

File No. 04-1000-20-2017-013

January 25, 2017

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of January 12, 2017 for:

**Comment cards from the 105 Keefer Street and 544 Columbia Street Open House hosted on January 10, 2017.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s. 22(1) of the Act. You can read or download the section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Please note: there are severed sections of the FOI package that require translation; therefore, due to privacy concerns we are unable to review and release this information unless translated into English. Translation of those sections will require an additional charge.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2017-013); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact me if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to be 'B. Van Fraassen', with a stylized, wavy line extending to the right.

Barbara J. Van Fraassen, BA  
Director, Access to Information  
*City Clerk's Department, City of Vancouver*  
Email: [Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
Telephone: 604.873.7999

Encl.  
:ma

## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

s.22(1)

下午5時到晚上8時

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Address 地址:

Postal Code 郵政編碼:

V6N 1T8

E-mail Address 電郵:

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- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請,想更改奇化街105號和哥倫比亞街544號的用途,從 HA-1A 歷史性區域,改為 CD-1 綜合性區域。

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I actually feel 50/50 about this rezoning proposal. I think we really need another re-evaluation of the proposal. This is Chinatown, and I would like it to grow as change is inevitable. However, another deeper and well thought out proposal that puts the community first. I hope you really take these thoughts into serious consideration.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I have specific concerns regarding the 25 senior social housing units operated by a non-profit housing provider. I believe we need more units than just 25. We have many more seniors living in this community and this is their home. Also the community space for senior cultural space is so small and limited. I would encourage a bigger and more collaborative space for the entire community.

If you take your comment sheet home, please submit it to City staff by **February 27, 2017** to allow time to analyze and incorporate these comments in the application process.

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City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



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對此更改土地用途申請，你有沒有意見？

Appreciate readjustments from city feedback

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Not enough seniors' housing - should offer 50% min  
Welfare-rate housing for true mix

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Although I am happy to see higher density, ground floor commercial space, and seniors social housing units in the plans, I do not believe the proposal adequately addresses the importance of the site to the chinatown community. I appreciate the proposal amendments such as the street level walkway; however, I believe that this project should make a stronger statement about housing affordability with more diverse unit types & funding models.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I think the proposal should include more common & green space to encourage a sense of community - public & semi-public space should have a more prominent place along with private space. For example, the <sup>rooftop</sup> balcony spaces, especially those visible from the Chinese Gardens, could be shared green space like a community garden.

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I appreciate the developer has taken a more sincere effort to listen & respond to the community's requests.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

1. The senior's housing is too narrow to accommodate their lifestyle and needs. More design consultation with ~~seniors~~ seniors required.

2. The public art installation could be done better and more reflective of the history and heritage of the neighbourhood and/or site.

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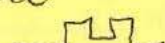


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Much better design and footage. The building itself is less bulky and looks more integrated to the building (heritage) type along Kent. My concern is the reduction in the number of family sized ZIS from 67% in the 3rd proposal to 35% in this. This will impact the neighborhood we the community is wanting to build. There are already 150+ market rental suites green lit.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？ I'd love to see more sun fountain design in Keefer street in the middle 

I am concerned about the prioritizing of small shop retail.

I'd like some policy put in place to ensure small lot footprint of retail is maintained.

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income Tax general capital vancouver  
report any year. laptop Time planning  
any where live in out with gubts  
money JOB

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s.22(1) [redacted] specific concerns TD - money market  
company bank LTD ST map Brown TH  
Victoria bus pass T Driver license  
shopping international village pendep - ST  
vietnamese - chinese china town planning  
and development service so good

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tel: 604.871.6383

City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: \_\_\_\_\_

Address 地址: \_\_\_\_\_ Postal Code 郵政編碼: \_\_\_\_\_

E-mail Address 電郵: \_\_\_\_\_

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

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- commercial space (ground floor), including a seniors' cultural space
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- two levels of underground parking; and
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- 大樓地積率7.04
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- 大樓高35.1米(115英尺)

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

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What specific concerns do you have about this rezoning proposal?

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this proposal. The building is too tall, making it characterless like the rest of downtown. The space should facilitate the reopening of the Keefer St. night market. Should look like and be modeled after the 3 story theatre that once stood there.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

That it be no more than 4 stories. That it be at least 30% social housing, half of which is dedicated to Chinese seniors. It is as important to us that it have retail because I am generally for development, but there are so many vacant spaces we don't actually need another building.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I strongly oppose this rezoning proposal. Given Chinatown's history & cultural significance, as well as the dependency of low-income folks & seniors on the affordable services that exist in the neighbourhood, this proposal will undoubtedly result in the economic displacement of the neighbourhood's vulnerable residents. Development must ~~prioritize need for~~ affordable

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

not displace ~~already~~ this neighbourhood's seniors & residents!

~~which this proposal will~~

I am concerned that this proposal ~~will not~~ has not prioritized the need to protect the neighbourhood's low-income / senior population. 25 senior units & a new cultural space is not enough to ensure ~~that~~ the livability & affordability of the neighbourhood. This proposal also largely favours market rate residential units, which also raise concerns over how this will drive up the housing rates in the area. Therefore, I ~~strongly~~ am firmly against this proposal.

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# \* I OPPOSE THIS PROJECT WITHOUT FURTHER AMENDMENTS

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Increased density is actually a positive, for me, about this project. However, ~~not~~ a lack of consideration of the ways the project can not just respect the culture of Chinatown, but build on the goals for increase affordability and diversity as well as sustainability in the city as a whole.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

→ not prioritizing food security and community advocacy through green spaces and community gardening  
ex: a space for a rooftop apiary and native flowering plants

ex: community garden spaces for the senior housing as well as the market rate apartments - can also help attract community-minded buyers/renters

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

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建議書裡的十二層混合用途大樓包括：

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- 二樓有25間非牟利機構經營的長者房屋
- 一樓是用於商業用途，包括長者文化空間
- 大樓地積率7.04
- 二層地下停車場
- 大樓高35.1米(115英尺)



What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I would like to see a more community-minded approach. I oppose this project.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- more green spaces & accessible green rooftops, eg community garden space

- more affordable & diverse units to accommodate different housing needs

- more low-cost units & more senior housing units

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City of Vancouver  
Planning Department, Downtown  
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## COMMENT SHEET 意見書

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s.22(1)

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Postal Code 郵政編碼: V5M1E8

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Tired of the speed of the architectural/economic/cultural turnover in Chinatown. <sup>+Vancouver</sup> The proposal's offer for ~~any~~ social housing is not enough to satisfy the need/demand. I am opposed to the development

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

It is unaffordable & displaces residents who already have a history of displacement. The cultural/historical core of Chinatown must be preserved as so much has been lost already. It is an inappropriate use of a culturally sensitive site & the architecture/mass is inappropriate when considering the necessary gaps in social housing & cultural/intergenerational space.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am concerned ~~of~~ with this trend of development in  
Chinatown. 110 <sup>market</sup> units in exchange for 25 units ??  
I am worried that the market units will likely be  
way beyond the price range of many middle income  
families

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

While I understand the 25 units of social housing makes  
economic sense for the developer, it is ~~so~~ completely insufficient  
to providing social housing for the long-time residents.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am against the rezoning.  
Chinatown is quickly changing into  
~~unrecognizable~~ a bland, characterless  
neighbourhood.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- too high a building
- too massive a building
- and not enough suites for seniors.
- no architectural merit

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I don't support it.

I care deeply about The Future of China town and see this proposal as a major step in the wrong direction. A positive step would be to designate The area as highly in need of protection.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- it can be seen from Sun Yat Sen Garden - needs to be taken down about 5 stories

- this is an important part of old chinatown and bringing rich people in is not the right use for the space - do something to add to chinatown - not ruin The historic area.

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碼:

V5W 1C9

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I STRONGLY OPPOSE THIS DEVELOPMENT.  
Zoning bylaws are thoughtfully put in place  
by city planners + officials and shouldn't  
be changed for the benefit of developers  
& profit over community + livability.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Chinatown is a very unique  
and historic community not only  
to Vancouver but in the world.  
Retaining the existing urban fabric  
over the larger mega-block condo  
typology is imperative.  
I OPPOSE THIS REZONING!

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- 大樓高35.1 米(115英尺)



What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Oppose

So much has been said,

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The proposed building simply not belong to the neighbourhood.

(e.g. go build it in Yale town)

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## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1)

Address 地址: s.22(1) Postal Code 郵政編碼: V5K 8X7

E-mail Address 電郵: s.22(1)

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

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- two levels of underground parking; and
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this rezoning proposal.

It is not good for the community. There are 110 market housing units and only 25 senior housing units. In a community where so many low income Chinese seniors live, especially so many non-English-speaking seniors I believe new developments NEED to center our community members. We do not need new expensive and unaffordable condo developments.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

This is taking up valuable resources, land, and energy, rather than using them to support the need for MORE ~~to~~ social and rental housing for low income seniors. This proposal is contributing to the ongoing gentrification and violence against Chinese seniors. This proposal ~~is~~ will ~~lead~~ to maintain and increase the eviction of the low income Chinese senior community out of their HOME!  
I STRONGLY OPPOSE THIS PROPOSAL

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this proposal

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

concerns that this site is historically important to the Chinese Canadian community and this proposal does not have the cultural sensitivity not fulfill the needs of the community

→ you concerned about gentrification that results in displacement of low-income and marginalized residents in the neighbourhood, especially Chinese seniors

→ should have 100% social housing - units @ welfare & seniors rate ; max 1 BC Housing rate all rental.

→ concerns about the loss of living heritage in Chinatown  
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- retail & services for Chinese seniors, Chinese Canadian history retained should be retained

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Rezoning proposal is unsuitable for the health of the community and the city as whole. It further propogates the development of sites that are unaffordable and inaccessible for the majority of Vancouver residents. I strongly oppose this rezoning application.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Rezoning will make the neighbourhood inaccessible for ~~the~~ most Vancouver residents. Given the communities of low-income and now senior Chinese residents that have historically lived in this area, rezoning ~~is~~ is unjust. ~~and~~ It amounts to racism and the exploitation of those most vulnerable and marginalized in our city.

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I object to the proposal. The design is not much different than the previous. The build is not heritage, cultural or just that number of senior units should not qualify the building at that location in Chinatown.

That location + Chinatown needs an indoor center (community center?)!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Blank lines for additional comments.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this proposal. I am Japanese Canadian and stand decidedly in solidarity with the unified voice of the Chinatown community, which articulates that this proposal is: (1) unaffordable for locals; (2) a building that will displace Vancouver's most vulnerable citizens; (3) lacking in architectural merit; (4) guilty of inappropriately using a culturally sensitive site; (5) bulky & massive in a way that's unfit for the area, and

What specific concerns do you have about this rezoning proposal? (6) rejected by the local community.  
對此更改土地用途申請，你有沒有具體的憂慮？

• 25 units for seniors social housing does not in any way address the crisis that Chinese seniors are facing in affordable housing in Chinatown (which is an important area for them in terms of culture, history, & language)... 110 market rental units + the commercial space will completely obscure any needs/presence/voice of Chinese locals/seniors

• this proposal in my view deeply either ignores (at BEST misunderstands) the character and needs of the neighbourhood & risks contributing immensely to the growing acceptance of invisibilizing/ignoring/devaluing low-income, historically/currently marginalized people, and people of colour. DON'T let the city of Vancouver be seen this way!  
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

STRONGLY OPPOSE!

The refined proposal still does not ~~include~~ take into account the existing demographics of those who already live in Chinatown. While it ~~is~~ makes an attempt to grow a sense of community and contribute to the area's economic activity, it is still not enough. I call on the city to act more responsibly when it comes to ~~shaping~~ <sup>shaping</sup> Chinatown's future. It shouldn't be in the hands of developers.

1 Listen to the community, and in particular those actually most impacted by

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

your actions!

25 seniors units is shameful. There are more parking spaces afforded than places for our most vulnerable citizens in this neighbourhood to live! We don't need to create a new Yaletown here. We need to protect and care for the seniors and other low income and marginalized individuals who already make Chinatown their home. The height of the building is not going to add to the integrity of this culturally significant area. It will hurt it in ways we've already seen happen with our seniors being displaced. I strongly oppose this proposal!

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Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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開放日 · 2017年01月10日，下午5時到晚上8時

Name 名稱: \_\_\_\_\_ s.22(1)

Address 地址: \_\_\_\_\_ Postal Code 郵政編碼: \_\_\_\_\_

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- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請,想更改奇化街105號和哥倫比亞街544號的用途,從 HA-1A 歷史性區域,改為 CD-1 綜合性區域。

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

*This is a great site, which many people are opposing to the planned development  
It would be of better use if this site was used as requested by the community.*

*I do not support this rezoning application.*

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

THIS ~~THE~~ APPLICATION IS STILL NOT CONDUSIVE TO THE  
SUBJECT PROPERTY. ~~RETHINK~~

THIS RE-ZONING APPLICATION & PROPOSAL REPRESENTS  
A RECONFIGURATION OF THE BUILDING MASS. EVEN  
WITH THE CHADAC RECOMMENDATIONS, THIS PROJECT ~~DESIGN~~  
~~DOES~~ NOT ALIGN WITH THE CHINATOWN NEIGHBORHOOD  
CHARACTER

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

~~THIS IS~~ WITH THE SOLERRA, WESTBANK, & BOCA PROJECTS  
A REALITY, THIS ~~BUILDING~~ PROPOSAL WILL ~~BE~~ DETRIMENTAL  
ADDITION IN MAKING CHINATOWN <sup>TO</sup> GRADUALLY VANISHING.  
THIS DEVELOPMENT DOES NOT HAVE ANY ~~REDIMING~~  
QUALITIES PERTAINING TO THE CHARACTERISTICS THAT  
DEFINE THE VANCOUVER CHINATOWN AREA

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I STRONGLY OPPOSE THIS DEVELOPMENT. I FIND THIS PROPOSAL EXTREMELY INSENSITIVE IN LIGHT OF VANCOUVER'S CURRENT HOUSING CRISIS. THE CITY SAYS THEY WANT TO BUILD MORE LOW INCOME HOUSING. HERE IS THE PERFECT OPPORTUNITY. ~~WHEN~~ THIS PROPOSAL SHOULD BE 100% LOW INCOME HOUSING.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

THE BUILDING SEEMS TO BE ONLY CONCERNED WITH ITS FACADE TREATMENT. THE ARCHITECTURE IS COMPLETELY DEVOID OF ANY CULTURAL RESPECT FOR THE RESIDENTS IN THE COMMUNITY. I HAVE PARTICULAR ISSUE WITH THE "PEDESTRIAN PATHWAYS" THEY ARE ONLY ACCESSED THROUGH DOORS, THIS IS NOT PUBLIC. ONCE THOSE THRESHOLDS ARE BUILT PEOPLE WHO DON'T LIVE IN THE BUILDING WILL NOT FEEL WELCOME. FURTHERMORE 25 UNITS OF SENIOR HOUSING IS NOT ENOUGH. HOW WILL THEY FEEL COMFORTABLE

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AROUND 100 MARKET RATE UNITS AND HIP COFFEE SHOPS. THIS BUILDING

提交您的意見書：~~SHOULD~~ NEEDS TO CONSIDER THE COMMUNITY IN MORE THAN JUST THE FACADE AND SIGHT LINES.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I STRONGLY OPPOSE THIS DEVELOPMENT. This is indicative of a worrying trend in Vancouver, wherein profits for a few stakeholders are placed above the needs of a community. If we continue down this path, Vancouver will become nothing more than a homogenous enclave for the rich. I worry for the cultural future of our city.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

25 units of semi-accessible (at best) housing in an area facing a crises of the urban poor?! That's the best we can do? WE HAVE TO DO BETTER. The city needs to intervene, acquire this property and develop 100% SOCIAL HOUSING. Please don't go the direction of our neighbors to the south... people over profit! Anything less is condemning this neighborhood to destruction.

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I AM ALREADY ON YOUR E-MAIL

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What are your general thoughts about this rezoning proposal?

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I APPRECIATE THE DEV COMPANY'S EFFORTS IN REDISTRIBUTING THE MASS/BULK OF THE BLDG. THE BLDG. UNFORTUNATELY <sup>IS</sup> STILL 120' FT. AND STILL DOES NOT CONFORM TO THE EXISTING AREA'S DENSITY. IF YOU SEEK TO CONFORM WITH THE NEIGHBORHOOD AND BLEND IN TO THE STREET SCENE, YOU HAVN'T ACHIEVED IT. PLEASE REMOVE THE TOP 6 FLOORS. ~~BE~~ DECREASE THE DENSITY.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

LISTEN TO THE COMMUNITY. ~~THEY~~ THEY ARE THE USERS OF CHINATOWN. THE CHINESE COMMUNITY WILL CONSIDER BUILDING PROJECTS THAT COMPLEMENT THE NEIGHBORHOOD. UNFORTUNATELY THIS PROJECT DOES NOT.

THE CULTURAL SPACE FOR SENIORS IS TOO SMALL. <sup>TO SERVE</sup> ~~THE~~ THE VIBRANT/ACTIVE SENIOR GROUPS IN CHINATOWN, YOU WOULD NEED 4 X'S THE SPACE.

I OPPOSE THE CURRENT PROPOSAL. THANK YOU.

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NO

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NO

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Contact 聯絡: Yan Zeng, Rezoning Planner  
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City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1) \_\_\_\_\_  
Address 地址: s.22(1) \_\_\_\_\_ Postal Code 郵政編碼: V6T1Z4  
E-mail Address 電郵: s.22(1) \_\_\_\_\_

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請，想更改奇化街105號和哥倫比亞街544號的用途，從 HA-1A 歷史性區域，改為 CD-1 綜合性區域。

建議書裡的十二層混合用途大樓包括：

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am <sup>oppose</sup> against the rezoning because it is an inappropriate use of culturally sensitive site as well as rejected by the community. I strongly oppose.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

It destroys a key site for culturally important activities, affordable housings for seniors.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I do not support rezoning. The proposal again goes above the 90' limit for ~~the~~ little return to the community. If RC housing is willing to support 2 floors of affordable seniors housing, why not do 6 floors without unneeded market housing. Or something else the community needs...?

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

It's a crucial location with the CCC and memorial triangle next door. Whatever goes in must be a community anchor for Chinatown's revitalization vision. The opportunity cost is too high for what could be done in this site.

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對此更改土地用途申請，你有沒有意見？

- ① *My* general thought is that the building is still too tall. It looks like a reasonable design response with a series of formless glass boxes "dropped" on top. I would actually accept an additional storey on Columbia & one taller "frame element" to get rid of the glass 'apartaneness' <sup>They are drawn to look invisible. They are not!!</sup>

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- ① Concern over what 'low to moderate' income means in the context of local seniors. Doubt if it will be affordable for any local senior.
- ② Pedestrian walkways without oversight will be closed off like the one on the existing Stanley / New Fountain site
- ③ The massing & height ~~is~~ is not 'earned'

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What are your general thoughts about this rezoning proposal?

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I don't support the dev't. I believe that this development doesn't meet the criteria in the new zoning i.e. historical, cultural or affordable for it is none of these. It is market housing right in the middle of the historic Chinatown with a few

What specific concerns do you have about this rezoning proposal?

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benefit to the local community.

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I DO NOT SUPPORT THIS REZONING APPLICATION. WHY?

DESIGN: (1) PASSAGEWAYS WILL JUST CREATE COLD & WIDEEN ALLEY FOR SHELTERING HOMELESS AND GARBAGE; INSTEAD SHOULD PROJECT OUT TO STREET AND COMMUNITY; (2) COMMON ROOF DECK SPACES NICE BUT DOES NOT WORK FOR COMMUNITY (NOT HIGHLY LIKELY TO BE USED BY RESIDENTS); (3) TOO HIGH A STRUCTURE FOR THE BLOCK - SHOULD NOT EXCEED HEIGHT OF "THE KEEFER" BUILDINGS TO THE IMMEDIATE EAST

POLICY: (1) NO PROVISION FOR AFFORDABLY PRICED HOUSING FOR THE

What specific concerns do you have about this rezoning proposal?

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LOCAL COMMUNITY PEOPLE, EITHER ON INITIAL SALE OR RESALE (E.G. LIKE WILKINSON DID IN THE SPRUCE GROVE NEIGHBOURHOOD);

(2) NO PROVISION TO ENSURE THE KIND OF COMMERCIAL/RETAIL THAT WILL BEST SUPPORT AND ENHANCE THE COMMUNITY'S "ACTIVE" USE & ENJOYMENT OF THE IMMEDIATE LOCAL AND CULTURAL AMENITIES (SUCH AS THE MEMORIAL SQ, THE CCC, THE ATHLETIC FIELDS, BROADER COMMUNITARIAN INHABITANTS AND CULTURE AND THEME.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

The building is too high & will

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The building is too high (too many storeys) and will  
alter both the skyline and feel of Chinatown.

This does not have to happen here.

This area has historical and cultural significance  
which cannot be restored once lost.

This development will change the heart of Chinatown.

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tel: 604.871.6383

City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日， 2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1)

Address 地址: \_\_\_\_\_ Postal Code 郵政編碼: \_\_\_\_\_

E-mail Address 電郵: s.22(1)

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

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建議書裡的十二層混合用途大樓包括:

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- 大樓地積率7.04
- 二層地下停車場
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

THE LATEST REZONING PROPOSAL SUGGESTS A FLOOR  
REDUCTION FROM 13 TO 12 BUT THE HEIGHT OF THE CURRENTLY  
PROPOSED BUILDING IS REDUCED FROM 120 FT AS PREVIOUSLY PROPOSED  
TO ONLY 115 FT, THUS RESULTING IN ONLY A 5-FOOT  
HEIGHT REDUCTION!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- WHAT WILL BE THE SALES VALUE OF EACH OF THE  
SENIOR HOUSING UNITS TO BE SET BY THE DEVELOPER?  
- WHICH ORGANIZATION WILL BE MANAGING/OPERATING THE  
SENIOR CULTURAL CENTRE IN THE PROPOSED BUILDING?  
- WHAT KIND OF BUSINESS WILL THOSE SHOPS <sup>IN THE PROPOSED BUILDING</sup> FACING THE  
CHINATOWN MEMORIAL SQUARE <sup>THERE IS A</sup> OPERATE? <sup>THE CONCERN FOR THE</sup>  
NOISE LEVEL AND VISITOR TRAFFIC TO THESE BUSINESS PREMISES  
AS TAGY <sup>WOULD</sup> <sup>COULD</sup> AFFECT THE SOLEMNITY OF THE CHINATOWN MEMORIAL SQUARE  
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ESPECIALLY WHEN CEREMONIES  
ARE BEING CONDUCTED.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this project, it  
makes zero sense. The site zoning  
needs revisited. A freeze  
on condo dev needs implemented.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

USE, CHARACTER, WRONG FOR  
DOWNTOWN!

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

- there should not be market development in this area  
- takes away from the Chinese community and seniors

I oppose 105 Keefer!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- Continued gentrification of our historic Chinatown
- will displace Vancouver's most vulnerable
- will be unaffordable for locals in the area and push them out
- base for this area is to be for the seniors

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

There is not enough seniors social housing. The development should include at least 60% of social housing, which meets the City of Vancouver DEOD plans.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- In-suite laundry is a concern, there is great potential for the community to develop its own laundry mat and for this to be an opportunity to provide low-barrier employment + increase the economic development needs of the low-income community.
- The number of social housing units is too low.
- Is the recreational / community space free? Will there be a sliding scale fee for community groups of mixed incomes to rent/use the space?

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*I strongly oppose to the  
current building design.*

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

The proposed building does not do  
~~have~~ justice to the beautiful classical  
Chinese Architecture directly across from  
it. It could be any building  
up on Main Street, Main Pleasure

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Build something that enhances the  
good solid Chinese Architecture that  
Vancouver is very lucky to have.  
This building does not pass.  
Even the Parkade across looks better.

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對此更改土地用途申請，你有沒有意見？

Opposed -

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

There is inadequate social housing units, controlled pricing which will inevitably displace residents and existing communities.

The design overall takes little account of the characteristics of the neighborhood or the historic and cultural importance of the location.

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請,想更改奇化街105號和哥倫比亞街544號的用途,從 HA-1A 歷史性區域,改為 CD-1 綜合性區域。

建議書裡的十二層混合用途大樓包括:

- 三樓至十二樓有110間市場住宅單位
- 二樓有25間非牟利機構經營的長者房屋
- 一樓是用於商業用途,包括長者文化空間
- 大樓地積率7.04
- 二層地下停車場
- 大樓高35.1米(115英尺)



What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

LOOKS OK, AND APPRECIATE EFFORT  
BUT NOT GOOD ENOUGH - FUNDAMENTALLY  
MARKET DEVELOPMENT ERODING CHINATOWN  
NEED A POLICY RETHINK BEFORE DESTROY  
COMMUNITY

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- SCALE (TOO BIG)  
- AFFORDABLE HOUSING (NOT ENOUGH)  
- GROUND LEVEL RETAIL (TOO EXPENSIVE)

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City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1)

Address 地址: s.22(1) Postal Code 郵政編碼: V5L 4B6

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Without a doubt, the proposal as is, is unethical, and poses a frightening, and devastating risk to Vancouver's Chinatown. It does not take into account the cultural, economic, and other social impacts that more market housing in this neighbourhood would have.

As a Chinese-Canadian, <sup>s.22(1)</sup>

What specific concerns do you have about

對此更改土地用途申請，你有沒有具體的

proposal be scrapped.

- The housing will be unaffordable for locals. (100% welfare-rate social housing is needed)
- It will bring in more residents who are culturally insensitive to the important history of the neighbourhood. Prioritizing profit over low-income seniors who already live here is a shameful act.
- The proposal has already been rejected by community groups, (acquiring 1800+ signatures already)

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

The Proposed 4<sup>th</sup> proposal has little chance of significance that warrants or supports the building in a historic site in Chinatown will greatly hurt the cultural characteristic of the neighborhood. The site is very important to the community and should not be rezoned unless it provides superior criteria.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I am concerned that the development is only making little superficial changes to their previous proposal. Stick to 90 ft! or don't build at all!

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Vancouver Chinatown is a highly significant cultural asset to the country - especially important with Canada's 150<sup>th</sup> anniversary of Confederation. Rezoning from a historic area goes completely against this. There needs to be better government control to prevent the culture from completely eroding away.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The developer seems to be paying lip service in ~~their~~ their quest for profit. I understand the need for increased densification but the new development does not integrate at all w/ its surroundings. The design style doesn't match, the height ~~is~~ completely overshadows all neighbouring buildings and there is very little integration culturally ~~and~~ w/ the community.

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Please stay under 700 characters!

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I strongly oppose this rezoning proposal —  
Not enough emphasis on social housing and  
seniors. Doesn't protect the community  
of Chinatown or its history. People  
— vulnerable people like seniors and low  
income folk — will be DISPLACED. 25  
social units is NOT enough.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- Market housing — we need and want 100% social housing at shelter rate or 30% of the OAS income
- not enough intergenerational, multi-use community space w/ emphasis on seniors
- that it is being developed and bought by Manik — want all 3 levels of government to acquire 105/keeper

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I do not support rezoning for this site.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Too tall for site - will overpower historic Pencliff + overshadow sun yet sun garden.

Not enough low-income seniors units - development should be reflective of needs of community.

Needs more social housing, supportive housing.

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- 大樓地積率7.04
- 二層地下停車場
- 大樓高35.1米(115英尺)



What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

This rezoning will greatly impact the seniors living in and relying on Chinatown. I strongly oppose this rezoning as it contributes to the ~~not~~ already escalating gentrification in the area. Chinatown is not a main set.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Not a culturally sensitive space. Adding 20 units & drogers to awnings does not address the broader concerns of the Chinatown community. They don't need more expensive condos. They need heritage protection, affordable businesses, and social housing.

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City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1) \_\_\_\_\_

Address 地址: \_\_\_\_\_ Postal Code 郵政編碼: \_\_\_\_\_

E-mail Address 電郵: s.22(1) \_\_\_\_\_

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

It's a terrible idea. Gentrification won't even remotely help the surrounding community.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Building housing units for well-off young urban professionals in the middle of Chinatown will massively harm the community — lack of social housing, and proliferation of businesses catering to the rich, will displace numerous residents, and the community as a whole. Build 100% social housing instead.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

NO.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

NO.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

very bad

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

social - ~~specific~~ affordable

housing for Chinese seniors

Please 3 Thank you

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I do not support this rezoning proposal.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

My concern has to do with changing the heritage designation and character of this neighbourhood by inviting in the kind of gentrified wealth that this development / rezoning is sure to usher in.

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## COMMENT SHEET 意見書

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

As a Chinese person living in Vancouver, I've enjoyed the multi-cultural heritage of the city and Chinatown.

This proposal will too greatly disrupt the existing social, economic and cultural fabric of the neighbourhood

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- unaffordability
- displacement of existing businesses + residents indirectly.
- overshadows the Chinese garden

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this proposal. The changes are minimal and do not address the core issues of ~~how~~ lack of housing for seniors, or the ineligibility of the condo in Chinatown. It will centralise the further destruction of livelihoods & businesses in Chinatown.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- Many the seniors' space is too small to be of any constructive benefit to the neighbourhood
- 25 units are too few for seniors' housing - especially that it's marketed falsely as the contribution of the developer when the government actually pays for it.

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## COMMENT SHEET 意見書

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已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日：2017年01月10日，下午5時到晚上8時

Name 名稱:

s.22(1)

Address 地址:

郵政編碼:

V5S 4R3

E-mail Address 電郵:

s.22(1)

Please contact me using 請用:  Mailing address 地址  E-mail address 電郵與我聯繫

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請,想更改奇化街105號和哥倫比亞街544號的用途,從 HA-1A 歷史性區域,改為 CD-1 綜合性區域。

建議書裡的十二層混合用途大樓包括:

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

~~This zoning + re-zoning~~  
This zoning was a mistake from the onset. It runs counter to the Christown Area plan - the the local citizens thought would be the groundwork of the re-development.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The Building is still way too tall - should be lower than 10 stories. Not enough community amenities + connection to the community - particularly since it is so close to the plaza + memorial. Senior Housing sounds good but is not of any long-term cultural + legacy value.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I strongly oppose the proposed rezoning. This space needs to be used for Chinatown, and to accommodate seniors that live in Chinatown. Should instead be 100% seniors housing + senior amenities. There is enough market housing in the area. This will endanger the core of Chinatown.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Market housing is not needed for the neighborhood, massing does not suit neighborhood, does not have enough senior housing (needs to be 100%).

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose the development of this area due to the cultural significance and the impact to local senior residents.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I would recommend using the land to ~~be~~ dedicate to <sup>full</sup> senior housing.

I am concerned that the character of the chinatown area will get eroded away as more and more apartment complex <sup>are being built.</sup> ~~that exist~~

Based on what I see in the newly developed condos in the area, I do not see any resemblance of the chinese culture.

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對此更改土地用途申請，你有沒有意見？

I think this rezoning proposal isn't taking into account the history of Chinatown and the seniors that breathe life ~~is~~ into Chinatown as we know it. It's adding to the big issue of ~~an~~ unaffordable housing in Vancouver, and it's clear that the developers had not thought about it by looking at their first proposal (which had no senior housing AT ALL). Their proposal has 25 allocated units now, but it's simply not enough.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- too little affordable housing units for seniors.
- having market price housing will indirectly drive up the cost of living in Chinatown therefore destroying the historic ecosystem we currently have in place.
- we want all 3 levels of govt to buy the property, not just Uemick.

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I oppose this rezoning proposal. 25 social housing units for seniors is not adequate or acceptable for this community's needs.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I am concerned about the adequate support for Chinese seniors in the neighbourhood. By introducing market-residential units, this rezoning proposal is effectively pushing low income residents out of the neighbourhood. As new residents move in ~~and pay~~ at market rates, the neighbourhood's cost of living will rise & push out low income residents.

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I strongly oppose this proposal. As a lot of community members have stated, 25 social housing units for seniors are hardly enough for Chinatown seniors.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Having this many units of market housing in Chinatown will drastically push low income seniors and indigenous people and homeless people out from an already marginalized space.  
Can you not.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The province of BC gave/bought the "social housing" units... but they won't be @ welfare/OAS rate?

This building will continue to displace Chinese seniors + low income residents.

Listen to the Chinatown Concern Group!

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## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

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Community Open House - January 10, 2017 | 5:00 - 8:00 pm

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

- I oppose this rezoning proposal

- too dense, Chinatown is not a business centre like

Jantown, an FSR of 7 is still much denser than

other emerging business areas in the city, and like the

Cambie Corridor and Broadway.

- the Chinatown Seniors Cultural & Recreational

Coalition is an organization with zero history

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

and community representation

- what about the impact on views

- On the UPP/CHAPC response board, the one

storey reduction is so disproportionately displayed and misleading

- the corner adjustment by the Memorial is not sufficient, should be set back further

the bulk should not only be reduced at the top, but also on the west elevation facing the Garden

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from clan family association board meeting halls



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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

> OPPOSE THE DEVELOPMENT

> SHOULD BE SOCIAL HOUSING, FOR  
CHINESE SENIORS

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I strongly oppose the 120 ft proposal, although I appreciate the design efforts made to diminish the shadow + sight lines to the garden next door.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I am concerned that this type of development will lead to an increase in prices for the surrounding area tenants; eventually pricing out many low-income residents and small businesses

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I OPPOSE THE PROPOSAL. WHILE THE DEVELOPER HAS MADE SOME SMALL 'TWEAKS' TO HAVE THE APPEARANCE OF A COMMUNITY-RESPONSIVE PROPOSAL, NOTHING CHANGES THE FACT THAT THE PROPOSAL IS INAPPROPRIATE FOR THE NEIGHBOURHOOD, PAYS ONLY LIPSERVICE TO CULTURAL CONCERNS, AND CONTINUES THE DESTRUCTION OF A NEIGHBOURHOOD THAT HAS ONLY EVER EXISTED AT THE MARGINS

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- SHOULD BE 100% SOCIAL HOUSING
- SHOULD BE COMMUNITY OWNED (CO-OP)
- SHOULD BE RESPONSIVE TO COMMUNITY NEEDS AND DESIRES, NOT DEVELOPERS.
- HOW MUCH HAS THE BEEDIE GROUP PAID VILTON VANCOUVER?
- WRONG BUILDING, AND SO MUCH MORE.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Concerned to see more market housing in an area where low-income residents are being pushed out. I do not approve of this proposal.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

See above, low-income residents ~~they~~ would be pushed out and the cultural heritage & history of the area would be compromised.

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對此更改土地用途申請，你有沒有意見？

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What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I strongly oppose this development

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e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383

City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日：2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1)

Address 地址: \_\_\_\_\_

Postal Code 郵政編碼: V6A 2C2

E-mail Address 電郵: \_\_\_\_\_

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

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- 大樓地積率7.04
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

NO - I don't approve this rezoning

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- needs to be 100% social housing  
- ~~long term~~ permanent cultural space  
for Chinese elders + youth

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

NO TO THE REZONING PROPOSAL,

I oppose it and as a neighbour, community

member and Vancouver resident I completely

disagree with the impact this rezoning will

have on the heritage, social housing, community

feel and history of Chinatown. That would be a

What specific concerns do you have about this rezoning proposal? real tragedy.

對此更改土地用途申請，你有沒有具體的憂慮？

I absolutely say no to the rezoning proposal

and the developer amending their design will

not sway my decision.

- need to prioritize social housing and senior space,  
without buying them out

- need to respect the wishes of residents and  
community members who have already  
said no.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

*listen to the people. Save China town.*

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What specific concerns do you have about this rezoning proposal?

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- Unaffordable for locals.
- Economic displacement.
- UTTER LACK of architectural merit in this historical /culturally significant part of Vancouver.
- Inappropriate for site.
- Bulk + mass unfit - **\*REJECTED\*** by the community.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Listen to the people !!

Chinatown has long been home to a low income community who will be displaced as a result of the proposed development. What the area needs is AFFORDABLE Housing - NOT market housing. + what Breddie Group is proposing does not adequately address the housing needs of the local population. Proposed development will also further intensify the gentrification of chinatown and DTES.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

This building is too tall for the neighbourhood, esp. with the damage already done to 'hood scale + texture by the SoHerrat Westbank monster buildings, and it does not add to ~~the~~ amount of truly affordable housing in Chinatown (not Viron's def'n of affordability)

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

See above. This is not the building this neighborhood needs, especially given the very abrupt lack of diversity - especially class diversity - in our neighborhood. Chinatown has been altered far too fast. ~~Let's~~ Is any planning happening at all? Slow down.

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INAPPROPRIATE WE NEED WELFARE  
RATE HOUSING THAT RESPECTS  
CHINESE CULTURE

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- NO HOUSING FOR THE POOR  
- STRICTLY PROFIT MOTIVATED.  
- IGNORES THE OLD CHINESE  
COMMUNITY.

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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請,想更改奇化街105號和哥倫比亞街544號的用途,從 HA-1A 歷史性區域,改為 CD-1 綜合性區域。

建議書裡的十二層混合用途大樓包括:

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- 大樓地積率7.04
- 二層地下停車場
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

This development will be another building that does not reflect the interests of the community in the downtown east side or serve their needs. Bare minimum of "social housing" ~~that~~ ~~excludes~~ while the rest of the units exclude the demographics in Chinatown

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Displacing residents of Chinatown

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City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

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已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日：2017年01月10日，下午5時到晚上8時

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Address 地址: \_\_\_\_\_ Postal Code 郵政編碼: \_\_\_\_\_

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

A SLIGHTLY SMALLER RE-HASH of EARLIER  
PROPOSALS w/ A SLIGHTLY LARGER BODE  
THROWN TO SENIORS.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

TOO LARGE. POOR DESIGN - MID-CENTURY MODERN  
IS WRONG STYLE CHOICE FOR THIS LOCALITY.  
DISRESPECTS HISTORY of AREA & PROMINENT &  
IMPORTANT NEIGHBOUR, SUN YAT SEN GARDENS.  
TOO MUCH DENSITY INCREASE w/ NO COMMENSUR-  
ATE PARKLAND PURCHASE. A "WORLD-CLASS  
CITY" WOULD MAKE THIS A PARK.

PS: HOW MANY TIMES DO WE NEED TO SAY "NO"?

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s.22(1)

Name 名稱:

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Postal Code 郵政編碼:

V6A 2A9

E-mail Address 電郵:

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I don't agree

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Reject by community

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Bee die's

They are weak and I am opposed to ~~the~~ development proposal. For example, the RANDOM USE of Chinese words on the side of the development don't actually mean anything (wtf?!) It is unaffordable for vulnerable populations, it lacks culturally sensitive imagery, and is a sad we for a historically significant site.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- ① GENTRIFICATION displaces Chinese seniors + vulnerable, low income folks
- ② It is unaffordable for locals. Also, why would we TRUST BEE DIE to uphold promises to provide CAC's & social housing units?
- ③ This area should be meant for SENIOR'S CARE, CULTURAL AMENITIES, ETC. THIS IS THE HEART OF CHINATOWN, THIS IS A HISTORICALLY SIGNIFICANT PLACE ~~!!~~ ④ make chinatown a historical, protected

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site from future development.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

THIS PROPOSAL IS ESSENTIALLY THE SAME & EQUALLY  
UNACCEPTABLE AS THE ORIGINAL PROPOSAL.

IT IS ENTIRELY OUT OF SCALE AND CHARACTER  
FOR CHINATOWN & OVERWHELMS THE CHINESE CULTURAL  
CENTRE.

- DONOT APPROVE THIS !

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- WAY TOO BIG IN FSR, HEIGHT

- SHADOW & OVERLOOK OF THE CHINESE CULTURAL CENTRE  
& GARDENS

- UGLY DESIGN THAT COULD BE ANYWHERE -  
NOT DESIGNED FOR CHINATOWN

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Address 地址: s.22(1)

Postal Code 郵政編碼: V6B 1C6

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I object to the rezoning proposal. The proposed building, if built, would dwarf the surrounding structures. The site is in extremely close proximity to Sun Yat Sen Garden, the Chinese Cultural Centre Museum and the Monument of Canadian Chinese.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The height and width of the building is contrary to the historic and cultural significance of Chinatown. Aesthetically, the building does not possess characteristics that complement the existing Chinatown architecture. The building is akin to those found in Yaletown or other areas of Vancouver. ~~Therefore~~ this building will have the effect of turning Chinatown into another Yaletown.

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V7V2W5

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- 大樓地積率7.04
- 二層地下停車場
- 大樓高35.1米(115英尺)



What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

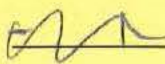
I oppose this revised rezoning application  
by Merrick Architecture by Beedie Group  
I oppose Beedie's development proposal.

\* MAKE CHINATOWN A PROTECTED HISTORICAL SITE

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

• Economic displacement of ~~the~~ Vancouver's  
vulnerable citizens  
\*\* Inappropriate use of culturally  
sensitive site  
- Unfit for the area



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## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Bad! City should not approve this!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Should not be for-profit development site

City should acquire the site for community non-for-profit development.

Stop gentrifying Chinatown!

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

This proposed structure will be  
is still on top of the centre's peak.  
The overlook and overshadowing is offensive  
to the culture of the neighbourhood and  
to the sanctity of the centre.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Big foot walks through the centre  
of downtown.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

This is a unique property located in the center of Chinatown.

The area is already being encroached by large market condo developments

~~in all directions.~~ ~~It is appropriate to~~ It is inappropriate

to build a large market housing project when there are outstanding

needs in the community that could be addressed by redeveloping this

property for those purposes.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The large size of this development will change the character of

the area. Although some amenities have been added, it is little

to address the scale of needs that the community has

Using this property for the purpose of redressing ~~social~~ past cultural

grievances by building a stronger community center would be far more

appropriate. While at the same time, building living facilities for

those living in the area who are already in need of help.

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[Redacted Name]

Address 地址:

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[Redacted Address]

Code 郵政編碼:

V6A 1T3

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Too tall, ~~too~~ space should be used  
for dedicated night market

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Way too tall.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

- I don't agree with the rezoning proposal.
- The site proposed is a cultural landmark of Chinatown and will culturally displace Vancouver's most vulnerable citizens if approved.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- unfit for the area
- will take away from the Chinese culture of the area
- unaffordability for the local residents
- create nuisances to a peaceful + quiet community

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25 Social housing units is ~~added~~ removed from the table.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The prices and cost of living increasing dramatically

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如欲得到更多資訊，請聯絡我們的職員或瀏覽我們的網址：

Website 網址: [vancouver.ca/105keeper](http://vancouver.ca/105keeper)

Contact 聯絡: Yan Zeng, Rezoning Planner  
e-mail: [yan.zeng@vancouver.ca](mailto:yan.zeng@vancouver.ca)  
tel: 604.871.6383

City of Vancouver  
Planning Department, Downtown  
453 West 12th Avenue  
Vancouver, BC V5Y 1V4



## COMMENT SHEET 意見書

### Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

Community Open House - January 10, 2017 | 5:00 - 8:00 pm

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱:

s.22(1)

Address 地址:

Postal Code 郵政編碼:

V5L2C4

E-mail Address 電郵:

s.22(1)

Please contact me using 請用:  Mailing address 地址  E-mail address 電郵與我聯繫

Thank you for attending this evening and sharing your opinion of the proposal. Please note while names and addresses are not shared, the Freedom of Information and Protection of Privacy Act deems any response to this rezoning proposal to be public information.

謝謝您提供寶貴的意見。根據 信息自由和私隱保護法,您的個人資料將會保密,但你的意見可能會被公開。

Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

The revised proposal is for a 12-storey mixed-use building that includes:

- 110 market residential units (third to 12<sup>th</sup> floor)
- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

Merrick 建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請,想更改奇化街105號和哥倫比亞街544號的用途,從 HA-1A 歷史性區域,改為 CD-1 綜合性區域。

建議書裡的十二層混合用途大樓包括:

- 三樓至十二樓有110 間市場住宅單位
- 二樓有25 間非牟利機構經營的長者房屋
- 一樓是用於商業用途,包括長者文化空間
- 大樓地積率7.04
- 二層地下停車場
- 大樓高35.1 米(115英尺)



What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am very upset and concerned with the location choice, unaffordability for the locals of chinatown and the inappropriate use of china town sites. The size worries me because of the surrounding area and the buildings in china town.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The economic displacement of Vancouver's most sensitive and vulnerable citizens. The ~~matter~~ fact that it is unaffordable for the locals of chinatown and the surrounding areas. The citizens of the community have signed multiple petitions to reject the proposal. This building will perpetuate Vancouver's affordability crisis and will not doing anything to help reduce rates for the citizens of Van.

If you take your comment sheet home, please submit it to City staff by **February 27, 2017** to allow time to analyze and incorporate these comments in the application process.

提交您的意見書：

1. 請留下您的意見書給我們的職員，或
2. 在2017年02月27日或之前提交您的意見書到以下的地址，以便利我們有時間分析和吸收您的意見。

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