

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: V5G 1L8

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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- 110 market residential units (third to 12th 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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- 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？

The updated buildy works much better. Like the open access on bottom floor and overall looks more broken up and less bulky. Front courtyard/ pedestrian area is also appealing.

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？

None now.

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Contact 聯絡: Yan Zeng, Rezoning Planner
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對此更改土地用途申請，你有沒有意見？

I support

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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Requires Translation



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WONDERFUL IMPROVEMENTS ON THIS RE-APPLICATION

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POSITIVE, LIVED/WORKED IN AREA FOR

s.22(1)

LOOK FORWARD TO SEEING SOMETHING ON THIS PIECE OF LAND.

What specific concerns do you have about this rezoning proposal?

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ENSURING ACTIVE STORE FRONTS / ENTRYWAYS ON BOTH
KEEFER AND COLUMBIA.

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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？

Requires Translation

A large grey rectangular redaction box covering the response area for the first question.

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？

Requires Translation

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Planning Department, Downtown
453 West 12th Avenue
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COMMENT SHEET 意見書

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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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S-22(1)

Address 地址:

Postal Code 郵政編碼: V6A 0B4

E-mail Address 電郵:

Please contact me using 請用: Mailing address 地址

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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？

GREAT IDEA USING THE EXTRA SPACE FOR SENIOR CENTER, AND THE CENTREIFICATION. WILL MORE FULLY CLEAN UP THE STREETS

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 HOPE THERE IS ENOUGH RETAIL SPACE IN THE GROUND FLOORS TO HAVE SPACE FOR SHOPS AS THE AREA LACKS SOME GOOD SHOPPING.

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對此更改土地用途申請，你有沒有意見？

I SUPPORT IT

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？

- great for the area than the empty parking lot
- fantastic they are incorporating the senior housing
- and the look of the surrounding areas

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？

- very clear so far and organized

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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 in favour for redevelopment.

- The parking lot is underused

- We need more residential homes
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？

I trust the development team
has done the due diligence for
the right fit for this rezoning proposal

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對此更改土地用途申請，你有沒有意見？

~~I suggest it~~ good! ✓ OK!

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 support it

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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- 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 in favour of this development.
We need more diversity.

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？

- Like the inclusion of seniors centre + housing, it is needed for the Chinese community.

- Interior walkways between the buildings + entrance on ~~Conrad~~ Columbia, street needs more like

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？

- Keeping the character of the area but the architects have done a good job.

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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 support it

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 SUPPORT

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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對此更改土地用途申請，你有沒有意見？

I support it.

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？

The design of building is lovely & I like the ^{new} modifications made in terms of design. However we do not need another building built for new people to move into the neighborhood. This rezoning proposal should only be passed if it is changed to be able to house ~~100%~~^{70%} occupants at pension rate and 30% at reduced/moderate/below market. There is a huge need in

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？

our neighborhood to accommodate the Chinese seniors that are currently here & being displaced at an alarming rate because of the unintended consequences of gentrification. Please do not accept this proposal unless the Beedie Group is willing to build it for only pension rate and low income. The majority of the units ~~should~~ must be below market rate, not 1/4. How many units at market rate would be necessary to break even and not make a profit off the backs of the citizens of the city that have been constantly marginalized? Beedie does not need to profit off

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of the elderly of this neighborhood

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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 project is a great improvement to the area
& is a great use of space that is currently a parking
lot attracting all kinds of inappropriate activities.

The incorporation of low income seniors housing is a
great addition to benefit vulnerable citizens

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 concerns. 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？

Good proposal to help density a dying part of the city.
Good use of land mixing retail, residential; low income
senior housing. Allowing such seniors to live near downtown core.

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？

None, maybe allow for additional tree street parking.

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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:

s.22(1)

Postal Code 郵政編碼:

V3J 5T6

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 12th 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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Requires Translation

[Redacted area]

[Lined area for writing]

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Address 地址: _____ Postal Code 郵政編碼: W7 1G9
E-mail Address 電郵: _____

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 12th 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？

Requires Translation

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？

Requires Translation

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。

For more information or to submit comments regarding this proposal online or by mail:

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

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: 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: s.22(1) Postal Code 郵政編碼: V5P 1X2
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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