES
Chinatown HA-1A Design Guidelines	Used in conjunction with the HA-1A District Schedule, Rezoning Policy for Chinatown South and Chinatown Vision Directions, the Chinatown Design Guidelines provide a framework "to understand and compose a response to the contextual circumstances of any particular site – encouraging contemporary new development that is responsive to the community's established cultural and historic identity" through several categories of design consideration including: <ul style="list-style-type: none"> • Architecture and Urbanism – "an understanding of Chinatown's history, culture and architecture as it informs the design of new developments" • Scale and Pattern – further informed by zoning documents, these guidelines guide style and scale of development to complement the existing building scale and parcelization pattern of the area. • Identity and Authenticity – "proponents are encouraged to use a contemporary architectural vocabulary that is based on an understanding of the history, culture and architecture of Chinatown. • Livability and Neighbourliness – "new buildings should be designed to contribute to establishing visually interesting places in the public realm and creating a vibrant and livable environment". 	YES
Chinatown Character and Advice to Developers and Architects	Analyses Chinatown's character and helps developers and architects to better reflect this character in their proposal.	YES
Rezoning Policy for Higher Buildings in Chinatown South (HA-1A)	This policy provides guidance on rezoning in Chinatown South, including considerations for additional height on this site through rezoning, for the purposes generating public benefits in the form of Community Amenity Contributions to address neighbourhood needs as identified in plans and policies for the area.	YES
Historic Area Height Review	Through an extensive public consultation process in 2009 with community stakeholders and interest groups, the recommendations and results of the Historic Area Height Review served to inform the Chinatown zoning and policies that followed, including the Chinatown HA-1A District Schedule, HA-1A Design Guidelines and the Rezoning Policy for Higher Buildings in Chinatown South.	YES
Chinatown Neighbourhood Plan	The Chinatown Neighbourhood Plan "provides a coherent and comprehensive approach to revitalizing the Chinatown neighbourhood", providing extensive council-approved policies for development and community revitalization through: <ul style="list-style-type: none"> • Built Form and Urban Structure – informed by the Historic Area Height Review (HAHR) and applied in conjunction with HA-1A documents • Land Use – an opportunity to help meet the City's housing needs while retaining its own function as a vibrant hub of social, cultural and commercial activities" • Public Places and Streets – "provide capital improvements to key public places and streets" • Community and Economic Development – "a community development approach to economic and cultural revitalization • Heritage and Culture – Preservation and enrichment of Chinatown's cultural and historical resources. 	YES
Downtown Eastside Local Area Plan	As a sub-area of the recently approved Downtown Eastside Local Area Plan, the key policies, principles and council directions addressed in the Downtown Eastside Local Area Plan inform the Chinatown neighbourhood in conjunction with the conformance to the Chinatown planning and policy documents as further promoted in the DTES LAP.	YES
Chinatown Vision Directions	This document calls for: preservation of heritage buildings; commemoration of Chinese-Canadian and Chinatown history; improvement of the public realm; strong connection to other neighbourhoods; mixing residential and diverse commercial spaces; in order to create a hub for social and cultural activities.	YES

Design Guidelines

Design Guideline Documents	Proposal Conformity	Design Guideline Documents	Proposal Conformity
Chinatown HA-1A Design Guidelines 19 April, 2017			
Application and Intent		Scale and Form of Development	
Encourage contemporary new development ... responsive to the community's established cultural and historical identity	✓	Additional height in excess to 27.4m may be considered	✓
Do not support literal replicas of historical design	✓	Form of Development and Massing	
Design Philosophy		Double-loaded corridor and courtyard typologies	✓
Observing and respecting prevailing scale and parcel pattern	✓	Rectangular built form	✓
Livability and neighbourliness	✓	Prominent saw-tooth profile	✓
Mid-rise urbanism	✓	Yards and Setbacks	
Use a contemporary architectural vocabulary	✓	New buildings should be built to the front and side property lines	✓
Informed by surrounding building facade proportions and compositions, patterns of fenestration and spatial organization	✓	New dwelling units should orient principal living spaces towards the lane instead of the lightwell	✓
General Design Considerations		Top stories are encouraged to be set back...3m above 21.3m	✓
Parcelization pattern of 25-50' wide by 122' deep lots	✓	Building with height beyond 27.4m...are expected to provide additional setbacks	✓
Constructed to the front property lines	✓	1.0m setback from the rear lane at grade	✓
Commercial shopfronts at grade	✓	For residential uses...a 7.0m rear setback will be required	✓
Strong streetwall	✓	Courtyards and Passageways	
Passages	✓	Provide new opportunities for [courtyard and passageway] development	✓
Sawtooth streetscape profile		Link open space with adjacent courtyards or lightwells	✓
Lanes for pedestrian access	✓	Street	
Active 24 hours a day	✓	Robust continuous streetwalls with small building frontages and varied roof lines	✓
Offer pedestrian interest	✓	Lanes	
Guiding Design Principles		Contribute positively to lane activation at grade, and include active lane-side uses	✓
New buildings should be designed in a contemporary architectural manner and should be respectful of the scale and character	✓	[create] passageways that link streets to lanes	✓
Views		Parking areas and access ramps should be shared between...developments	✓
Public view cones are to be respected	✓	Vernacular Architecture	
Shading		'Balcony-style' architecture of Chinatown Society buildings	✓
Shadows...must be minimized on...parks, public open spaces, semi-private and private open spaces	✓	Colourful canopies and retractable awnings	✓
		Convertible storefront windows allowing merchandise to spill onto the sidewalk	✓

Design Guidelines

Design Guideline Documents	Proposal Conformity
Overall Façade Composition Not to replicate or mimic heritage façades Respond to the prevailing façade composition as established by heritage buildings, including: Transoms above storefront Fenestration patterns Cornice lines Regular rhythm of projections (pilasters) Variegated street-wall and roof lines Continue the existing pattern of small storefront widths Vertical bays having no greater width than 7.6m (25') by means of columns or similar architectural treatments Façade Design: Lower Façade Traditional glazed mezzanine Minor cornice or decorative band Recessed entries	
Façade Design: Upper Façade Strong vertical elements segmenting the façade, vertical windows and recessed balconies Level of wall surface texture and detailing...inspired by the richness of... Chinatown heritage buildings Definition at the uppermost height by a continuous cornice or similar architectural element Upper massing above principal façade Visually subordinate to the principal façade... setback and using lighter materials Façade Design: Lane Façade Upgrade the appearance of the lane environment [Include] a lane side entrance into the commercial uses Façade Design: Sidewall Designed with a material finish that complements the architectural character of the main building	

Design Guideline Documents	Proposal Conformity
Exterior Materials, Colour, and Detailing Windows should...reflect the traditional scale, proportion and configuration of the area's historic windows Contemporary expression of cornices and parapets are encouraged Clay brick A generous use of colour is encouraged Ground floor lighting at pedestrian scale Painted fascia signs, neon signs Livability and Neighbourliness Maintain the mixed-use character of Chinatown Semi-Private and Private Open Space Semi-private open space should preferably occur in the rear or centre of a building (ie courtyards) above the commercial level Common rooftop decks above the second floor are encouraged Residential units should have access to a private outdoor space Public Realm Explore...options for alleyways Safety and Security Separate lobbies...should be provided for retail, office and residential uses Incorporation of passive design to increase comfort and building energy performance as well as connectivity to a district energy system	
Chinatown Character Document Expressed in intangibles: the life lived every day in Chinatown A subdivision plan of narrow 25' lots Lane use...pedestrian focused live-work village Smells, sounds...open store fronts...spilling into the street Blurring of public and private space Embrace the spirit of the guidelines	

Design Guidelines

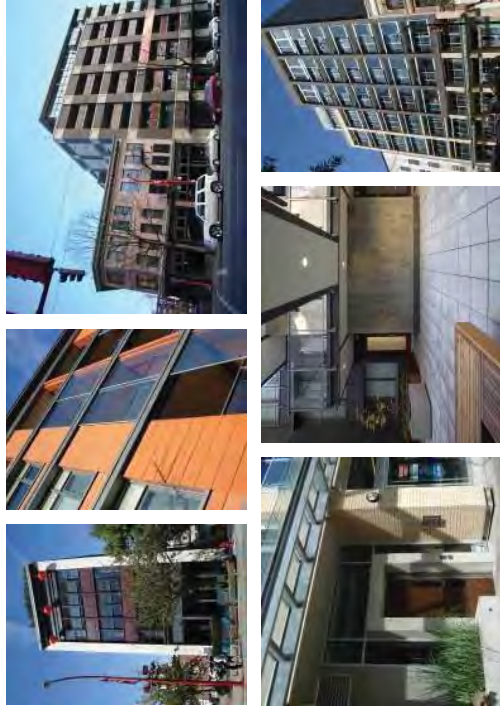
Design Guideline Documents	Proposal Conformity	Design Guideline Documents	Proposal Conformity
The lower stories are all-important	✓	Above the street has always been a broad mixture of housing, business, social and cultural activities. Flexibility is required	✓
Towers need to recede from the street wall	✓	Fixed awnings make it difficult...to install traditional signage perpendicular to the storefront... [and] destroy the rhythm of the street	✓
Display narrow articulated bays	✓	Importance of mixed use	✓
Second-story commercial	✓	Live-work spaces	✓
Family-oriented housing	✓	Housing for working families	✓
A liberal mix of land-use	✓	Think of the streetscape in the whole district	✓
Chinatown Character and Advice to Developers and Architects Document		The setback of the tower and its massing will matter	✓
Urban grain of Chinatown is greatly influenced by the narrow 25' lots	✓	The podium...needs to be broken up to reflect the rhythm of existing China-town streets	✓
Land use has been remarkably diverse	✓	Consider the frontage of the podium as if it were composed of separate units of about 25 feet	✓
		Acknowledge the alleys	✓
Chinatown Character and Advice to Developers and Architects Document			
Smells, sounds, hustle and bustle, open store fronts, vegetable stands spilling into the street, the blurring of public and private space	✓		
An entrepreneurial place with innovators	✓		
Chinese culture must be apparent	✓		
Signage is important	✓		
Highly mixed uses and small businesses	✓		
Layering uses floor by floor	✓		
Working with nature	✓		
Street level is broken up	✓		
Uses to which two or three lowest floors are put	✓		
The scale of the existing buildings on the subdivision pattern...set the rhythm	✓		
New buildings need to follow the old with verticality, fine grain, repetition of doorways and suitability for small business	✓		
The alleyways...were traditionally part of its commercial life	✓		
Something interesting and new every 25'	✓		

Design of New Buildings in Chinatown

Identity and Authenticity:

“Proponents are encouraged to use a contemporary architectural vocabulary that is based on an understanding of the history, culture and architecture of Chinatown. This approach favors a respectful co-existence with the sensitive cultural-historic context instead of approaches based on imitation or literal adaptation. The design of new buildings in HA-1A should generally be informed by surrounding building façade proportions and compositions, patterns of fenestration and spatial organization. Signs, awnings and canopies, except in cases where heritage restoration is pursued, should also be of compatible contemporary design.”

Chinatown HA-1A Design Guidelines, City of Vancouver, April 19, 2011



A selection of buildings in Chinatown.
Quoted from Page 1, City of Vancouver
Chinatown HA-1A Design Guidelines

Elements of Chinatown Character



Prominent Building Frames



Vertical Signage



Recessed Balconies + Layered Railing/Mullion Patterns



Punched Windows in Masonry Walls above Glazed Retail Fronts



Colour Palette



Fabric Awnings

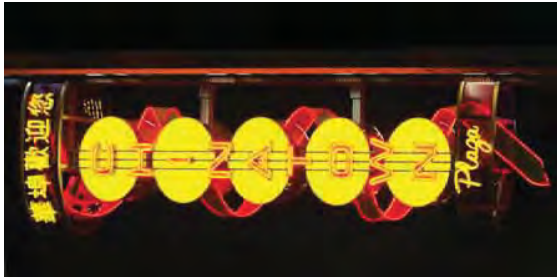


Exposed Exit Stairs

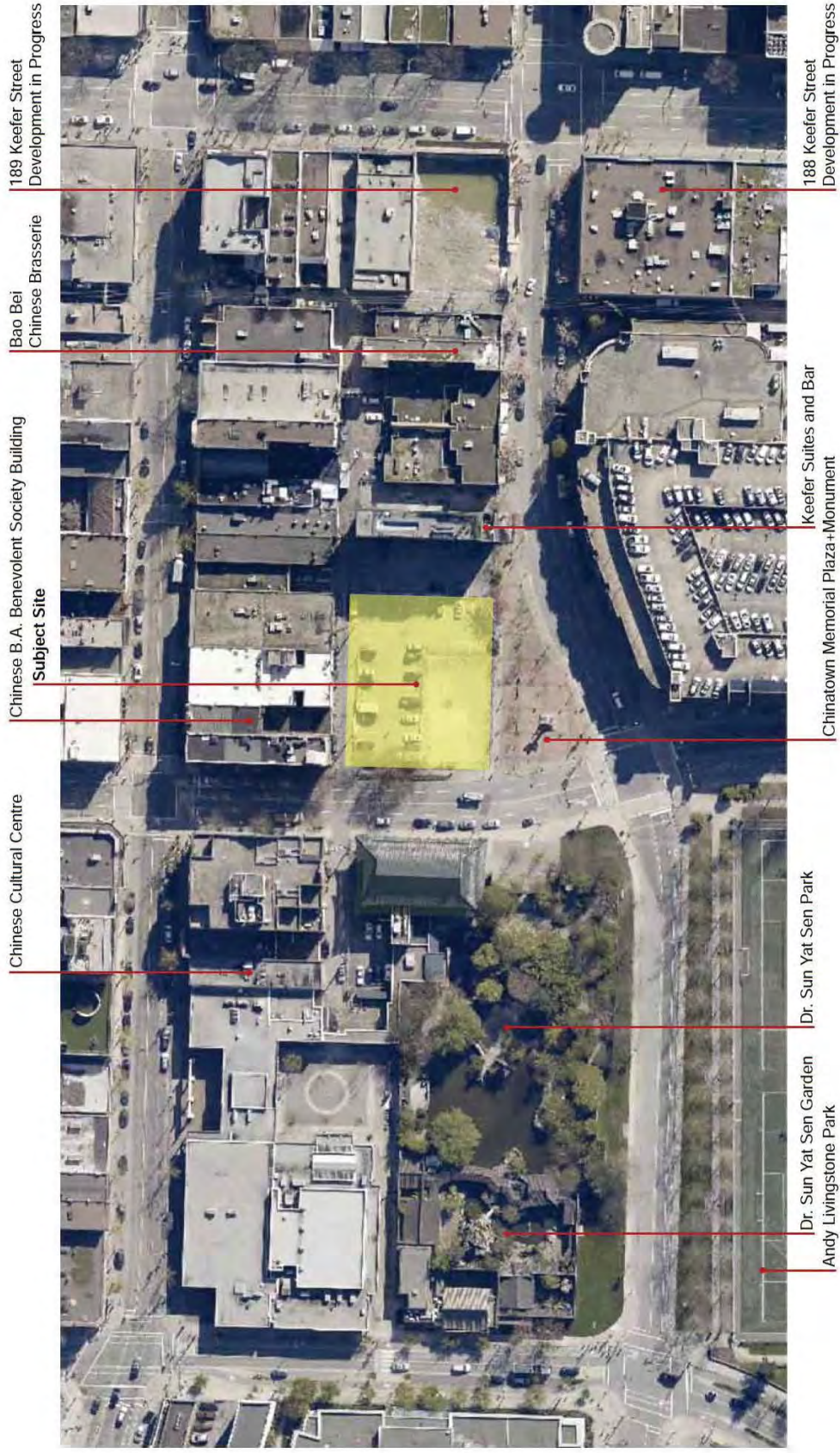


Passageways

Signage in Chinatown



Immediate Context



Context Photos



Subject Site Beyond

Subject Site Beyond

Chinatown Monument



Subject Site



Subject Site

Architectural Design Rationale



Chinatown Character

The proposal for Keefer + Columbia takes as a starting point the strongly defined neighbourhood characteristics of Chinatown. Starting with the pattern of small 25' lots with variegated sawtooth roofline, the project also draws from the strong brick 'framed' character of the Chinatown Benevolent Society buildings. These are distinguished by a glassy open shopfront at grade—with goods spilling out and the appearance of a mezzanine level—and above grade by inset balconies, ornamental railings, a very open envelope with muntins, and a cornice line at the top. Further, although many of the original vertical signs of Chinatown have been removed, the project takes inspiration from this traditional characteristic.

The proposal also explores the opportunity to introduce colour inspired by the classic vibrancy of the neighbourhood, and also to organize residents' circulation to and through the site in the manner of the old network of passageways. In tandem with these components the project introduces a more muted upper level, set back 25' from the street, based on a dematerialized glassy balcony concept that still draws from the 25' module of the base.

Colour and Materials

The project proposes a language of brick and stone at the base with ornamental railings between strong brick piers, surmounted by a brick 'frame' and brick spandrel or cornice. The inset glass panels distinguish each bay with colour drawn from traditional buildings in Chinatown and greyed out and softened to please and caress the eye.

The guardrails are proposed to be fritted glass with patterns reminiscent of the old Chinatown ornamental railings. The glass fritting would permit the railings to glow as sunlight strikes them by day and to be softly backlit as light passes through them from the suites at night. The view down Quebec Street towards the site offers an opportunity for the railings patterns to provide a vertical carpet welcoming--on axis--those approaching Chinatown.

Interface with Chinatown Memorial Plaza

The project proposes a rhythm of 25' wide open storefronts featuring garage doors and metal and glass entrances beneath a glass transom and fabric awnings. These provide an opportunity to integrate with the open, pedestrianized space of the Memorial Plaza, and allow for retail uses to spill out on to the private frontage adjacent to a now-redundant service road. Through a generous setback of the storefronts from the plaza, and by expanding the Plaza area by 21% over the service road, the project maintains a respectful consideration of the Memorial to Chinese-Canadian Veterans.

It is the project team's aspiration to contribute to the renewal of the Plaza, realizing an opportunity for a strengthened public square unique to Chinatown. While continuing to focus on the Memorial to Chinese-Canadian Veterans, the renewed plaza could include services to the Chinatown Night Market, New Year and other community events.

Sustainable Design Strategy

The project adopts a passive design strategy to minimize the use of resources to accomplish resident and visitor comfort. The south facing recessed and framed balconies provide both generous living space as well as solar shading in summer, including vertical shading as the sun gets lower. The robust brick facades and punched windows to the west façade provide a heightened level of thermal comfort summer and winter. The project will be heated and cooled with a radiant strategy that is compatible with neighbourhood energy. The project remediates a former brownfield gas station site, and provides a greater intensity of mixed use close to downtown bike routes and transit. We propose a resident bike share option. The green and landscaped roofs will mitigate the urban heat island effect and provide improved bird and insect habitat. Windows will be operable and provide plentiful light and ventilation, including to both ends of the corridors.

Architectural Design Rationale



Circulation Concept

The project Main Entrance faces south to Chinatown Plaza, but is offset to the east which will maintain a contemplative atmosphere around the Monument to Chinese-Canadian Veterans. This gesture also references the traditional building configuration in Chinatown since virtually all of the original buildings in the neighbourhood prioritized the retail frontage and located the entrance to above-grade levels off to one side. The proposal adopts this strategy, and sets up a circulation pattern that draws residents and visitors forward to a skylight beneath a small courtyard, then offers an opportunity to walk up the stairs to Level 2 beneath the skylight, or continue perpendicular to the Main Entrance to the elevators. This perpendicular axis is picked up in the cascading canopies at roof level down to the retail entrance on Columbia. Given the mixed use nature of the project, the Main Entrance provides access to the 25 seniors affordable housing units as well as the market residential uses. This merger of uses we believe to be more characteristic of the original Chinatown than a strict demarcation of separate market residential uses. From the Main Entrance, residents can continue through to the Ground Floor amenity to the lane, traversing the site like the traditional courtyards of Chinatown.



Signage

The signage approach is proposed to be derived from the vertical tradition of Chinatown, with one principal sign mounted perpendicular to Quebec/Columbia Street axial approach—possibly in neon. The sides of the deep brick piers on the retail also offer a chance to entice passersby with tasteful individual tenant signage.



Courtyards

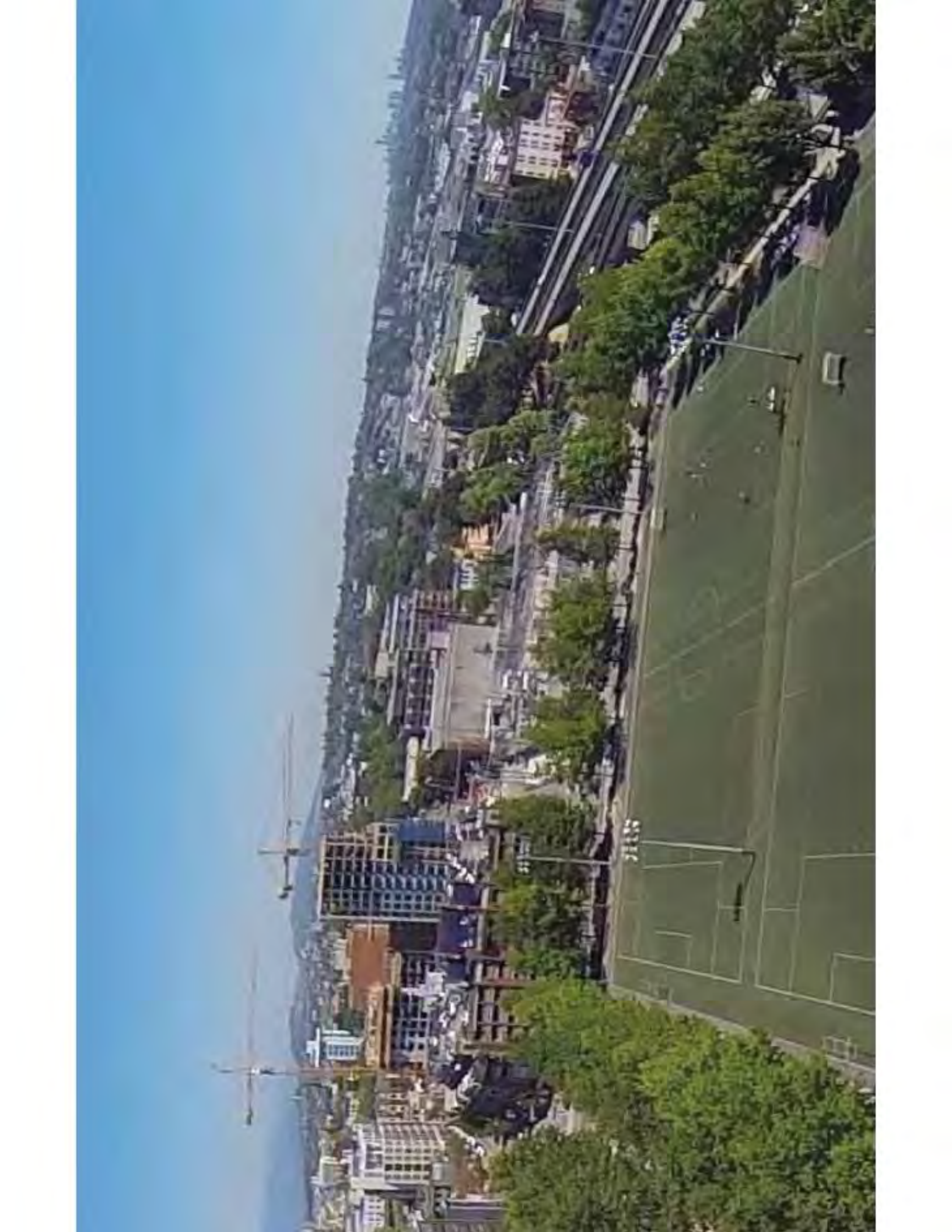
At the Second Floor, above the retail/commercial levels, the project is gathered around a Main Courtyard that permits the 25 seniors affordable housing units to be generously set back from the lane and the buildings across the lane on Pender Street. Adjoining the neighbouring 50' lot to the east, a small courtyard is proposed that permits a second frontage to the suites facing north and south (bedroom side only) and also permits the neighbouring lot to capitalize on the opening to break the site depth into two with light and air in the middle.



Lane Animation

In support of one of Chinatown's key revitalization objectives, the proposal wraps retail uses down Columbia Street and around the corner into the lane to the north of the project. The intent is to animate the lane and stimulate positive social activity and events. The proposed lane elevation is a carefully-considered response to the existing society buildings and is capped by a common roof deck for the seniors affordable housing units. The mahjong games, conversations, socializing, and generous landscaping of the courtyard level will contribute much to this newfound, intimate urban space.



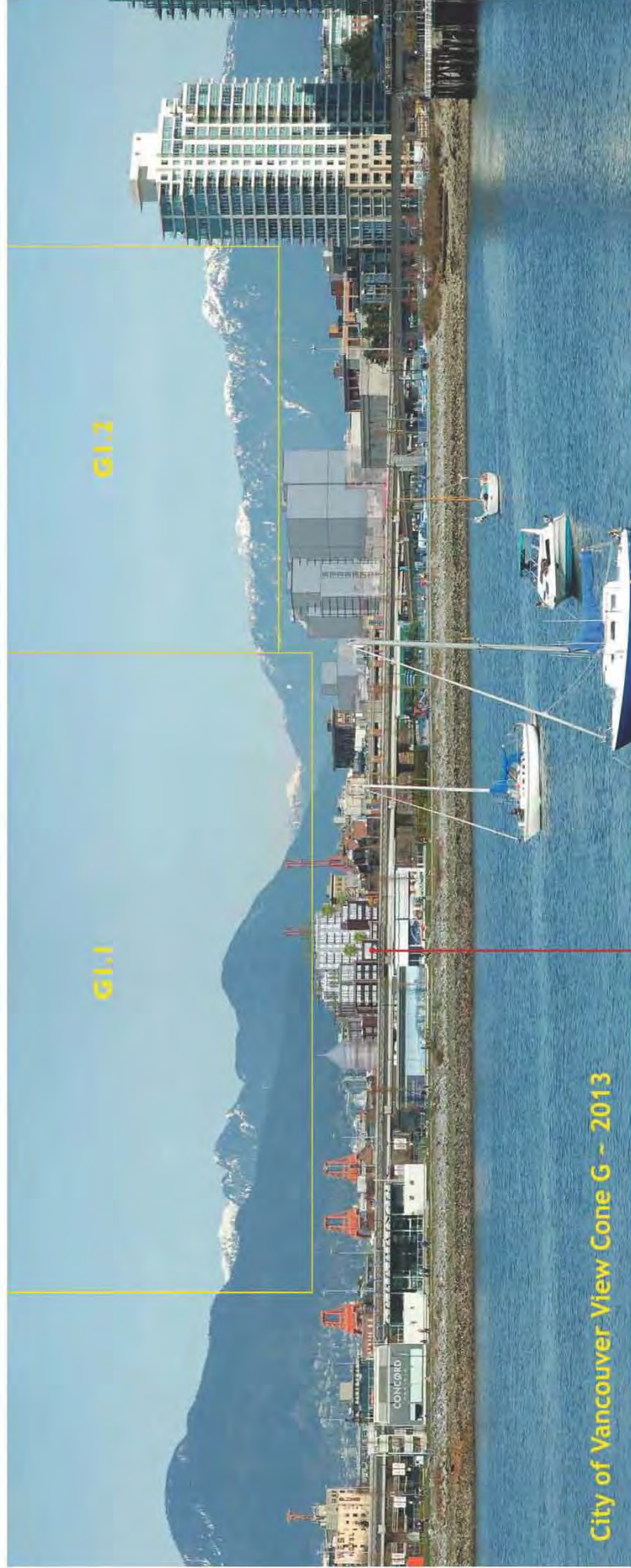


View Cone Analysis



View Cone E2.1

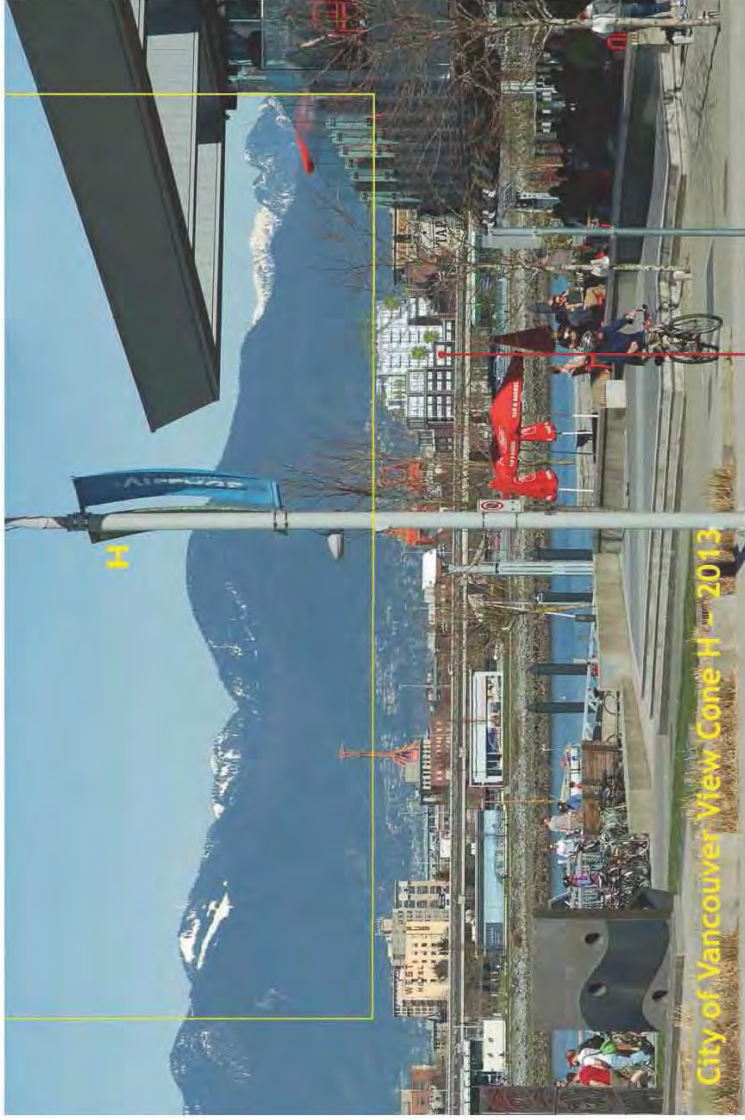
View Cone Analysis



View Cones G1.1 and G1.2

PROPOSAL

View Cone Analysis



Subject Site



View Cone H

View Cone Analysis



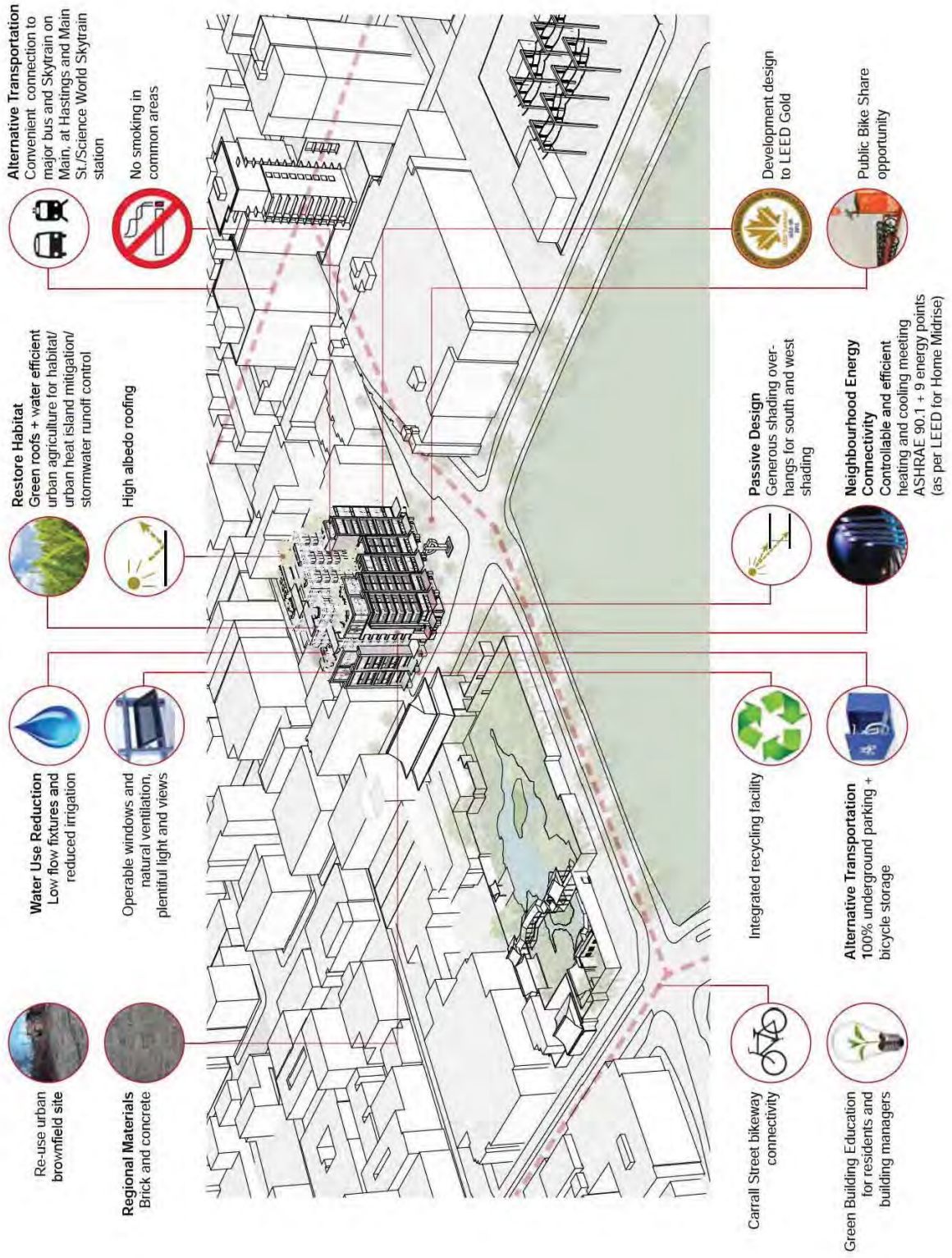
Subject Site



View Cones J1.1 and J1.2

PROPOSAL

Sustainability Features Diagram



LEED Gold Scorecard

LEED for Homes Mid-rise Pilot Simplified Project Checklist



for Homes

Builder Name: **Benefit Living**
 Project Team Leader (if different): **Diana Klein, Kane Consulting**
 Home Address (Street/City/State): **705 Keefer, Vancouver, BC**

Project Description: **Mid-rise multi-family**
 Building type: **Mid-rise multi-family**
 # of units: **137**
 Avg Home Size Adjustment: **-10**
 Adjusted Certification Thresholds
 Certified: **35.0** Gold: **65.0**
 Silver: **50.0** Platinum: **80.0**

Project Total	Final Score	Category Total Points	EA	WE	MR	EQ	ME
100	65	35	10	10	10	10	15

date last updated: **15-Sep-14**
 last updated by: **Diana Klein**

Innovation and Design Process (ID)	Max Points	Final Points	Preliminary Points
1. Integrated Project Planning	11	11	11

Location and Linkages (LL)	Max Points	Final Points	Preliminary Points
1. LEED ND	10	10	10
2. Site Selection	10	10	10
3. Preferred Locations	10	10	10
4. Infrastructure	10	10	10
5. Community Resources/Transit	10	10	10
6. Access to Open Space	10	10	10

Sustainable Sites (SS)	Max Points	Final Points	Preliminary Points
1. Site Stewardship	10	10	10
2. Landscaping	10	10	10
3. Local Heat Island Effects	10	10	10
4. Surface Water Management	10	10	10
5. Non-toxic Pest Control	10	10	10
6. Compact Development	10	10	10
7. Alternative Transportation	10	10	10

LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)

Water Efficiency (WE)	Max Points	Final Points	Preliminary Points
1. Water Reuse	5	5	5
2. Irrigation System	2	2	2
3. Indoor Water Use	3	3	3

Energy and Atmosphere (EA)	Max Points	Final Points	Preliminary Points
1. Optimize Energy Performance	34	34	34
7. Water Heating	2	2	2
11. Residential Refrigerant Management	1	1	1

Materials and Resources (MR)	Max Points	Final Points	Preliminary Points
1. Material Efficient Framing	16	16	16
2. Environmentally Preferable Products	8	8	8
3. Waste Management	3	3	3

Indoor Environmental Quality (EQ)	Max Points	Final Points	Preliminary Points
2. Combustion Venting	3	3	3
3. Moisture Control	1	1	1
4. Outdoor Air Ventilation	2	2	2
5. Local Exhaust	1	1	1
6. Distribution of Space Heating and Cooling	2	2	2
7. Air Filtration	2	2	2

8. Contaminant Control	Max Points	Final Points	Preliminary Points
9. Radon Protection	2	2	2
10. Garage Pollutant Protection	3	3	3
11. ETS Control	1	1	1
12. Compartmentalization of Units	1	1	1

Awareness and Education (AE)	Max Points	Final Points	Preliminary Points
1. Education of the Homeowner or Tenant	3	3	3
2. Education of Building Manager	1	1	1

HA-1A Policy Context and Project Statistics

Site Information

Address: 105 Keefer and 544 Columbia Streets, Vancouver
Legal: Lots 1 and 2, Block A, District Lots 196 and 2037, Plan 7362
Site Dimensions: 149.9' (45.69m) x 122' (37.18m)
Site Area: 18,300 sf (1,700 sq.m.)

Existing HA-1A District Schedule

Zoning: HA-1A
Uses: Retail/service/office (including healthcare)/multiple dwelling/multiple dwelling/institutional (Night Market facilities). Rental uses/light crafts manufacturing
Height: Up to 90' (27.4m)
 Conforms with View Cone E2 / G1.1 / H / J1.2
Front Yard: None
Side Yard: None
Rear Yard: 3.2' (1.0m) / 23' (7.0m) for residential outlook
FSR Area: Not Specified
Site Coverage: Not applicable
Horizontal Daylight: Per bylaw with consideration for courtyard spaces
Vertical Daylight: Per bylaw with consideration for courtyard spaces
Parking/Loading/Bicycles: Per VPBL with possible carshare/co-op relaxations
CAC+Community Benefit Package: Not Specified
Relaxations:

Rezoning Policy for Chinatown South (HA-1A)

Zoning: CD-1
Uses: Retail/service/office (including healthcare)/multiple dwelling/institutional (Night Market facilities). Rental uses/light crafts manufacturing
Height: Up to 120' (36.4m)
 Conforms with View Cone E2 / G1.1 / H / J1.2
Front Yard: None
Side Yard: None
Rear Yard: 3.2' (1.0m) / 23' (7.0m) for residential outlook
FSR Area: Not Specified
Site Coverage: Not applicable
Horizontal Daylight: Per bylaw with consideration for courtyard spaces
Vertical Daylight: Per bylaw with consideration for courtyard spaces
Parking/Loading/Bicycles: Per VPBL with possible carshare/co-op relaxations
CAC+Community Benefit Package: As Negotiated
Relaxations:

Proposal

Zoning: CD-1
Uses: Retail/service/office (including healthcare)/multiple dwelling/institutional (Night Market facilities). Rental uses/light crafts manufacturing
Height: Up to 120' (36.4m)+ $\pm 7'$ as per Section 10.11 of Vancouver Zoning & Development Bylaw. Conforms to View Cones E2 / G1.1 / H / J 1.2
Front Yard: None
Side Yard: None
Rear Yard: 3.2' (1.0m)/23' (7.0m) for residential outlook + select 20' relaxation at lane for residential with principal outlook west and east away from lane.
FSR Area: 131,203 sf
Site Coverage: Not applicable
Horizontal Daylight: Per bylaw with consideration for courtyard spaces
Vertical Daylight: Per bylaw with consideration for courtyard spaces
Parking/Loading/Bicycles: Per VPBL with possible carshare/co-op relaxations
CAC+Community Benefit Package: Applicant's concepts: public realm enhancement, Chinatown Night Market+festival infrastructure improvements, Public Art, Non-market Housing
Relaxations: Select residential rear yard setback (20')/height relaxation $\pm 7'$ above 120' but below view cone (for green rooftop access) as per Section 10.11 of Vancouver Zoning & Development Bylaw for mechanical over-run and green roof access.

From: [S.22\(1\)](#) >
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 9:33:32 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

When City Council passed higher building height allowances in the historic low-rise neighbourhood in 2011, it agreed to conduct a social impact study to assess the effects of new developments on the local low-income community and where opportunities for enhanced affordability and liveability may be achieved. Since then, multiple new market developments have been completed - including two large, mixed-use developments on Main Street - however, there has been no significant levels of - or plans for - affordable housing, indoor or outdoor community spaces, or social services.

The 105 Keefer site is one of the last large parcels of land in Chinatown and located in the heart of the neighbourhood, adjacent to the Chinatown Memorial Square and neighbouring the Chinese Cultural Centre and Dr. Sun Yat-Sen Garden. The rezoning would cost the site its heritage designation and Chinatown's distinct character, as well as opportunities to better fulfill the Chinatown Vision plan. We believe that the 105 Keefer site has a lot of potential to help City Council execute the community vision and to meet community needs. The current, third revision, of the proposal continues to leave a lot of this potential on the table.

1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

溫哥華的唐人街百折不撓，生生不息。它是溫哥華重要的一部分，亦是加拿大不可缺少的脈絡生命。唐人街是溫哥華建埠社區之一，與煤氣鎮，日本街，士達孔拿，共同見證城市由始至今的風風雨雨。2011年，溫哥華唐人街成為加拿大國家歷史遺產。但最近，唐人街面臨巨大的發展壓力和風險。溫哥華古蹟文物委員會列出十大急需保護的瀕危地點，唐人街位列第三。

2011年，市政府放寬對傳統低密度住宅區的高樓建設限制，同時承諾開展一項社會影響調查，以評估新發展對低收入社群的影響，如何令房價更可負擔，如何改善居住條件。此後，多個市場發展項目破土動工，包括兩處位於緬街的大型多功能樓盤。但是，無論在實地或計劃中，這些項目都沒有提供顯著改善的可負擔住房，室內或室外的社區活動空間，或社會服務。

奇化街105號是唐人街最大的一塊土地之一，位於街坊社區的心臟地帶，毗鄰華埠悼念廣場，中華文化中心，以及中山公園。目前的土地改造方案，將令歷史遺產保護形同虛設，剝奪唐人街特色，並不有利於唐人街長遠發展的願景。我們相信奇化街105號有更多更好的發展可能，有助於市政府實施社區規劃，回應社區需要。但目前的方案，即第三版方案，並沒有考慮到這些願景。

Sincerely,
謹上

S.22(1)

Vancouver, British Columbia V5N 1Z1
Canada

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To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 7:26:24 AM
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2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

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Sincerely,
謹上

[REDACTED]

Vancouver, BC V6C0B5
Canada

From: s22(1)
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 1:26:07 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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Sincerely,
謹上

s22(1)

Burnaby, BC V3N3H1
Canada

From: § 22(1) >
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 12:50:17 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,
謹上

§ 22(1)

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To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/15/2016 11:54:53 PM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,
謹上

[REDACTED]

Vancouver, British Columbia V5Z 1X2
Canada

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 11:16:43 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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s.22(1)

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Canada

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"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

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Date: 5/15/2016 10:56:07 PM
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§ 22(1)

Vancouver, BC V5L 2N2

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To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/15/2016 10:52:37 PM
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- Sincerely,
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Sincerely,

s.22(1)

From: s.22(1) >

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 10:49:27 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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Sincerely,

s.22(1)

Vancouver, BC V6A 1Z1
Canada

From: [REDACTED] >

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 9:33:30 AM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

溫哥華的唐人街百折不撓，生生不息。它是溫哥華重要的一部分，亦是加拿大不可缺少的脈絡生命。唐人街是溫哥華建埠社區之一，與煤氣鎮，日本街，士達孔拿，共同見證城市由始至今的風風雨雨。2011年，溫哥華唐人街成為加拿大國家歷史遺產。但最近，唐人街面臨巨大的發展壓力和風險。溫哥華古蹟文物委員會列出十大急需保護的瀕危地點，唐人街位列第三。

2011年，市政府放寬對傳統低密度住宅區的高樓建設限制，同時承諾開展一項社會影響調查，以評估新發展對低收入社群的影響，如何令房價更可負擔，如何改善居住條件。此後，多個市場發展項目破土動工，包括兩處位於緬街的大型多功能樓盤。但是，無論在實地或計劃中，這些項目都沒有提供顯著改善的可負擔住房，室內或室外的社區活動空間，或社會服務。

奇化街105號是唐人街最大的一塊土地之一，位於街坊社區的心臟地帶，毗鄰華埠悼念廣場，中華文化中心，以及中山公園。目前的土地改造方案，將令歷史遺產保護形同虛設，剝奪唐人街特色，並不利於唐人街長遠發展的願景。我們相信奇化街105號有更多更好的發展可能，有助於市政府實施社區規劃，回應社區需要。但目前的方案，即第三版方案，並沒有考慮到這些願景。

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Sincerely,
謹上

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s.22(1)

vancouver, BC V5L 1W9
Canada

From: § 22(1)

To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 10:43:22 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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Sincerely,

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§ 22(1)

From: s.22(1)

To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 10:41:52 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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s.22(1)

From: s.22(1) >

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 10:41:13 PM

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Sincerely,

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s.22(1)

West Vancouver, British Columbia V7W 2C4
Canada

From: s.22(1) >

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 10:02:06 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,

s.22(1)

Vancouver, CANADA, British Columbia
Canada

From: "s.22(1)" >

To: write@savechinatownheritage.org

["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 9:57:12 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,

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s.22(1)

vancouver, BC V6R 3A6
Canada

From: s.22(1) >

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 9:49:49 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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s.22(1)

vancouver, BC V6G 3C3
canada

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To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 9:46:08 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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The 105 Keefer site is one of the last large parcels of land in Chinatown and located in the heart of the neighbourhood, adjacent to the Chinatown Memorial Square and neighbouring the Chinese Cultural Centre and Dr. Sun Yat-Sen Garden. The rezoning would cost the site its heritage designation and Chinatown's distinct character, as well as opportunities to better fulfill the Chinatown Vision plan. We believe that the 105 Keefer site has a lot of potential to help City Council execute the community vision and to meet community needs. The current, third revision, of the proposal continues to leave a lot of this potential on the table.

Sincerely,

--

s.22(1)

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 9:46:04 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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Sincerely,

s.22(1)

Vancouver, Bc V6E1L3
Canada

From: "5.22(1)" >

To: write@savechinatownheritage.org

["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 9:45:51 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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Sincerely,

5.22(1)

From: § 22(1) >

To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 9:45:06 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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Sincerely,

§ 22(1)

Vancouver, BC V5V 4A3
CANADA

From: § 22(1) >
To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)
Date: 5/16/2016 9:23:51 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

溫哥華的唐人街百折不撓，生生不息。它是溫哥華重要的一部分，亦是加拿大不可缺少的脈絡生命。唐人街是溫哥華建埠社區之一，與煤氣鎮，日本街，士達孔拿，共同見證城市由始至今的風風雨雨。2011年，溫哥華唐人街成為加拿大國家歷史遺產。但最近，唐人街面臨巨大的發展壓力和風險。溫哥華古蹟文物委員會列出十大急需保護的瀕危地點，唐人街位列第三。

2011年，市政府放寬對傳統低密度住宅區的高樓建設限制，同時承諾開展一項社會影響調查，以評估新發展對低收入社群的影響，如何令房價更可負擔，如何改善居住條件。此後，多個市場發展項目破土動工，包括兩處位於緬街的大型多功能樓盤。但是，無論在實地或計劃中，這些項目都沒有提供顯著改善的可負擔住房，室內或室外的社區活動空間，或社會服務。

奇化街105號是唐人街最大的一塊土地之一，位於街坊社區的心臟地帶，毗鄰華埠悼念廣場，中華文化中心，以及中山公園。目前的土地改造方案，將令歷史遺產保護形同虛設，剝奪唐人街特色，並不利於唐人街長遠發展的願景。我們相信奇化街105號有更好的發展可能，有助於市政府實施社區規劃，回應社區需要。但目前的方案，即第三版方案，並沒有考慮到這些願景。

Sincerely,
謹上

§ 22(1)

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 9:42:23 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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The 105 Keefer site is one of the last large parcels of land in Chinatown and located in the heart of the neighbourhood, adjacent to the Chinatown Memorial Square and neighbouring the Chinese Cultural Centre and Dr. Sun Yat-Sen Garden. The rezoning would cost the site its heritage designation and Chinatown's distinct character, as well as opportunities to better fulfill the Chinatown Vision plan. We believe that the 105 Keefer site has a lot of potential to help City Council execute the community vision and to meet community needs. The current, third revision, of the proposal continues to leave a lot of this potential on the table.

Sincerely,

s.22(1)

Saskatoon, Saskatchewan S7H 5L5
Canada

From: 
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/15/2016 9:32:29 PM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
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Sincerely,



Vancouver, BC V5T4H6
Canada

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 9:20:02 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,

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s.22(1)

From: [REDACTED]
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/15/2016 8:54:39 PM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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Sincerely,

[REDACTED]

Vancouver, Bc V6b 2m6
Canada

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 8:52:34 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
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Sincerely,

--

s.22(1)

Vancouver, British Columbia V6A 3G8
Canada

From: s.22(1) >

To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 8:52:21 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
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Sincerely,

--
s.22(1)

Vancouver, BC V6s1r9
Canada

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 8:50:37 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

Vancouver's Chinatown is a living community created out of struggle, resilience and hope. It is an important part of a larger Vancouver community, as well as Canada as a nation. Recognized as one of the city's first urban areas, Chinatown is one of Vancouver's founding neighbourhoods, along with Gastown, Japantown and Strathcona. In 2011, Vancouver's Chinatown was designated a National Historic Site of Canada. However, recently Chinatown was listed as number three on Heritage Vancouver's Top 10 Watch List of endangered sites in the city, under risk due to high development pressure.

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Sincerely,

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s.22(1)

vancouver, British Columbia v5z 2a2
Canada

From: s.22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 8:50:27 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
2. I support the call for temporary halt to all new market development projects in Chinatown until Council's promised social impact study is conducted.

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"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/15/2016 8:49:35 PM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

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s.22(1)

Vancouver, bc v6a1g7
Canada

From: s.22(1) >

To: write@savechinatownheritage.org

["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)

["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)

Date: 5/15/2016 8:48:43 PM

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From: [REDACTED] >
To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)
Date: 5/16/2016 9:10:41 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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1. 我反對目前關於奇化街105號及哥倫比亞街544號的土地改造申請；同時
2. 我支持暫停一切新進入唐人街的市場發展項目，直至市政府完成其承諾的社會影響調查。

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Sincerely,
謹上

[REDACTED]

Halifax, NS B3S 0H2

From: § 22(1) >
To: write@savechinatownheritage.org
["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
["Zeng, Yan" <yan.zeng@vancouver.ca>](mailto:yan.zeng@vancouver.ca)
Date: 5/16/2016 8:26:56 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

Dear Mayor and Council 致溫哥華市長及市政,

1. I oppose the rezoning application for 105 Keefer and 544 Columbia Street; and
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Sincerely,
謹上

§ 22(1)

From: 5-22(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 8:02:03 AM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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Sincerely,
謹上

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s.22(1)



Vancouver, BC V6G 3H7
Canada

From: 522(1)

To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/16/2016 7:52:21 AM

Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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謹上

s.22(1)

A large grey rectangular redaction box covers the signature area.

Vancouver, BC V5L2B7
Canada

From: s.22(1) >
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 7:45:24 AM
Subject: FEEDBACK: Rezoning Application - 105 Keefer Street & 544 Columbia Street

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s.22(1)

North Saanich, British Columbia V8L5M7
Canada

From: s.22(1)
To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 7:42:00 AM
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謹上

s.22(1)

Vancouver, BRITISH COLUMBIA V6A 1P7
Canada

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To: write@savechinatownheritage.org
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/16/2016 9:45:03 AM
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Sincerely,
謹上

§ 22(1)

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/4/2016 11:40:43 AM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 0C8

Email: s.22(1)

Phone:

Comments:

I think that the application meets the criteria of the Rezoning Policy for South Chinatown. As a nearby resident I would be happy to see a vacant parking lot developed into a space that provides opportunities for new retail spaces which will provide access to current residents to new and expanded purchasing options. I am satisfied with the developers changes to senior social housing. I would mention the need for integrating the building with the heritage of the area. Otherwise, I look forward to seeing this development proceed.

Thank you,

s.22(1)

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 4/28/2016 9:37:23 PM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)

Address: s.22(1)

Postal Code: v6a1k2

Email: s.22(1)

Phone

Comments:

This sounds great! Please get shovels in the ground ASAP - we need MORE HOUSING!

From: mailpost@vancouver.ca

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/14/2016 8:50:18 AM

Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)

Address: s.22(1) Vancouver, BC, Canada

Postal Code: V5V 1W7

Email: s.22(1)

Phone

Comments:

I urge City Council to **reject** the current proposal for 105 Keefer Street and work to foster the "intangible character" of Historic Chinatown.

I write to you as a s.22(1) resident and taxpayer of Vancouver. I do not live or work in the Chinatown area, but I believe that Historic Chinatown is an asset to ALL of Vancouver!

When I came to Vancouver in 1977, I was told that "there was no other Chinatown in North America like ours." We still have a chance to **preserve** the "INTANGIBLE CHARACTER" of our Vancouver Chinatown -- in keeping with UNESCO's recognition that intangible character is an essential component of heritage designations.

We need to:

- (1) Go back to the plan for the Chinatown Historic Area and address the issue of density -- that means to CONTROL density so that we're not attracting developers of luxury condos.
- (2) Designate Chinatown as a Heritage Conservation Area.
- (3) Pump up development that will provide culturally sensitive housing and care for Chinese seniors -- who will attract new generations to Chinatown and provide the "purchasing base" for traditional Chinese business.

Heritage is about more than architectural details!

From: § 22(1)
To: "Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/13/2016 2:44:02 PM
Subject: RE: 105 Keefer Street rezoning

Thanks, but I didn't actually say it was unprincipled. Freudian slip? \u9786 ?

Sent from my Windows 10 phone

From: Zeng, Yan
Sent: May 13, 2016 12:01 PM
To: § 22(1)
Subject: RE: 105 Keefer Street rezoning

id
Hello Mr. and Ms. Comrie,

Thanks for your comments. Your concerns about the proposed height and what you perceive as unprincipled relaxation of zoning are noted.

The rezoning application is being considered under Council approved policy which is the *Rezoning Policy for Chinatown South (HA-1A)* <http://former.vancouver.ca/commsvcs/guidelines/G017.pdf>. It allows for consideration of increased height and density beyond current zoning.

I also want to point out that if you had previously commented on the application, those comments are also being considered by staff.

Again, thank you for writing in and staff welcome your further questions and comments,

Regards,

Yan Zeng
Planner – Vancouver Downtown
Planning and Development Services
City of Vancouver
Tel. 604.871.6383

From: § 22(1)
Sent: Thursday, May 12, 2016 8:04 PM
To: Zeng, Yan
Subject: 105 Keefer Street rezoning

Hi Yan, I live at § 22(1). I've commented on this previously, but I don't think you were involved with the file at that time.

Just want to say that a lot of us who have bought condos in this neighbourhood – and especially those of us who took a chance on the area early, before it was anything like the lively area it is becoming now – did so on the understanding that Chinatown and Gastown were height limited to 10 stories and that views would be protected.

Beyond this individual project, I am concerned about the precedent the city is setting, and that this rule seems to be able to be relaxed whenever someone asks (Blue Sky, etc).

I'm afraid I don't find it credible that the developer cannot make a profit and still provide some needed amenities when building on a fairly large plot of land to the currently zoned height. The developer purchased the land with the zoning in place, so the height limit shouldn't be coming as a surprise. Clearly, the expectation is that the city is flexible on this and does not take it's own zoning seriously.

Count this as two votes against.

Thanks,

§ 22(1)

Vancouver

From: s22(1)

To: "Planning Info" <planninginfo@vancouver.ca>

Date: 5/4/2016 2:08:32 PM

Subject: RE: Revised Rezoning Application and Community Open House - 105 Keefer Street & 544 Columbia Street

Please take me off your mailing list. I do not wish to receive any further updates by email at this moment.

Thank you.
N.

Gesendet: Montag, 02. Mai 2016 um 10:54 Uhr

Von: "Planning Info" <planninginfo@vancouver.ca>

An: undisclosed-recipients;;

Betreff: Revised Rezoning Application and Community Open House - 105 Keefer Street & 544 Columbia Street

You are in receipt of this email as a person who has expressed interest in the Rezoning and Application for 105 Keefer Street & 544 Columbia Street. Please find attached the notification for the upcoming Open House, scheduled for Monday, May 16 from 5-8pm at the Chinese Cultural Centre Auditorium, 50 East Pender Street.

For more information regarding the Rezoning Application, please refer to the Rezoning Centre website: vancouver.ca/105keefer

City of Vancouver

Planning Department | Rezoning Centre

T 604.873.7038 | F 604.873.7060

rezoning@vancouver.ca

From: s.22(1) >

To: "Planning Info" <planninginfo@vancouver.ca>

Date: 5/2/2016 11:54:52 AM

Subject: Re: Revised Rezoning Application and Community Open House - 105 Keefer Street & 544 Columbia Street

I believe you have the wrong email. I have never expressed interest in the Rezoning of any location. I believe this email was intended for someone else and if this is important, you might want to double check the information that was given to you.

On Mon, May 2, 2016 at 10:52 AM, Planning Info <planninginfo@vancouver.ca> wrote:

You are in receipt of this email as a person who has expressed interest in the Rezoning and Application for 105 Keefer Street & 544 Columbia Street. Please find attached the notification for the upcoming Open House, scheduled for Monday, May 16 from 5-8pm at the Chinese Cultural Centre Auditorium, 50 East Pender Street.

For more information regarding the Rezoning Application, please refer to the Rezoning Centre website: vancouver.ca/105keefer

City of Vancouver

Planning Department | Rezoning Centre

T 604.873.7038 | F 604.873.7060

rezoning@vancouver.ca

From: § 22(1)
To: "Planning Info" <planninginfo@vancouver.ca>
"Zeng, Yan" <yan.zeng@vancouver.ca>
Date: 5/13/2016 9:37:31 AM
Subject: Re: Revised Rezoning Application and Community Open House - 105 Keefer Street & 544 Columbia Street

Thank you for replying.

My question is fairly simple.
I have been receiving these rezoning emails by mistake.
I live in United States and has never been to Vancouver.

Would you please remove my email from the mailing list? Thank you.

On Friday, May 13, 2016, Planning Info <planninginfo@vancouver.ca> wrote:

Hi § 22(1)

Here is the contact information for the Rezoning Planner who is responsible for this specific application. Please contact her at your convenience at the details below:

Yan Zeng, Rezoning Planner, yan.zeng@vancouver.ca, 604.871.6383

Thank you

From: § 22(1)
Sent: Friday, May 13, 2016 1:10 AM
To: Planning Info
Subject: Re: Revised Rezoning Application and Community Open House - 105 Keefer Street & 544 Columbia Street

Hello,

I have question about the rezoning email that I have received, as shown below.

Can you help me with it?

Thank you.

§ 22(1)

On Thu, Apr 28, 2016 at 3:44 PM, Planning Info <planninginfo@vancouver.ca> wrote:

You are in receipt of this email as a person who has expressed interest in the Rezoning and Application for 105 Keefer Street & 544 Columbia Street. Please find attached the notification for the upcoming Open House, scheduled for Monday, May 16 from 5-8pm at the Chinese Cultural Centre Auditorium, 50 East Pender Street.

For more information regarding the Rezoning Application, please refer to the Rezoning Centre website: vancouver.ca/105keefer

City of Vancouver
Planning Department | Rezoning Centre
T 604.873.7038 | F 604.873.7090
rezoning@vancouver.ca

From: "§ 22(1)" >

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/3/2016 12:28:56 PM

Subject: timeline for 105 Keefer

Hello Yan,

I see the Open House is on May 16 and the deadline for comments is June 27, which seems very short, especially compared to previous rounds. I am wondering how the deadline is determined and if the June 27 deadline is only giving the very minimum required number of days for public comments. As you are aware, we are heading into the summer season which plays a factor with people traveling.

Thank you,

§ 22(1)

From: s.22(1)

To: "Zeng, Yan" <yan.zeng@vancouver.ca>

Date: 5/12/2016 8:03:38 PM

Subject: 105 Keefer Street rezoning

Hi Yan, I live at s.22(1). I've commented on this previously, but I don't think you were involved with the file at that time.

Just want to say that a lot of us who have bought condos in this neighbourhood – and especially those of us who took a chance on the area early, before it was anything like the lively area it is becoming now – did so on the understanding that Chinatown and Gastown were height limited to 10 stories and that views would be protected.

Beyond this individual project, I am concerned about the precedent the city is setting, and that this rule seems to be able to be relaxed whenever someone asks (Blue Sky, etc).

I'm afraid I don't find it credible that the developer cannot make a profit and still provide some needed amenities when building on a fairly large plot of land to the currently zoned height. The developer purchased the land with the zoning in place, so the height limit shouldn't be coming as a surprise. Clearly, the expectation is that the city is flexible on this and does not take it's own zoning seriously.

Count this as two votes against.

Thanks,

s.22(1)

Vancouver