

File No. 04-1000-20-2016-207

August 5, 2016

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 June 20, 2016 for:

Public feedback forms from the October 8, 2014 public consultation in relation to rezoning application for 105 Keefer Street submitted at the open house and online.

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

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 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 (#04-1000-20-2016-207); 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,

Cobi Falconer, FOI Case Manager, for
Barbara Van Fraassen

A handwritten signature in black ink, appearing to read 'Cobi', followed by a stylized flourish.

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

Encl.

:jb

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/13/2014 12:59:26 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5V 1Z4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:
In the Mayor's inaugural address he promised to preserve heritage in Vancouver. Here is an opportunity to prove it, as Chinatown is quickly becoming a dump site for developers' excess of building materials, and heritage is quickly disappearing.

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:18:05 PM

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

Name: s.22(1)
Address: s.22(1) Vancouver, BC
Postal Code: V5N 1J7
Email: s.22(1)
Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28). This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan. The City needs to decide if it is serious about designating Chinatown as a heritage district.

All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this?

What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units? The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere.

They were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council. There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 3:15:43 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1T4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:
The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:01:28 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 3Y9

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 2:14:56 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B1G4

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

- The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).
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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:52:51 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7A 2H2

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

- The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).
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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:28:05 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6N1S2

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 12:16:47 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 3E2

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 11:57:50 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5t 2j3

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:05:39 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A1W7

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 10:38:20 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1B5

Email:

Phone:

Comments:

am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 11:36:39 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 2X1

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:38:22 AM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V6A 2T9

Email: § 22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 12:36:14 AM

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

Name: s.22(1)

Address: s.22(1) Vancouver, BC

Postal Code: V6T 2H4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 11:06:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7E2N6

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 9:51:26 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6M1N1

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

Granting this application rezoning will be detrimental to the preservation of Chinatown and the surrounding Strathcona neighbourhood, which is of national historical significance to Canada. I am against the proposed rezoning and look forward to attending the open public hearings to voice my opinion.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 2:50:18 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A1Y6

Email: s.22(1)

Phone:

Comments:

I am writing as a long-time worker and former resident of Chinatown, and concerned citizen, opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 11:57:41 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v6p5b9

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

- The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).
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- The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?
- The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.
- There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 11:03:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5V2C3

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 8:42:12 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B0B5

Email:

Phone:

Comments:

I oppose the hi rise development in the Chinatown area. Chintown is a historical site and should remain so without the invasion of hi rises which are not appropriate for the historical nature of the neighborhood.

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 7:45:46 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 5G2

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 6:59:47 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1V4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 10:43:59 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5V 2K6

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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Thank you.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 6:57:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1V4

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 6:30:37 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5t1k9

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca
To: "Hoese, Karen" <karen.hoese@vancouver.ca>
Date: 12/10/2014 2:08:26 PM
Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6L 1P9
Email: s.22(1)
Phone: s.22(1)

Comments:

To Whom it May Concern:

I am writing in opposition to the proposed rezoning of 105 Keefer and 544 Columbia Street. I am a grad student at UBC and a member of the Hua Ren Environmental Network (HREN). I have nothing against the building design itself, nor the specific developer. My concern is about the precedent that approving this development and rezoning will set for the neighbourhood - that in the absence of implementation of a comprehensive vision for the future of the neighbourhood, pieces of Chinatown are being given up, for little or uncertain benefit to the community in return. This is a neighbourhood the community has built, and it would be heartbreaking to say "bye bye" to Chinatown. How will this rezoning uphold the objectives and vision of the Chinatown Neighbourhood Plan? I want to see a future for Chinatown...and sometimes this means that plans that were created need to be re-visited and tweaked. The future of Chinatown is complicated and dynamic, and complex problems call for complex solutions.

I have a number of concerns:

1) This is a missed opportunity for a cultural space: This site is of a unique importance culturally for Chinatown. Located across from the Sun Yat Sen Garden, beside Chinatown Memorial Square, and with multiple heritage buildings nearby, it offers an incredible opportunity to create a space that is a cultural anchor. This proposal does not reflect that cultural significance, nor does it integrate the development with its surrounding context.

2) With the rezoning, and loss of heritage designation, a designation created through a process intended to protect Chinatown, will this begin to erode heritage designation in the rest of Chinatown. The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

3) Please pause and evaluate and adjust: Before approving another rezoning, we should evaluate how effectively the vision outlined in the Chinatown Neighbourhood Plan is being implemented, and whether the Community Amenity Contributions (CACs) generated from the last two recently approved rezoning sites on Main Street were a good deal for the community or not, and how well considerations of social and seniors' housing are being incorporated in the neighbourhood.

4) The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

5) Removing the height restrictions in Chinatown was for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

Thanks/m'goi sai/xie xie/谢谢 for taking the time to read and consider my comments.

Sincerely,

s.22(1)

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 2:00:19 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1L7

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 12:58:28 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver

Postal Code: V5N 2N4

Email: s.22(1)

Phone:

Comments:

I am writing as a citizen concerned about the rezoning application of 105 Keefer for the following reasons:

-The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

-This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

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What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

-The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 6:36:36 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K 3W9

Email: s.22(1)

Phone

Comments:

When I was president of the Dr. Sun Yat-Sen Garden Society from 2008 to 2010, I led that organization into the public discussion of the Chinatown Historic Area Height Review. I convinced the Garden Board to join with the major Chinatown organizations in what was to become known as "Chinatown United." After defeating the foolish idea of 30 storey towers in Chinatown, Chinatown United gave its strongest possible support to City's Historic Area Height Review. We supported Planning and Council in changing the zoning of the historic Chinatown district for the precise purpose of encouraging development that would secure the economic health of the district and conserve its unique heritage character.

We supported the Chinatown HAHR with the believe that the Community Amenity Contributions generated by the tall condominium developments would be directed to heritage building restoration and that seniors social housing would be a significant part of the new housing mix. The changes we endorsed with these heritage and housing gains in mind are what have made the 105 Keefer Street proposal possible. After the October 8th community open house I'm inclined to believe I made a great mistake in encouraging the Dr. Sun Yat-Sen Garden Society to support the HAHR and in working hard with Chinatown United to create the political support Council needed to turn the review into enabling by-laws.

These are my greatest concerns arising from the October 8 open house:

1. However one dresses it up, the proposed building is a tall bulky structure in an historic district that is low and fine-boned. Disturbingly, the presentation materials fail to represent this.

As I pointed out to City staff and the proponent's staff the visuals at the open house, especially the isometric view from the southwest, were disturbingly inaccurate. The drawings show the buildings on the north side of the 100 block of Pender as being about the same height as the proposed redevelopment. The proposed building appears to be tucked into a neighbourhood of buildings of a similar height and bulk. We of course know this is not the case. The project architect pointed out that this drawing was generated with the City's data. From a community perspective, the source of this error isn't relevant; what matters is the proposed structure is of a much different height and bulk than the structures around it and the presentation materials present it as otherwise. I am not suggesting these drawings are purposefully misleading. They are simply misleading. The model, while more accurate, also contained many errors, most of all completely missing the variation in the h

eight of existing buildings on the north side of the 100 block East Pender. The height and bulk of new buildings in Chinatown does matter. The impact of these structures on the Dr. Sun Yat-Sen

Park and Garden and East Pender are especially important. Nothing should be allowed to compromise these rare and unique assets and it is important that the proposed redevelopment be presented to the community in a clear and accurate fashion.

2. To date the project proponents have not demonstrated how this building conforms with Section 2.3 of the Chinatown Neighbourhood Plan and Economic Revitalization Strategy concerning “Higher Heights.”

The Chinatown Neighbourhood Plan & Economic Revitalization Strategy of June 2012 reads: “Higher Heights: A rezoning policy for Chinatown South was also introduced as part of Council’s approval. This policy provides Council the opportunity to consider rezonings up to 120’ throughout HA-1A and up to 150’ within a sub-area of Main Street. The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community’s objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required.” (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. So here are the questions that arise from the simple breaking out the clauses of Section 2.3, above:

- How will the building contribute to the economic revitalization of Chinatown?
- How has it taken heritage values into account?
- What public benefits does it generate?
- What does it contribute to innovative heritage restoration?
- What does it offer culturally?
- How does it contribute to affordable housing?
- Does it achieve a higher standard of architectural and urban design excellence?

Nothing in the open house suggested these questions – taken directly from the neighbourhood plan as adopted by Council – have been seriously addressed. That needs to be done in a thorough way. Maybe it will turn out that the proposed height and bulk are irreconcilable with Section 2.3.

3. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is really serious about the Chinatown heritage district. All over the world districts like this are used to inform citizens of their history and heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings I have referenced from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

I left the October 8 open house with impression that the proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and

height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

The City, as much as the proponent, has to do some serious soul searching as to how we have gotten to this stage with the third disappointing building under the revisions to the district's zoning bylaws the community so resoundingly supported. How will Chinatown be any different than a strip of Kingsway if redevelopment continues on this course? There is a lot of good will in every corner in this discussion but that good will needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 10:37:38 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1L3

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 9:47:02 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V5w 3c5

Email:

s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoesse, Karen" <karen.hoesse@vancouver.ca>

Date: 12/12/2014 8:34:48 PM

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

Name: s.22(1)

Address: s.22(1), Vancouver BC

Postal Code: V5V 4R6

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen and director of the Hoy Ping Benevolent Association opposing the rezoning application of 105 Keefer.

I participated in the Nov 29 2014 meeting of the COV with the Chinese Benevolent Association to discuss the project. The result of that meeting was that all the Chinese clan societies in Chinatown 1) unanimously oppose the rezoning of 105 Keefer; and 2) demand for a process for any new developments within Chinatown to be designed to reflect heritage characteristics of the neighbourhood.

105 Keefer is tearing my community apart, across all generations.

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 5:34:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5r 1y5

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:36:06 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 4N8

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:31:42 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6r1w4

Email: s.22(1)

Phone:

Comments:

Please reply!

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/21/2014 2:40:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5y1x3

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: "[Lee-Young, Joanne \ \(Vancouver Sun\\)](#)" <JLee-Young@vancouver.sun.com>
To: "[Planning Info](#)" <planninginfo@vancouver.ca>
Date: 9/8/2015 2:58:00 PM
Subject: A query

Hi there,

Could you please tell me if there is an upcoming hearing planned for the rezoning application at 105 Keefer St/544 Columbia in Chinatown. Or what the schedule might be?

Thanks for your help.

Appreciate if you could please keep me posted.

Warm wishes,
Joanne

Joanne Lee-Young

Reporter

THE VANCOUVER SUN

vancouver.sun.com le St.
vancouver, B.C. V6C 3N3

Cell: 604-725-5653

Email: jlee-young@vancouver.sun.com

The information contained in this email is strictly confidential and is only intended for the party to whom it is addressed. Any other use, dissemination, distribution, disclosure or copying is prohibited. If you have received this email in error please so inform by reply email. Thank you.

From: "311 Operations" <311.Operations@vancouver.ca>

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/3/2015 11:19:05 AM

Subject: Citizen_Feedback-101006915753[1]

Hello,

The following is a Citizen Feedback Case that was created by the 311 Contact Centre. Please do not hesitate to contact us if you have any questions or concerns.

Joan / 311 Contact Centre



Citizen Feedback

Case number: 101006915753

Case created: 2015-11-03, 09:48:00 AM

Incident Location

Address: s.22(1) Vancouver, V6A 1X3

Address2:

Location name:

Contact Details

Name: Email_ s.22(1)

Address:

Address2:

Phone:

Email: s.22(1)

Alt. Phone:

Preferred contact method: Either

Request Details

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

Via web form:

Subject: 105 Keefer Street

Message: I like the project.

2. Do you want to be contacted? *

No

3. Type of feedback: *

Opinion

4. Feedback regarding: *

City Department

5. Department: *

Mayor & Council

6. Division or Branch Name: *

Mayor & Council, Karen Hoese - rezoning

Additional Details

Map and Photo

- no picture -

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

To: ["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)
["D'Agostini, Marco" <Marco.D'Agostini@vancouver.ca>](mailto:Marco.D'Agostini@vancouver.ca)
["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)
["Drobot, Dwayne" <Dwayne.Drobot@vancouver.ca>](mailto:Dwayne.Drobot@vancouver.ca)
["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)
["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)
["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)
["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)
["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)
["Mayor's Office \ \(COV\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)
["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)
["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

Date: 12/4/2014 12:38:00 PM

Subject: Comments, Dr. Sun Yat-Sen Garden Society re: 105 Keefer - Rezoning
Application

Attachments: img-Z04112424-0001.pdf

This digital copy of a letter addressed to Mayor & Council and received on 2014 Dec 04th is forwarded for your action and/or information.



DR. SUN YAT-SEN
CLASSICAL
CHINESE
GARDEN

578 Carrall Street, Vancouver, BC V6B 5K2
T: 604 662 3207 F: 604 682 4008
www.vancouverchinesegarden.com

December 1, 2014

Mayor and Councillors
City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4

Dear Mayor Robertson and City Councillors,

105 Keefer - Rezoning Application

At its meeting on November 18, 2014, the Dr. Sun Yat-Sen Garden Society agreed that it did not support the rezoning application for 105 Keefer Street. Specifically, the Garden Society objects to the proposed increase in height from the permitted 90 feet to the requested 120 feet. This height is not consistent with the character of Chinatown, a National Historic District, and will increase the intrusion into the 'sky view' visible from within the Garden.

The Dr. Sun Yat-Sen Garden Society, incorporated in 1981, is a self-sustaining, not-for-profit organization with the mandate to maintain and enhance the bridge of understanding between Chinese and Western cultures, promote Chinese culture generally and be an integral part of the local community.

The Society feels the Garden and Park will be adversely impacted by the significant height and physical mass of the proposed development across Columbia Street from the Garden and Park. Based on material available online and presented at the October 8 Open House, the Society sees little evidence of public benefit in the form of contribution to heritage or cultural value, or design excellence being offered in return for the height requested in the proposed rezoning application.

Sincerely,

Jeannette Hlavach, President
Dr. Sun Yat-Sen Garden Society

From: "Wanklin, Tom" <Tom.Wanklin@vancouver.ca>

To: "McNaney, Kevin" <kevin.mcnaney@vancouver.ca>

Date: 11/14/2014 11:50:15 AM

Subject: FW: 105 Keefer St - Rezoning Update

Attachments: NSV-Chinatown Historic Area rezoning policy April 12-2011.pdf

FYI

TOM WANKLIN, RTPI
Senior Planner, Downtown East
Downtown Division
Planning and Development Services
City of Vancouver
604 673 8288

From: s.22(1)

Sent: Thursday, November 13, 2014 6:38 PM

To: Judy McGuire

Subject: 105 Keefer St - Rezoning Update

With thanks to Ned Jacobs....

Neighbourhoods for a Sustainable Vancouver strongly opposed the Chinatown Historic Area rezoning policy because we realized it would turn out this way, and could see that the Chinatown Revitalization Committee (CRC) were being taken for a ride. Elizabeth Murphy and I were the principle authors, but we consulted with and incorporated input from local area residents, social housing advocates and urban design professionals such as former Planning Director Ray Spaxman and Lewis N. Villegas.

I presented the (attached) NSV report, which goes into the policy's numerous physical, social, heritage and economic planning defects, at the end of a several-days-long public hearing, in order to have the opportunity to speak for greater than five minutes (the Vision Council has since changed the rules so that delegations can not speak more than once or for longer than 5 minutes). Unfortunately, our objections and warnings fell on deaf ears—except for COPE's Cadman and Woodsworth, who weren't beholden to developer dollars. Below are a few excerpts from the NSV report that relate directly to these current complaints from Chinatown residents—members of the CRC who supported the policy in good faith—and now realize they were snowed.

Ned

The proposed development would be out of scale with the heritage character. The report is misleading in respect to the existing built environment of Chinatown. For example, in the HA-1A area only one or two heritage or "character" buildings fit the description of a "prominent streetwall height" of 70 feet. Other historic-era buildings are considerably lower; most have fewer than 4 storeys. The existing newer buildings in the 7 to 10-storey range are not in character with this Heritage District, and adding an unlimited number of buildings of similar or greater height will, despite the use of irregular rooflines and stepbacks, serve to further erode the area's historic character and pedestrian appeal. We support the concerns and suggestions in regard to these issues that were raised by Mr. Villegas of *The Institute for Environmental Learning* at Simon Fraser University.

Shadowing impacts on livability could be substantial. Shadow impacts are only discussed in general terms. The report includes no shadow studies for the public realm and fails to acknowledge the negative impacts that development based on these policies would have on the streetscape. For example, 150-ft towers on the west side of Main would eliminate sunshine from both sides of the streetscape during the afternoon and early evening hours most of the year. New buildings ranging from 90 to 150 ft on the south sides of Keefer and Georgia Streets would have similar impacts, reducing access to daylight and sky under all weather conditions. The resulting canyon effect would be unpleasant for area residents and counterproductive in terms of attracting visitors and repeat shoppers because it would detract from the cheery, colourful street scene that is a vital ingredient of the Chinatown experience.

Shadow impacts from redevelopment on neighbouring buildings are given low priority, which essentially means they will not be considered. The homes of many Chinatown residents have but one room and one window. Many residents are elderly or infirm and spend much time at home. Buildings of the heights contemplated could therefore have profoundly negative impacts on the quality of life of residents, especially those whose homes are on lower storeys or face laneways.

Building heights could continue to rise. It has come to our attention that community groups and individuals in Chinatown and other DTES neighbourhoods that are not comfortable with this proposal have been advised to support it because it will supposedly create certainty, and if it is not approved the influence of the development industry on planning policy and development decisions is such that in the near future area residents could instead be faced with proposals for 20 to 40-storey towers. This is worrisome because, even if well-meant, it is a message that encourages planning based on fear and coercion.

It also raises the concern that even if these proposed height increases were approved there are no guarantees that the limits will be respected. It would just mean the threshold that is negotiated from is higher. Every time the City upzones the Heritage Districts, the expectations of property owners and developers are raised even further. Instead, serious consideration should be given to reducing the outright permitted heights for these districts. There is little evidence that this plan will facilitate the "revitalization" of Chinatown.

Neighbourhoods for a Sustainable Vancouver

April 12, 2011

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

Dear Mayor Robertson and Councillors,

Re: Chinatown Historic Area - Text Amendment and related policies for HA-1 and HA-1A Districts Schedule

Neighbourhoods for a Sustainable Vancouver opposes the proposed recommendations in the summary dated March 17, 2011, the memorandum dated February 14, 2011, and staff policy report to Council dated December 17, 2010. We share the objections and grave reservations expressed by numerous individuals and organizations regarding these proposed height and rezoning policies for the Chinatown area.

We appreciate the extreme frustration of many Chinatown stakeholders, and especially the Family Societies, whose efforts to renovate buildings and redevelop property have been thwarted by forces largely beyond their control. The Chinatown Vision and Market Housing study prepared the way for a Community Plan to “engage the many organizations in Chinatown and the CATES to build consensus, foster community cohesion and work towards a common vision.” These initiatives called for “a comprehensive approach that includes community cultural and economic development and improvements to the public realm”; to “encourage the development of affordable rental housing,” while ensuring that that “additional height and mass are not visible from the street and there are no negative impacts on views and shadowing.”

But progress was blindsided by a group of big-time developers who had a very different vision. They attempted to exploit the Woodward's project as a precedent to clear the way for 300 to 400-foot towers throughout the heritage districts. Because of their influence, it was a close thing, but sanity prevailed. When the smoke cleared, however, rather than complete the community plan and start implementation, Eco-density had been approved, along with Action B-1, the Historic Precincts Height Study, the intent of which was to provide replacement low-income housing, and or to support other public benefits and amenities. Suitable, carefully considered locations, densities and heights will be determined through careful analysis and extensive public consultation to ensure the appropriate scale in the historic areas is maintained, while also being consistent with the City's housing objectives for the area.”

Unfortunately, the recommendations in this report fail to address these and other key objectives from the previous initiatives.

It has also come to light that many Chinatown stakeholders, especially residents and local merchants, have not been engaged in the process leading up to these current recommendations. Many are unaware of the proposed changes and their potential consequences. Residents of the adjacent Strathcona and Victory Square neighbourhoods also are significant stakeholders in the Chinatown area and need to be better included in the planning process.

We therefore request that the report and recommendations not be approved, and that height and development policies for Chinatown be considered within the context of a CATES community-wide planning process.

The current reports and recommendations, especially in regard to Chinatown South A-1A, raise many concerns. Besides objecting to the inadequate process, our main concerns are as follows.

- The recommended permitted heights will increase demolition pressures on heritage and character buildings.

According to the report, “character” buildings are “encouraged to be rehabilitated.” These are empty words. Allowing an additional storey on a low-rise rental building cannot compete with demolishing and replacing it with a 10-storey outright condo development. A difference of less than 30 feet between the proposed “outright” heights and heights that would be permitted subject to a rezoning in most of Chinatown South will result in very little “land lift” from which to extract public amenities or housing agreements.

Increasing the outright heights and densities will also up the ante in terms of generating heritage density as an incentive to preserve heritage buildings, putting additional pressure on the flooded heritage density Bank.

- Changes to Transfer of density policies increase development pressures.

Allowing heritage density to be transferred into heritage precincts is extremely problematic. The Transfer of density policies were designed to remove development pressure from the heritage precincts by allowing density to be transferred out of the area—but not back in. What is being considered in Chinatown would go completely against this principle and allow density from other areas to be transferred into Chinatown South.

Mayor Robertson, this proposed change in policy is in violation of the commitment that you and nine other members of the current Council made during the 2008 election when you agreed to “oppose the transfer of density from the downtown Heritage Density Bank onto landing sites outside of the currently-approved areas.” It is a serious violation, not only because it is a breach of faith, but because it would contribute to the further mismanagement of this program, which has been distorted and rendered dysfunctional by upping of the heritage districts starting in 2003, and its inappropriate use as a major instrument for financing the Woodward’s project. Council needs to face up to this. Further outright increases in height and density in the heritage precincts, and landing heritage density in Chinatown South will exacerbate these problems.

- However, if any, local amenities will be provided to serve the expanded population.

The report is vague and inadequate in regard to provision of amenities. The changes to Transfer of density policies would remove or reduce options for Community Amenity Contributions (CACs) or other public benefits in the A-1A area because the heritage density transfer becomes the amenity. Widespread objections have been voiced to Council’s “urgent” motion that severed Chinatown from the rest of the FTES, and this proposal divides Chinatown in two: the north that is subject to relatively modest impacts and social disruption while receiving the amenity, and the south, whose scale and livability are compromised, residents dislocated and businesses lost to provide those meager benefits. Similarly, residents who are fortunate to live in Family Society buildings may get their rooms upgraded, while their less lucky neighbours have no comparable protection, and may be relegated to shelters or the street.

- Demolition of heritage buildings will lead to loss of affordable rental housing.

Increasing development will mean that existing low income residents will be displaced as affordable rental housing in heritage buildings is demolished. Condo development in the Victory Square area has shown that as new condo market developments are built, they put upward pressure on rental rates which displaces low income tenants. We also share the well-founded concerns of CCA, NC and other advocates for low-income residents that this

proposal is not linked to a viable strategy to provide new low-cost housing to replace what is lost.

Increased development in the area will increase business property taxes paid by the tenants. This will result in displacement of local businesses.

- The proposed development would be out of scale with the heritage character.

The report is misleading in respect to the existing built environment of Chinatown. For example, in the A-1A area only one or two heritage or “character” buildings fit the description of a “prominent streetwall height” of 70 feet. Other historic-era buildings are considerably lower – most have fewer than 4 storeys. The existing newer buildings in the 7 to 10-storey range are not in character with this heritage district, and adding an unlimited number of buildings of similar or greater height will, despite the use of irregular rooflines and stepbacks, serve to further erode the area’s historic character and pedestrian appeal. We support the concerns and suggestions in regard to these issues that were raised by Mr. Villegas of *The Institute for Environmental Learning* at Simon Fraser University.

- Shadowing impacts on livability could be substantial.

Shadow impacts are only discussed in general terms. The report includes no shadow studies for the public realm and fails to acknowledge the negative impacts that development based on these policies would have on the streetscape. For example, 150-ft towers on the west side of Main would eliminate sunshine from both sides of the streetscape during the afternoon and early evening hours most of the year. New buildings ranging from 10 to 150 ft on the south sides of Keefer and Georgia Streets would have similar impacts, reducing access to daylight and sky under all weather conditions. The resulting canyon effect would be unpleasant for area residents and counterproductive in terms of attracting visitors and repeat shoppers because it would detract from the cheery, colourful street scene that is a vital ingredient of the Chinatown experience.

Shadow impacts from redevelopment on neighbouring buildings are given low priority, which essentially means they will not be considered. The homes of many Chinatown residents have but one room and one window. Many residents are elderly or infirm and spend much time at home. Buildings of the heights contemplated could therefore have profoundly negative impacts on the quality of life of residents, especially those whose homes are on lower storeys or face laneways.

- Building heights could continue to rise.

It has come to our attention that community groups and individuals in Chinatown and other TES neighbourhoods that are not comfortable with this proposal have been advised to support it because it will supposedly create certainty, and if it is not approved the influence of the development industry on planning policy and development decisions is such that in the near future area residents could instead be faced with proposals for 20 to 40-storey towers. This is worrisome because, even if well-meant, it is a message that encourages planning based on fear and coercion.

It also raises the concern that even if these proposed height increases were approved there are no guarantees that the limits will be respected. It would just mean the threshold that is negotiated from is higher. Every time the City updates the heritage districts, the expectations of property owners and developers are raised even further. Instead, serious consideration should be given to reducing the outright permitted heights for these districts. There is little evidence that this plan will facilitate the “revitalization” of Chinatown.

Erosion of human scale and historic character could discourage tourism and impede revitalization. Two decades ago it was thought that the cure for Chinatown’s commercial decline was to construct a number of multi-storey parking garages. Now, the proposed cure is to drastically increase population density in Chinatown. But one need only look at the new

condos in Chinatown South, and numerous towers within a few minutes walk of Chinatown, to see that insufficient density is not a problem. Residential development planned for North East false Creek will put additional residents within walking distance, and if some of the land reclaimed from the viaducts bordering Chinatown is developed for housing affordable to low-income families, this too will increase patronage for many area businesses.

- Property tax increases will drive out local businesses.

In an area undergoing rapid demographic and cultural change it takes time for the business mix to adapt, but this is clearly beginning to happen. Chinatown has enough storefronts to increase diversity while maintaining competition. There are legitimate concerns, however, that permitting too great and too rapid redevelopment within Chinatown and the False Creek will, through a combination of demolition, property tax and rent hikes, drive out too many of the businesses that primarily serve the area's low-income residents, as well as the low-income shoppers who currently access these businesses on transit. Loss of character, culture and social equity through development-induced gentrification would be Vancouver's loss, and we are very concerned that this is where the proposed rezoning policy would lead. These are some of the reasons that we think the Downtown Eastside Neighbourhood Council (DENC) and Building Community Society (BCS) are correct in calling for these rezoning proposals be scrutinized in the context of a Community Plan and Social Assets Review.

In conclusion:

The policies proposed here are typical of those stemming from the EcoDensity Initial Actions, which turn a blind eye to unintended consequences, place too little emphasis on affordability and livability, and are unworthy of Vancouver's reputation for comprehensive community planning. In 2007, ten members of this current Council pledged to "support an extension of the EcoDensity public process to address outstanding concerns related to the EcoDensity Initial Actions and their implementation." Your term is nearly up, yet you have failed to act on this commitment, along with numerous others that you made in the area of community planning.

Many other cities have found ways to protect their heritage and history without severely encroaching on scale, character and livability. Manhattan would not contemplate the mass up zoning of Greenwich Village, even though it would make developers and some property owners ecstatic. Toronto is not up zoning Kensington Market. Approving this proposal, which would be destructive of the scale and character of this historic area, with unmitigated and potentially devastating social impacts to its most vulnerable residents and many businesses, would not speak well of Vancouver, or our commitment to these values.

We therefore request that issues relating to building height, density and development policy for Chinatown be addressed as part of a comprehensive community planning process for the False Creek. By acknowledging Chinatown's inescapable geographic, cultural and economic links to Vancouver's other oldest neighbourhoods, by welcoming the input and serving the interests of all of the Chinatown and False Creek stakeholders, and by working under the guiding principle of City Plan—*community involvement in decision making*—we can do the best that we are capable of doing, while becoming a more conscious, creative and caring city.

Sincerely,

Ned Jacobs

on behalf of the Steering Committee
Neighbourhoods for a Sustainable Vancouver

Group contact email: nsvancouver@hotmail.com

From: ["Joe, Wesley" <wesley.joe@vancouver.ca>](mailto:wesley.joe@vancouver.ca)

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/6/2014 6:44:19 PM

Subject: FW: 105 Keefer Street

Attachments: 105 keefer Street.docx

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

From: [s.22\(1\)](#)

Sent: Thursday, October 30, 2014 6:38 PM

To: Joe, Wesley

Subject: 105 Keefer Street

Hello Wesley,

I do hope decisions around 105 Keefer Street are not yet set in stone!

Fall is such a busy time of year, but wanted to contribute something a little more thoughtful than a rant. That took a bit longer than anticipated.

Please see attached.

best,

[s.22\(1\)](#)

City of Vancouver
Department of Planning
555 West 12th Avenue
Vancouver, BC

Hello Planners, Mayor and Councilors,

Re : 105 Keefer Street Proposal:

A few comments on Beedie Group's plans for its Keefer/ Columbia building:

The Players :

A little research indicates Beedie Group's expertise lies primarily in the construction low-rise, concrete buildings common to industrial parks, Recently the company added a handful of suburban townhouse projects to its portfolio, perhaps indicating a shift to the more profitable Vancouver residential real estate business. Although a long-established Vancouver business, Beedie Group lacks both experience and credibility in the condo tower form.

Merrick Architecture, on the other hand, would seem to be a good match for the site. As stated on its website, the company's philosophy reads, "It's about respecting people and our planet - contextual-design architecture that acknowledges its surroundings and, within this realm, seeks to enhance both community and environment..."

Unfortunately, little of what was presented at their recent open house showed evidence of any "contextual" enhancement of either community or environment; neither siting of building, nor its architecture acknowledged "surroundings" to any significant let alone interesting degree.

Like many area residents, I was quite shocked at the extent to which the Sun Yat-sen Garden's primacy in this location was disregarded. Beyond some scant attention to shadowing and a roof garden best typified as an after-thought and a prime example of Arthur Ericksen's comment on condo towers with "party hats", Merrick's architecture demonstrated little or no acknowledgment of its very important neighbour.

The Area & Building :

It is particularly critical to protect the area's parklands, given Council's relentless drive to increase East Vancouver residential density and its concomitant inability to add necessary park space. Recently established parks (Trillium and Andy Livingstone) are primarily astro-turf covered Regional Athletic Fields. What is needed is more of what is bizarrely termed "passive park" space. Any and all such pre-existing spaces should be protected.

According to the much-contested DTES LAPP, the proposed building is "within mandate" for density and height. However, neither planners nor Council are

required by law to build to allowable maximum height or density. In some cases restraint is the more appropriate response. This is one of them.

Some suggestions for Beedie building :

- Structure (building #1?) facing Sun Yat-sen Garden should be in proportion/no higher than the tiled roof/gate it faces. It should be stepped back, rising to a final height equal to that of its eastern neighbour, the Keefer Block. That height (Keefer Block) should delineate the maximum height of the entire project.

- The western façade should reflect and enhance the relationship between the two buildings both architecturally and spatially. There is potential here to create a kind of public “boulevard” between the two buildings.

Building should be sited to mirror the “setback” of Sun Yat-sen, ie., more public space and less private.

Consider diverting traffic to create a “linear park” between the two sites.

- West-facing façade should draw on classical Chinese architecture for materials, proportion and palette; plaster, white/off-white, dark wood, dark green or black/grey tiles; natural, SUSTAINABLE materials. East Asian architecture can be quite compatible with the current fad for regurgitated mid-century Modern; remainder of building can incorporate contemporary yet complementary elements.

- Design of Beedie’s rooftop garden should be a collaborative process between Merrick and Sun Yat-sen.

- The project as a whole should be designed as a set of “steps”; ie., the building at corner should be respect the height of Sun Yat-sen entrance; easternmost height to be defined by Keefer Block. The central tower should be eliminated altogether or no higher than its Keefer Block neighbour. The developer/architect can maintain the crenellated southern profile within a shorter “envelope”.

- No shadowing of Garden, as it can affect sustainability of various plantings.

The Process :

I learned of this development through the DTES list the city maintains, but received no other notification. When commenting to both architect and city planner about lack of input until this very late stage, both mentioned on a year-long process of consultation. This apparently boiled down to a series of meetings with Sun Yat-sen Gardens. A wider net was never cast.

This truncated “public consultation” process mirrors Council’s repeated disregard for what is an essential component of civil society. Public consultation is not a nasty

if necessary exchange with non-developers, nor is it something to be endured and gotten through as quickly as is possible.

As a 40-year resident of Strathcona whose daily walks include Sun Yat-sen's public park and Chinatown, I can only wonder where someone like myself fits into this limited, institution-to-institution process. I did not self-select out; lack of involvement reflects lack of information and City Hall's increasingly narrow definitions of who and what constitutes community. Multi-lingual paperwork about this development and relevant meeting dates should have gone into every mail slot between Cambie and Campbell, and Alexander and Terminal. This is the population directly affected by any changes to Sun Yat-Sen and its surroundings.

City Hall believes it's creating a "green" city. Yet even a cursory awareness of the area's history indicates Chinatown and East Hastings Street long functioned as Strathcona's commercial district prior to choosing the DTES as a dumping ground for the province's indigent and mentally-challenged. Few of City Hall's current decisions regarding density and heritage support this "green" goal. Instead, necessary small businesses have been driven out of, and replaced by grossly over-priced sneaker shops, and transient bars and restaurants.

Requiring Beedie Group to reconsider its project from the ground up will do little to address Council's history of poor decisions in the area. It would however, go a little way towards demonstrating we are not entirely defined by the needs of re10lators, developers and off-shore investors.

Best regards,

s.22(1)



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

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

["Molaro, Anita" <anita.molaro@vancouver.ca>](mailto:anita.molaro@vancouver.ca)

["D'Agostini, Marco" <Marco.D'Agostini@vancouver.ca>](mailto:Marco.D'Agostini@vancouver.ca)

["Affleck, George" <George.Affleck@vancouver.ca>](mailto:George.Affleck@vancouver.ca)

["Ball, Elizabeth" <Elizabeth.Ball@vancouver.ca>](mailto:Elizabeth.Ball@vancouver.ca)

["Carr, Adriane" <Adriane.Carr@vancouver.ca>](mailto:Adriane.Carr@vancouver.ca)

["Deal, Heather" <Heather.Deal@vancouver.ca>](mailto:Heather.Deal@vancouver.ca)

["Gaiger, Emma" <Emma.Gaiger@vancouver.ca>](mailto:Emma.Gaiger@vancouver.ca)

["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)

["Mayor's Office \\(\COV\\)" <Mayor's.Office@vancouver.ca>](mailto:Mayor's.Office@vancouver.ca)

["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)

["Tang, Tony" <Tony.Tang@vancouver.ca>](mailto:Tony.Tang@vancouver.ca)

Date: 11/12/2014 10:51:27 AM

Subject: FW: A Letter to the Mayor

Attachments: Letter to the Mayor.docx

Sorry here is the email with the attached letter.

Lori Gunson
Correspondence Clerk
City of Vancouver

From: s.22(1)

Sent: Tuesday, November 11, 2014 12:49 AM

To: Correspondence Group, City Clerk's Office

Cc: s.22(1)

Subject: A Letter to the Mayor

Dear Mayor and Council,
Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,
cc: s.22(1)

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
3. The Community Amenity Contributions is insufficient; “heritage design” is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

Chinatown is more than a “Chinese” problem. Chinatown is important because of its integral role in the development of Vancouver and Canada, and has made the wealth of our city and country possible. Chinatown needs revitalization not because younger Chinese generations have left, but rather to address the systematic disinvestment from the neighbourhood and the lack of willingness to invest in a racialized and ghettoized neighbourhood.

Sincerely,

s.22(1)



From: "Joe, Wesley" <wesley.joe@vancouver.ca>

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 7:40:10 PM

Subject: FW: Comments on 105 Keefer Street Rezoning

Hi Karen, Just received this from s.22(1) I will reply back to her tomorrow as we discussed and ask her to forward it to her list.

From: s.22(1)

Sent: Wednesday, November 12, 2014 6:27 PM

Subject: Comments on 105 Keefer Street Rezoning

I just found out today is the deadline for comments on the 105 Keefer Street rezoning. The City has kindly agreed to give us an extension but it might be a good idea to submit your comments as soon as you can. This is a very important issue for us. Please pass along to anyone else you think would like to have their comments heard. I am including the submissions from Henry Tom and Nathan Edelson (former City planner). Nathan advises it is good to say whether you are opposed or not in the first line since that is what they count.

Nathan Edelson:

I am opposed to this application be approved at this time.

I would urge that this application be set aside until there is a review of the impacts and benefits of the sites that have been given more height and density in Chinatown. This is an especially important site because of its size and location in the heart of the community. It should demonstrate very specific benefits to Chinatown Revitalization. A project containing a considerable amount of housing targeted to Chinese seniors of different incomes and a significant cultural use would be most consistent with the plan. Should the applicant not be prepared to work with the community for a project that would substantially support the revitalization, this proposal will likely be the target of ongoing opposition from both the Chinatown and the low income community in the area.

Henry Tom:

I do not support this rezoning application. The conditional height for HA-1a is 120' and this application exceeds the conditional height by 6'. The outright use is 90' and I do not believe that the proposal meets the test of excellence in urban design and of sensitivity in offering community benefits to earn the conditional extra height. The proponent has gone out to the community many times but has failed to meaningfully heed the input.

Here is the website. Please let your views be known.

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

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](#)
To: s.22(1)
Date: 2/4/2015 2:43:36 PM
Subject: FW: I'm voting Yes

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, the Assistant Director of Urban Design, the Heritage Group Planner, and the Senior Planner of Vancouver Downtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Wednesday, February 04, 2015 12:35 PM
To: Gregor Robertson; Correspondence Group, City Clerk's Office
Subject: Re: I'm voting Yes

To Mayor Robertson, Vision Vancouver & City Council;

Vancouver Chinatown is a very important and invaluable historic neighbourhood that must be protected. We call upon you to IMMEDIATELY PLACE A MORATORIUM ON ALL MARKET DEVELOPMENT PROJECTS IN CHINATOWN until there is comprehensive community consultation and clear policies to protect the future of Vancouver's Chinatown. Don't let Chinatown become another Gastown; protect Chinatown's unique character, heritage, and cultural assets!

There is a unified voice in Chinatown AGAINST the rezoning of 105 Keefer Street. Is the City listening?

I will **not vote yes** for the transit referendum until there is some meaningful and thoughtful address to the issues in Chinatown - the indiscriminate over-development, the lack of seniors and social housing, and the rezoning efforts of 105 Keefer Street despite overwhelming public outcry. A lack of response to my email will be taken as a lack of concern or caring from municipal government. I live in Grandview-Woodlands, along the Broadway Corridor. I work in Chinatown. I am one of many active citizens who needs pertinent civic issues attended to well before pet projects with \$4 million campaigns are moved forward.

Sincerely,

s.22(1)

On Tuesday, February 3, 2015 3:32 PM, Gregor Robertson <info@votevision.ca> wrote:

Dear s.22(1)

Yesterday, I joined Surrey Mayor Linda Hepner and Mayors from around Metro Vancouver at Waterfront Station to officially launch our campaign for a Yes vote in this spring's transit referendum.

Last fall, you helped us elect a Vision majority on Council, and you supported our commitment to get the Broadway Subway built and take a leadership role in the transit referendum.

We need every Yes vote we can get in this referendum. Will you take a moment and pledge to vote Yes this spring? (<http://www.bettertransit.info>)

With Metro Vancouver's population growing by another 1 million people by 2040, we have to invest in more buses, better roads, and new rapid transit - and that means voting 'Yes' in the transit referendum.

Voting 'No' will just lead to more gridlock and congestion, cuts in bus service, and will hurt our economy and environment. We can't let that happen.

Voting starts on March 16th. For the next several weeks, I'll be doing everything I can to ensure the Yes vote wins. There will be lots of ways you can help, but first, it starts with a commitment to vote.

Visit [bettertransit.info](http://www.bettertransit.info) to learn about the Mayors' Transit plan. You can learn about the 11 new B-Line routes, expanded late-night bus service, new rapid transit, road improvements, and more. Most importantly, you can pledge to vote Yes.

Thanks,

Gregor

PS: Stay up to date on Facebook by liking the Yes to Better Transit page (<https://www.facebook.com/bettertransitinfo>)

<http://www.votevision.ca/>

--==--

Vision Vancouver · Canada

This email was sent to §.22(1). To stop receiving emails, [click here](#).

You can also keep up with Vision Vancouver on [Twitter](#) or [Facebook](#).

--==--

Created with [NationBuilder](#), the essential toolkit for leaders. 。

From: "Cheng, Paul" <paul.cheng@vancouver.ca>
To: "Hoese, Karen" <karen.hoese@vancouver.ca>
"Wanklin, Tom" <Tom.Wanklin@vancouver.ca>
Date: 11/12/2014 10:53:25 AM
Subject: FW: In regards to Chinatown

fyi

Paul C.P. Cheng, Architect AIBC, LEED A.P.
Senior Development Planner
Urban Design Division – Planning and Development Services
City of Vancouver
Tel. 604.871.6665 Fax 604.873.7100

From: D'Agostini, Marco
Sent: Wednesday, November 12, 2014 9:43 AM
To: Jankovic, Zlatan; Cheng, Paul
Subject: FW: In regards to Chinatown

FYI

From: Correspondence Group, City Clerk's Office
Sent: Wednesday, November 12, 2014 9:31 AM
To: Jason Chow
Subject: RE: In regards to Chinatown

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Monday, November 10, 2014 5:45 PM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1)
Subject: In regards to Chinatown

Dear Mayor and Council,

Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
3. The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

Chinatown is more than a "Chinese" problem. Chinatown is important because of its integral role in the development of Vancouver and Canada, and has made the wealth of our city and country possible. Chinatown needs revitalization not because younger Chinese generations have left, but rather to address the systematic disinvestment from the neighbourhood and the lack of willingness to invest in a racialized and ghettoized neighbourhood.

Sincerely,

s.22(1)

From: "Jankovic, Zlatan" <zlatan.jankovic@vancouver.ca>

To: "D'Agostini, Marco" <Marco.D'Agostini@vancouver.ca>

"Hoese, Karen" <karen.hoese@vancouver.ca>

"Cheng, Paul" <paul.cheng@vancouver.ca>

Date: 11/18/2014 1:51:50 PM

Subject: FW: Mayor has promises to keep

FYI, just in case you haven't received this email....
Zlatan

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, November 18, 2014 12:43 PM
To: Lenore S. Clemens
Subject: RE: Mayor has promises to keep

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, the Assistant Director of Urban Design and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 18, 2014 12:03 PM
To: Correspondence Group, City Clerk's Office
Subject: Mayor has promises to keep

To Mayor and City Council,

Thank you to all for serving the city of Vancouver and a special note of gratitude to those of you have served well and yet are now leaving.

Congratulations to all who are remaining and/or newly elected with special congratulations to Adrienne Carr on your resounding win. You are a fine example that even in the political system hard work, integrity, caring, honestly listening to and hearing people and community groups and working to represent people with respect, rather than enforcing one's own or business/developers' agenda, is recognized and wins votes. I hope the other councillors are willing to learn from you and support you and your motions even if you are not of the same party affiliation. Perhaps then what is best for all citizens of Vancouver, and not just myopic business interests or that of those with the most money, or party politics and/or councillors' personal wishes can begin to predominate decision-making.

That takes me directly to Mayor Robertson's supposed sincere promise that he would change, that he will start really listening to citizens. If that is the case then you must start now and put a moratorium on building in Chinatown. A promise to listen means nothing if not followed by real hearing and action on requests made. If City Council and city hall bureaucrats still are not going to bother with implementing intelligent, humane, community knowledge and input and act on ideas and citizens' knowledge, then stop wasting good people's time with these pseudo "community input" gatherings. It is very clear to aware people that those are not about gathering community input to help inform and change decisions made at city hall but are only held to supposedly offer citizens some choice between ideas and plans already formed. You could stop wasting everyone's time by these shows that give the pretence that city hall is listening

Mayor Roberson, if you really meant you are going to listen, and your words were not just a political action to garner sympathy and votes, you must put a moratorium on building in Chinatown now. Otherwise, in five years, Vancouver will no longer have a Chinatown. If that is your goal...??

Sincerely,

s.22(1)

s.22(1)

From: "Joe. Wesley" <wesley.joe@vancouver.ca>

To: "Wanklin, Tom" <Tom.Wanklin@vancouver.ca>

"Cheng, Paul" <paul.cheng@vancouver.ca>

"McNaney, Kevin" <kevin.mcnaney@vancouver.ca>

"Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 10/8/2014 10:33:40 AM

Subject: FW: Rezoning Application - 105 Keefer Street

Attachments: 2014 Oct 06 Councillor Tang Rezoning Application.pdf

Fyi

From: s.22(1)

Sent: Tuesday, October 07, 2014 10:32 PM

To: s.22(1)

David Yee; Dexter Lam; Dunnet, Allison; Fred Kwok; Fred Mah; george yee; Gilbert Lam; Harry Lee; Helen Ma; Inge Roecker; Inge Roecker | UBC SALA; Jessica Chen; s.22(1) Jim Yee; Joe, Wesley; Judy Lam Maxwell; Kenneth Liu; kingyeungwong; Ko Man Chow; Lim, Orville D; Mimi Lam; Nathan Edelson; Peter Chan; richard chang; Rick Lam; Stephen Chow; Tanis Yarnell; Au, Wendy; William Ma; Yi Fu Su

Subject: Fwd: Rezoning Application - 105 Keefer Street

Hi everyone,

Please read the letter from s.22(1) regarding the rezoning application for 105 Keefer. The application might not be addressing concerns unique to Chinatown.

Thanks.

Regards,

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

From: Email Sender s.22(1)

Date: Tue, Oct 7, 2014 at 2:21 PM

Subject: Fwd: Rezoning Application - 105 Keefer Street

To: s.22(1)

Hi s.22(1)

Please forward this to all CSHBA members. I will be going to the open house and see what they have come up with before I express my opinion. However Joe is correct in that we should be more concern with senior's housing as we will need 2000 to 2500 units for our own people in the next 5 to 10 years.

William, CBA as well as Free Masons should be concern with the shadows from this development as well as other issues.

s.22(1)

From: "Joe Wai Architect" <jywa@telus.net>

To: "Councillor Tony Tang" <clrtang@vancouver.ca>

Cc: "Councillor Raymond Louie" <clrlouie@vancouver.ca>, "Kerry Jang" <clrjang@vancouver.ca>, s.22(1)

s.22(1)

Sent: Monday, October 6, 2014 3:17:44 PM

Subject: Rezoning Application - 105 Keefer Street

Hello Councillors,

Please see my attached letter on the Rezoning Application of 105 Keefer Street.

Thank you for your attention and consideration,

Joe Y. Wai, Architect AIBC, FRAIC

JOE Y. WAI ARCHITECT, INC.
Suite 211 - 211 Columbia Street
Vancouver, B. C. V6A 2R5
tel: (604) 689-3166; jywa@telus.net

--
Cheers,

s.22(1)

"As you think, so shall you become."

— Bruce Lee

JOE Y. WAI architect, inc.



211 - 211 columbia st., vancouver,

b.c., canada v6a 2r5

tel. (604) 689-3166

e-mail. jywa@telus.net

October 6, 2014

Councillor Tony Tang
City of Vancouver
453 West 12th Avenue
Vancouver, B.C. V5Y 1V4

Attention: Councillor Tony Tang

c.c. Councillors Raymond Louie and Kerry Jang

Hello Councillors:

Re: Rezoning Application – 105 Keefer Street

To follow up on the previous discussions on the HAHR (2009 – 2011) Chinatown Character (2012 – 13), this one is not going down well with many of the community. By now, it is not only the “old Chinatown” that is opposed to change, or concerned about the DTES taking over the Historic District.

At the Historic Area Height Review we were told that five special sites were being provided for stimulation of the economy. (At one time, there were three 30-storey sites as well.) In order to do this, the City asked for CAC’s to help revitalize traditional Chinatown. So far that really hasn’t happened. The nine units for S.U.C.C.E.S.S. at 611 Main Street counted besides another nine units that they had to buy!

No-one is disputing the economic revitalization potential. However, there are many of us - and of different generations - who with significant spiritual continuity are very concerned with the character and evolution. While these essentially (if strictly) condo (affordable?) units may well bring some economic vitality, they will also help in the demise of the 130-year old Historical District which is already in decline. We are concerned enough to propose the City policy of a one-third, one-third, one-third housing development at 105 Keefer, primarily for Chinese seniors. If 150 units can be accommodated, then 50 would be for the most economically needy, 50 units for “economic rent” as in many BC Housing projects, and 50 can be “affordable” ownership.

Prior to a Council hearing of the rezoning, we respectfully request a meeting with you to further discuss this critical concern.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Joe Wai', with a large, stylized loop at the beginning.

Joe Wai, Architect AIBC, FRAIC

c.c. Carol Lee, Chair, Chinatown Revitalization Committee, Chinatown Foundation
Professor Henry Yu, the Chinatown Foundation
Melissa Fong, President, Centre A
Fred Mah, Chair, Chinatown Historical Buildings Association

From: "Rezoning Centre" <planninginfo@vancouver.ca>

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 10/14/2014 11:02:17 AM

Subject: FW: Rezoning Application for 100 block Keefer Street

FYI - feedback on 105 Keefer, sent to the Rezoning Centre inbox.

I'll file this in the appropriate Outlook folder.

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

From: s.22(1)

Sent: October 13, 2014 1:28 PM

To: Rezoning Centre

Subject: Rezoning Application for 100 block Keefer Street

October 13th, 2014

RE: BEEDIE DEVELOPMENT / 110 BLOCK KEEFER STREET

I am not in favour of the proposed re-dvelopment of this site

This development is contra to the Comprehensive Plan that was approved by the City.

To allow approval of this application will mean negating all the careful, considerate & hard work to develop this plan.

In the perfect world, If the Beedie Group can find a way to adhere to the existing Comprehensive plan, provide dedicated

floorplate for Asian/ Chinese Culture, and realize a profit on their market housing, that would be a solution that would

benefit Beedie Development and the Vancouver Chinatown District

Respectfully yours,

s.22(1)

s.22(1)

From: "Drobot, Dwayne" <Dwayne.Drobot@vancouver.ca>

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/17/2014 10:54:58 AM

Subject: FW: VCRC: Rezoning application for 105 Keefer Street

Attachments: 105 Keefer Rezoning Application-Letter to City of Vancouver 141212.pdf

FYI

From: McNaney, Kevin

Sent: Monday, December 15, 2014 1:04 PM

To: Drobot, Dwayne; Cheng, Paul

Subject: FW: VCRC: Rezoning application for 105 Keefer Street

Kevin McNaney

Assistant Director of Planning | VANCOUVER – DOWNTOWN DIVISION

PLANNING AND DEVELOPMENT SERVICES | CITY OF VANCOUVER

[p] 604 871 6851

From: Carol Lee [<mailto:calee@linacare.com>]

Sent: Friday, December 12, 2014 3:44 PM

To: Jang, Kerry; Louie, Raymond; Meggs, Geoff; Reimer, Andrea

Cc: McNaney, Kevin; Wanklin, Tom; Joe, Wesley; Hoese, Karen; Joe Wai Architect; Fred Mah; Jun Ing; Henry Tom; Prof. Henry Yu

Subject: VCRC: Rezoning application for 105 Keefer Street

Dear Kerry,

As discussed, please find attached the VCRC's letter regarding the rezoning application for 105 Keefer Street.

Thanks very much.

Best regards,

Carol

Carol Lee

Linacare Cosmethery Inc.

Third Floor, 127 East Pender Street

Vancouver, BC V6A 1T6 Canada

O (604) 899-5462 | F (604) 899-5482

calee@linacare.com | www.linacare.com

December 11, 2014



City of Vancouver
453 West 12th Avenue
Vancouver, BC

Dear Mayor Robertson, City Councillors and City Planning Staff,

Re: Objection to Rezoning Application at 105 Keefer Street and 544 Columbia Street

The Vancouver Chinatown Revitalization Committee (VCRC), a coalition of more than 20 Chinatown organizations, does not support the application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 District. The VCRC, which has been active in the development of the *Chinatown Vision*, the *Chinatown Neighbourhood Plan* and the *Chinatown Economic Revitalization Plan*, does not believe this rezoning application reflects the goals of these plans nor does it respect or preserve the unique heritage and character of the Chinatown area, a designated National Historic Site.

HAHR Rezoning Policy – Concessions and Expectations

When the VCRC engaged members of the local community to support the *Historic Area Height Review* (HAHR) for Chinatown, the community was hopeful that the modest height increases and some certainty around development potential in Chinatown would encourage investment from both the development industry and the retail sector. There was an expectation that renewed residential development would help fund the objectives that the community holds dear, including culture, heritage, affordable housing and economic development.

Preserving Chinatown Character

Even as Council adopted the HAHR rezoning policies, VCRC members worked hard to ensure that the Chinatown Character would be preserved as Chinatown evolved in the post-HAHR era. After the developer's open house for 188 Keefer in 2012, many attendees realized that the City's Design Guidelines for Chinatown had failed to guide the developer to a design compatible with the Chinatown Vision and Plan. VCRC members subsequently authored the Chinatown Character and Chinatown Retail Character papers. VCRC members also participated in revising the Historic Area Design Guidelines in an effort to address the problem of fitting the newly permitted high rise buildings into historic Chinatown. As the towers at 188 Keefer and 633 Main have been built, the difficulty of reconciling the historic character of the district with high FSRs has become disappointingly apparent. Even the 9-storey "Keefer" at 189 Keefer, which is compliant with the existing HA-1A zoning, fails to connect with the surrounding neighbourhood. As City staff and Council have repeatedly heard, these buildings are indistinguishable from those being built elsewhere in the Lower Mainland. The physical component of the historic character of this National Historic Site is all about its streetscape and the Chinatown streetscape cannot survive such massive, unsympathetic conversion.

Bulk, Massing and Density

We find that the bulk and massing of the building, particularly in the upper levels, to be very oppressive in the context of this site. Rather than comment on particular setbacks or materials, the VCRC has concluded that the root cause of the excessive bulk common to all the recent new developments in Chinatown is an unreasonable expectation for increased density. We feel that with a proposed density of almost 8 FSR, the buildings cannot help but feel bulky.

In not limiting the FSR, the hope was that property owners would have some creative license to deal with the narrow lots. With these larger assemblies and the relaxed heights, the buildings become very large and bulky. The VCRC recommends that the Historic Area Design Guidelines be revised to include some provision to limit the FSR on larger sites.

Context

This particular site at 105 Keefer Street is extremely sensitive as the southern gateway to the historic area and to the cultural precinct defined by the Dr. Sun Yat-Sen Garden, the Chinese Cultural Centre and the Chinatown Memorial. The HAHR recognized this when it very purposefully removed it from the list of potential high rise buildings sites in Chinatown.

Community Aspirations

The HAHR and the Chinatown Neighbourhood Plan were supported by the community and adopted by City Council to help fulfill a number of community aspirations. Council considered and supported increasing building height in Chinatown to 1) support innovative heritage, cultural and affordable housing projects; 2) increase the number of residents in order to support local businesses and street vitality and 3) stimulate economic revitalization (noting that development was only one aspect). While the current application and the two preceding applications have achieved an increase in residents and stimulated economic revitalization to some degree, they all fail to recognize or respect Chinatown's unique character or provide community benefits aside from the financial impacts of redevelopment.

Conclusion

This rezoning application merely provides for residential densification. The VCRC feels that without offering to help the community fulfill one or more of its aspirations, we cannot support this rezoning application.

Sincerely,

Carol A. Lee
Chair, VCRC

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 2/13/2015 3:46:30 AM

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

Name: grevsxcgv

Address: VNTGtrObHPDedqqzPPI

Postal Code: 1124

Email: ukosyx@txrgrp.com

Phone: 15061171150

Comments:

tR5vPC noawwgaoxlak,
[url=http://jezevvxogove.com/]jezevvxogove[/url], [link=http://hnrzltzvwuzh.com/]hnrzltzvwuzh[/link],
<http://yjmckzxubcvs.com/>

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/13/2014 12:16:35 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6E 3W6

Email: s.22(1)

Phone:

Comments:

I am asking you to protect Chinatown. Not just the buildings, but the set of economic and social relations, the web of community life which is more valuable than the increase in land values which an investor, and the city, will see as a result of the proposed rezoning. I am asking you to consider that blocking the light from the streets of this neighbourhood, streets which are social spaces held in common by the community, social spaces which do not require "animation" with pop-up parks or planned events but which are given life by the people of this community, the loss of light will create darker and colder streets even if your numbers on a chart say those streets have been "revitalized". I am asking you to consider signaling that you value this community, a community of people, and shops that sell useful items and goods, more than you value the needs of a developer or investor, or the needs of the transient businesses selling frivolous items that seek to replace them. I am asking you, in spite of knowing that requests for rezonings on this scale are seldom if ever denied, to deny this rezoning now.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:35:10 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1Y3

Email: s.22(1)

Phone:

Comments:

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. Please reconsider your decision and the detrimental impacts that it will have on thousands of community members. We need inclusive, accessible and affordable social housing for community members, not more "marketable" housing to sell.

Thank you,

s.22(1)

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 7:32:28 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 3B9

Email: s.22(1)

Phone: s.22(1)

Comments:

Dear Staff, Mayor & Council,

I AM STRONGLY OPPOSED to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. The application to rezone these buildings sets the stage for an invasion of historic Chinatown. Protecting this neighbourhood from gentrification should be a high priority of City Council. Development as proposed in this rezoning application will drive out Chinese-Canadian seniors, low-income residents and businesses which have existed in this neighbourhood for generations. I encourage you to incorporate human-centred design into your proposals and decision-making, surveying community members where decisions are to take place, rather than a top-down approach coming directly from the developers themselves. In one of the most unaffordable cities in the world, next only to Hong Kong in numerous respects, addressing affordability relative to the community in which you are making decisions, should be your utmost concern.

Sincerely,

s.22(1)

Filmmaker and Registered Voter in the City of Vancouver

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 7:31:16 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1T8

Email: s.22(1)

Phone: s.22(1)

Comments:

I believe that the rezoning or changes to this building should reflect the history of Chinatown, include a certain proportion that is social housing, make it conducive for local businesses to occupy the commercial space, and to provide community amenities.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:22:24 PM

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

Name: s.22(1)

Address: s.22(1) vancouver

Postal Code: v6g1t3

Email: s.22(1)

Phone: s.22(1)

Comments:

I oppose the rezoning application of 105 keefer and 544 columbia.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:20:10 PM

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

Name: Natalie Mackie

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

Postal Code: V6A 1W8

Email:

Phone:

Comments:

I am completely opposed to this rezoning application.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 7:08:22 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6P 2K9

Email: s.22(1)

Phone: s.22(1)

Comments:

I oppose this zoning application. Adding consideration for senior housing may sway my opinion.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:56:53 PM

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

Name: §.22(1)

Address: §.22(1)

Postal Code: V6E 3W6

Email:

Phone:

Comments:

I oppose this rezoning. I operate a business and a non-profit in the immediate neighbourhood.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:53:15 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K 1X6

Email: s.22(1)

Phone

Comments:

Dear staff, Mayor, and Council, I am strongly opposed to the rezoning proposal as this rezoning will not provide senior housing and social housing for people in need in the Downtown Eastside.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:48:53 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 4v4

Email:

Phone:

Comments:

I am concerned that the area is changing too rapidly. Will Chinatown even exist in 5 years? There are seniors who have lived hard lives and the only community they know exists in Chinatown. The spirit of the area is being pushed out. I'm certain that Chinese New Year will not even be celebrated in the streets in a few years due to the delicate ears of the residents who know nothing of the rich history of the area. It will become a bland neighbourhood that does not honour those who have resided there previously.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:47:30 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver BC

Postal Code: V6G1J9

Email:

Phone:

Comments:

I oppose the zoning application.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 9:58:39 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Y 2B2

Email:

Phone:

Comments:

We are losing our heritage in this city at an alarming rate and becoming just a bland collection of ugly, empty glass condo towers. Please save our historic Chinatown.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:38:21 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5P 3G6

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. My family has a long history in chinatown with this proposal it will further segregate my grandfather from his community and not support his needs.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:35:40 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6p4m6

Email:

Phone:

Comments:

I am opposed to the proposed rezoning because it is all market rental housing with no seniors low cost housing.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:31:43 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Z 1L9

Email:

Phone:

Comments:

I oppose this rezoning. There is very little Historic Area zoning in Vancouver, I strongly oppose rezoning what little exists.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:30:14 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1X3

Email: s.22(1)

Phone

Comments:

I do not support this rezoning application. The conditional height for HA-1a is 120' and this application exceeds the conditional height by 6'. The outright use is 90' and I do not believe that the proposal meets the test of excellence in urban design and of sensitivity in offering community benefits to earn the conditional extra height. The proponent has gone out to the community many times but has failed to meaningfully heed the input.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:25:03 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver, BC

Postal Code: V6H1L6

Email: s.22(1)

Phone:

Comments:

I am opposed to this development application.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 6:23:30 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7E2N6

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. Gentrifying Chinatown at the expense of Chinese elders/seniors is unethical and demonstrates a failure to centre the communities in the area.

Sick, disabled, and homeless people on these lands and their well-being need to be considered.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:12:08 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V5z1s9

Email:

s.22(1)

Phone:

Comments:

I am against this rezoning. Any redevelopment of this neighbourhood should preserve the historic content of the area without needed to be rezoned as if the parcel were not historically significant. Furthermore, below market rentals, and seniors housing are badly needed in this area, and new developments should accommodate that need as the price of redevelopment.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:08:31 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 2A1

Email:

Phone:

Comments:

What the DTES and Chinatown need in housing is REAL affordability and accessibility. These things will help to foster a real community. We do not need condos that sit empty and fill the neighbourhood with shadows.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:07:58 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5r 3t2

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. Please reconsider your decision and the detrimental impacts that it will have on thousands of community members in Chinatown, Strathcona, and the DTES. We need inclusive, accessible and affordable social housing for community members, not more "marketable" housing to sell.

Regards,

s.22(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:03:44 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5R 3Z3

Email: s.22(1)

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street". Please reconsider your decision and the detrimental impacts that it will have on thousands of community members. We need inclusive, accessible and affordable social housing for community members, not more "marketable" housing to sell.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 9:41:47 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: v6Z 2T8

Email:

s.22(1)

Phone

Comments:

Save Chinatown as it is!!!! We don't need more condos!!!!

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 6:01:38 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5S 4H3

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street,

Affordable housing is desperately needed for our most marginalized communities, which includes Chinese seniors and indigenous people.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:58:28 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5R 2N1

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. Please reconsider your decision and the detrimental impacts that it will have on thousands of community members. We need inclusive, accessible and affordable social housing for community members, not more "marketable" housing to sell.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:58:27 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 0L2

Email:

Phone:

Comments:

I am opposed to the rezoning proposal of
105 Keefer Street and 544 Columbia Street because of the 100% market rental- ZERO seniors
housing. As our population ages in the city, it's important to take care of our seniors, many of the
seniors in Chinatown deserve to stay in their neighbourhood. I do not want to see Grandmas
begging on the streets of our city.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:55:49 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5R 2N1

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. There is no low income and seniors housing in the proposal.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:55:02 PM

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

Name: s.22(1)

Address: homeless

Postal Code: V5Z1T5

Email: s.22(1)

Phone:

Comments:

I am opposed. The height is out of scale with Chinatown and destroys the integrity of this heritage neighbourhood.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:54:32 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T3S7

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street.

These properties are located in the heart of Chinatown. Considering the history of the neighbourhood and the current socio-economic status of many of its current residents, the rezoning SHOULD include more units of affordable AND social housing for seniors.

I oppose this rezoning.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:53:15 PM

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

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

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

Postal Code: V6K 1S6

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

Phone:

Comments:

This development does not fit within the context of historic chinatown nor the needs of its current users. No to rezoning.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:51:40 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V5N2Z6

Email:

Phone:

Comments:

I OPPOSE the rezoning application for 105 Keefer Street and 544 Columbia Street.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:49:00 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v6a 1y4

Email: s.22(1)

Phone: s.22(1)

Comments:

I OPPOSE THIS REZONING. Totally inappropriate for Chinatown and not in spirit of the previous plan which reached consensus after long arduous consensus process. Totally bad faith for the City to allow this rezoning. No this this rezoning. Too high, too wrong, and inappropriate form of housing. Wrong in every way. Start over.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:38:18 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6Z 3H8

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street.

The proposal does not honour the Chinatown community plan.
Nonmarket condos are NOT what Chinatown needs- will destroy Chinatown.
Chinatown needs to have affordable and seniors housing.
Design does not recognize need for Chinatown.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 9:25:17 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 2 J1

Email: s.22(1)

Phone:

Comments:

Areas with historic designation should not have that changed. Chinatown is too important to Vancouver's heritage. In addition, the housing proposed is almost entirely market, when the crying need is for affordability. I urge the City to not rezone for this development.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:23:23 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Y1Z5

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. As I understand it, all of the residential units are to be market rental, with no seniors housing. All housing in the Chinatown/DEOD areas with such a high FSR should include considerable amounts of non-market housing. Also, the density that is emerging in the area (Keefer and Main, etc) suggests there should be much greater amenity contributions to the neighborhood. Please demand more for our land than simply market rate housing for individuals who (mostly) don't currently live in the neighborhood.

Thank you.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 5:18:40 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T2E2

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street, which is now proposed to be 100% market rental at a time when the needs for social housing for seniors, specifically Chinese seniors in this neighbourhood, as well as disabled and homeless people are so incredibly desperate.

Sincerely,

s.22(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 5:11:41 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 3V7

Email: s.22(1)

Phone

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street:

As submitted previously to Councillors Jang, Louie and Tang, this has become a serious issue regarding "Chinatown Revitalization":

1. First of all, the community did not ask for high-rise market condo buildings, as suggested in the candidates' meeting. After all, they were united in turning down the three "Special Sites" 30-storey condo buildings proposed in 2009 under the HAHRC discussions.
2. These "Five Special Sites" were included only after the City proposed a CAC for each rezoning (from 12 to 17-storeys). The intent was to have sufficient CAC to help revitalize the backbone of Chinatown character - the Heritage Association Buildings. Thus far, this has not happened, except for the nine new Seniors' units on the 611 Main Street rezoning (S.U.C.C.E.S.S. has to buy another nine units.) The CAC for 633 Main Street is yet "to be assigned."
3. The thrust of "Revitalization" is use and content; i.e., both social/affordable and market units, and the revitalization of commercial activities. We all understand that this is 2014 and not 1907, 1947 nor 1980. However, the evolution of a community is not to demolish its spirituality and character. This is not to say to rebuild early 20th century Association Buildings, but to rebuild with respect and sensitivity to the character of the Historic District. If people like Yaletown, they may be better served to go to Yaletown. It is character that we spoke of in 2009, 2011 and in recent CHAPAC and VCRC discussions, substantial "Character" and "Retail Character" papers were submitted to City Planning with their concurrence.

As Councillor Tony Tang suggested very recently, we need to discuss the above very shortly with all stakeholders, again.

Thank you for your consideration.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 5:05:41 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Z 4C1

Email: s.22(1)

Phone

Comments:

I am opposed to this application be approved at this time.

I would urge that this application be set aside until there is a review of the impacts and benefits of the sites that have been given more height and density in Chinatown. This is an especially important site because of its size and location in the heart of the community. It should demonstrate very specific benefits to Chinatown Revitalization. A project containing a considerable amount of housing targeted to Chinese seniors of different incomes and a significant cultural use would be most consistent with the plan. Should the applicant not be prepared to work with the community for a project that would substantially support the revitalization, this proposal will likely be the target of ongoing opposition from both the Chinatown and the low income community in the area.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 4:41:40 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v6h1s9

Email: s.22(1)

Phone

Comments:

I am against the rezoning of 105 Keefer Street.

In line with contributions that Joe Wai Architects has spoken to:

1. First of all, the community did not ask for high-rise market condo buildings, as suggested in the candidates' meeting. After all, they were united in turning down the three "Special Sites" 30-storey condo buildings proposed in 2009 under the HAHR discussions.
2. These "Five Special Sites" were included only after the City proposed a CAC for each rezoning (from 12 to 17-storeys). The intent was to have sufficient CAC to help revitalize the backbone of Chinatown character - the Heritage Association Buildings. Thus far, this has not happened, except for the nine new Seniors' units on the 611 Main Street rezoning (S.U.C.C.E.S.S. has to buy another nine units.) The CAC for 633 Main Street is yet "to be assigned."
3. The thrust of "Revitalization" is use and content; i.e., both social/affordable and market units, and the revitalization of commercial activities. We all understand that this is 2014 and not 1907, 1947 nor 1980. However, the evolution of a community is not to demolish its spirituality and character. This is not to say to rebuild early 20th century Association Buildings, but to rebuild with respect and sensitivity to the character of the Historic District. If people like Yaletown, they may be better served to go to Yaletown. It is character that we spoke of in 2009, 2011 and in recent CHAPAC and VCRC discussions, substantial "Character" and "Retail Character" papers were submitted to City Planning with their concurrence.

As well as my own concerns:

I am opposed to the rezoning application for 105 Keefer Street for the following reasons:

1) Does not honour Chinatown community plan

-No seniors housing

-No affordable housing

-Setback for previous community consensus if another rezoning goes through

2) Blind residentialization/ loss of key sites that could serve true Chinatown revitalization

-Residentialization alone does not = revitalization

-No evidence that existing condo projects have had positive impact on Chinatown community

3) CACs and "heritage design" is about content, not facades.

- CACs insufficient.

- My heritage can't be reduced to a colour palette inspired by ginko and bamboo.... (Beedie design).

- Heritage design, mixed use, clan association buildings- all these forms come from a social history and have social purpose- Think broadly about built form, respecting heritage is not just emulation.

4a) Finally, call for moratorium of rezoning applications until a community impact assessment can be completed.

- What is the use of planning if we don't properly assess success of plan throughout process?

(Prominent planners, Nathan Edelson, Ray Spaxman, have already admitted that DTES/Chinatown plan to residentialize/ Height review was a mistake- the way it has rolled out).

- NOW is the time to reassess

4b) Align old and new nonprofit stakeholders to see what partnerships can be leveraged to build the kind of housing, built form we need to see for revitalization that respects the Chinatown community plan.

- Meet with everyone at one table, one-on-one could be divisive- collective meetings will be respected

5) Endnote: This is more than just a "Chinese or Chinatown problem"

- Chinatown served as ghettoized settlement for many different ethnic racialized workers that made/makes the Canadian nation state possible/success of Vancouver possible

- Chinatown needs revitalization not because "younger Chinese generations left/doing better etc". It needs revitalization due to systemic disinvestments from the neighbourhood/lack of willingness to invest in racialized and ghettoized neighbourhood. And, in fact, community has to actively defend from attack (i.e. freeway...).

- This is about having a larger community vision of how to properly revitalize without displacement, honouring the inevitable: an aging community, and not pathologizing elderly or old Chinese merchant-community.

- There are many young, enthusiastic people taking responsibility and wanting to enact change. Include their voices.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/8/2014 6:58:18 PM

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

Name: s.22(1)

Address s.22(1)

Postal Code: V6X3R6

Email: s.22(1)

Phone:

Comments:

I am against the rezoning application for 105 Keefer Street.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 7:32:24 PM

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

Name

s.22(1)

Address:

s.22(1)

Postal Code: V5N 5J1

Email:

s.22(1)

Phone

Comments:

I think re-zoning 105 Keefer from Historic to Just Another Development would be a tragic mistake. The City has presented no vision for how this important and historic neighbourhood is to be developed, and the results of ad hoc community design in Vancouver show clearly that this cannot be left to the developers. Until there is some kind of documented vision plan that incorporates the results of SIGNIFICANT community input, there is no reason to start rezoning historic properties just to reproduce more of what Vancouver already has too much of. Have a little respect for the value of people who lived here for generations before your developer buddies showed up. Please.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/8/2014 6:58:18 PM

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

Name: s.22(1)

Address s.22(1)

Postal Code: V6X3R6

Email: s.22(1)

Phone:

Comments:

I am against the rezoning application for 105 Keefer Street.

From: mailpost@vancouver.ca

To: "Hoesse, Karen" <karen.hoesse@vancouver.ca>

Date: 12/12/2014 7:22:03 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver

Postal Code: V5L 2V8

Email: s.22(1)

Phone

Comments:

I am writing to voice my strong opposition to the rezoning application for 105 Keefer and 544 Columbia Street. Several factors motivate me to take this stance:

First, with the rezoning the site will lose the heritage designation which was applied specifically to protect the history of Chinatown. Already, there is a shortage of proper heritage designation in this city, with few protections for historically important sites and buildings. The City promised to improve its heritage preservation processes, not revoke them. This is another significant step backwards.

Secondly, the 105 Keefer and 544 Columbia Street proposals are for condo towers that include no seniors housing and no welfare rate or low-income social housing. This does not fit with the Chinatown community plan from 2010, nor with the recently passed DTES Local Area Plan. As a volunteer that spent two years at meetings where we discussed the social housing crisis in the DTES, this is completely unacceptable. From discussions in the Chinatown community, even those involved in the Chinatown plan from the pre-DTES LAPP period agree that the 105 Keefer and 544 Columbia Street proposals do not fit the vision that the various stakeholders agreed to in 2010. It is a clear indication that the plan being implemented is not consistent with the vision created and that developments such as these should be halted until they comply with that vision.

Thirdly, development in Chinatown, which is one of the most unique neighbourhoods in Vancouver, requires extra care. The living heritage is essential to the neighbourhood. It is what creates value on so many different levels, and attracts Vancouver residents as well as visitors, to the neighbourhood. However, once it is gone, it is something that cannot be re-generated by any business or in a short amount of time. Community-building is something that takes decades but can be destroyed if it is not nurtured. The people who live there now and the existing businesses with roots in the neighbourhood are the elements that give the neighbourhood its character. The 105 Keefer and 544 Columbia Street proposals do not include any built form that references the history of the neighbourhood, AND the lack of seniors housing and affordable units within it means that it is also part of the so-called 'revitalization' that kills the character of the neighbourhood, and displaces the Chinatown residents and businesses that are based in the history of the neighbourhood. Each of these towers is a nail in the coffin for the vibrant Chinese Canadian community that exists there now.

Finally, when you listen to people speak about what makes Chinatown special, including some of the new business owners and the people who are moving into the neighbourhood, you will find that the things that they reference – such as the Chinese Canadian seniors who live there and who come specifically to shop and spend time there, the Chinese Benevolent Societies that create art, culture and living heritage, the stores that sell items unique to Chinese culture, the community of people that live there now – will disappear if development is allowed to run rampant with no consideration. I hope that the City has more long-sighted thinking than that.

For these reasons, the City must reject this rezoning application and halt further development in Chinatown until it is able to meet the vision that the community created in the Chinatown Plan.

Sincerely,

s.22(1)

Vancouver

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 4:52:20 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V6B 6G8

Email:

Phone:

Comments:

This is a terrible idea. The rezoning application should be turned down.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:51:31 PM

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

Name: s.22(1)
Address: s.22(1) Vancouver BC
Postal Code: V6H 1P4
Email: s.22(1)
Phone:

Comments:

I am in opposition of the re-zoning application submitted by the Beedie Group for the property on 105 Keefer Street

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 4:46:22 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6Z 2T8

Email: s.22(1)

Phone: s.22(1)

Comments:

PLEASE DON'T REZONE!!!! Keep historic Chinatown!!!!

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 4:19:10 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: v5v 3t4

Email: § 22(1)

Phone: § 22(1)

Comments:

i am against the revoking. There have been enough new buildings planned In the area and we need to keep the remaining areas preserved for historical and cultural reasons.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 2/5/2015 11:58:06 AM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V5V4G8

Email:

Phone:

Comments:

I absolutely oppose this rezoning and development. I work in the area on Keefer Street. It's hard to express in words how disappointed I am in the city's single-minded vision to destroy heritage, history and culture of Chinatown with developments like this.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:13:40 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6P 2R1

Email:

Phone:

Comments:

This rezoning will be detrimental to the survival of Chinatown. A key to making Vancouver an attractive city for tourism and business is it's diversity of neighbourhoods. This rezoning will essentially eliminate another block of Chinatown.. While we have plenty of new residential and mixed use development in the area we do not have any new strength in the unique elements that give this area it's identity.

It is through the unique character of existing buildings that new development and investment (not to mention tourism) thrives.

Rezoning these properties will leave us with nothing to create an identity and uniqueness in the area and will in the long term de a detriment to viability of the area.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:03:17 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6N 2X1

Email: s.22(1)

Phone: s.22(1)

Comments:

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council. It is just a year after the city passed its Heritage Action Plan. The Heritage Register is being updated. No Historic Area should be touched until the Heritage Register update is complete.

Sincerely,

s.22(1)

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 3:33:24 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A0A5

Email: s.22(1)

Phone:

Comments:

I am writing to express my shock and disapproval for the rezoning application at 105 Keefer Street.

There are many reasons for why I do not agree with the proposed development, but my primary concerns are based on the complete neglect for the cultural history of the Chinatown neighbourhood and more importantly the example that this project showcases about the future of the city as a whole.

Slowly Chinatown is fading. There have been countless meetings (formal and informal) that have discussed the current state and future potential of the neighbourhood, and while many strategies have been put forth, the proposed development at 105 Keefer clearly shows no example of such discussions/ strategies/ or plans.

To propose a building (office or residential) that simply adheres to FSR and height requirements should not be the minimum that a developer must follow. Further, a community open house is not sufficient either as a form to "engage" the residents of the neighbourhood.

105 keefer is a gateway and iconic site. My question to the City is simply - Is the proposed development (its massing, design, program) truly how we want to represent the neighbourhood?

As city councillors, if you answer yes - if you think the proposed development truly represents Chinatown, then please approve the project. But any hesitation should signal that we (residents, planners and councillors of the city) must review what 105 Keefer represents and what Chinatown's future should look like.

There have been many rezoning developments in the City that showcase the positive and negative affects of such high density. I hope the City of Vancouver decides to make 105 Keefer a positive and successful story.

Yes - we need more housing in Chinatown, yes - the neighbourhood has shown that it is the next popular place for young adults to live, yes - new small businesses have shown it is a great place to work and shop. The transition of Chinatown is happening, but without rigorous and careful consideration into large developments, soon enough it will be hard to distinguish the neighbourhood from any other area that has gone through revitalization.

Do we really want Vancouver to look and feel the same in all neighbourhoods? Eventually the sense of community will be lost.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:02:40 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1Z6

Email:

Phone:

Comments:

Highrises are bad for communities and the environment. They trap and reflect heat during the summer, and require a lot of energy to heat and keep cool. Tearing down old buildings adds to landfill waste. I am frightened for the future of this city.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:00:46 PM

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

Name: Blair Hewitt

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

Postal Code: V6B 0K3

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

Phone:

Comments:

While it is true that the Feds and Province have abandoned their responsibilities, that does not justify collusion. Zero housing for welfare victims is unacceptable.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 2:37:59 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 4R8

Email: s.22(1)

Phone: s.22(1)

Comments:

I'm just writing to oppose this rezoning. Rezoning from HA-1A to CD-1 I think is a huge mistake and will ruin what's left of the neighbourhood. When you think of Chinatowns in various cities towering modern condominiums usually don't come to mind. Yet this seems to be the case in our city. Recent developments that are currently underway reflect poorly on the area. It's like Yaletown blandness has been allowed to make it's way into Chinatown.

At present the current plan is too ambitious with no attempt at even trying to fit into the current neighbourhood. I think the City needs to put the breaks on with current developments and rezonings in Chinatown until a better plan can be found to NOT destroy the historic nature of the place.

Back to the drawing board please!

s.22(1)

Vancouver, B.C.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 2:26:15 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 2B6

Email:

Phone:

Comments:

I'm asking you to reject the rezoning application for 105 Keefer. The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 1:55:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T4H2

Email: s.22(1)

Phone:

Comments:

I oppose the rezoning of 105 Keefer and 544 Columbia. This would ruin the heritage of China Town which is one of the jewels of the city.

Why do you insist on all these rezonings in every neighbourhood. I am extremely dismayed that city council (Vision) just keeps destroying our neighbourhoods.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 1:54:45 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5K3H6

Email: s.22(1)

Phone:

Comments:

Dear Sir or Madam,

s.22(1) premiered an NFB feature documentary, "Everything Will Be" about Vancouver's transitional Chinatown in Toronto, Vancouver, Montreal and Edmonton. I spent several years talking and engaging with the people who live and/or work in the neighbourhood. My time in Vancouver's Chinatown reinforced for me the fact that this neighbourhood is singularly unique in its deeply rooted heritage and culture. The neighbourhood, in fact, has a dark history as one formed during a time of prevailing racism. However, the Chinese turned that oppression into a strong sense of community.

One of the unique characteristics of the neighbourhood is that the architecture was inspired by the buildings in Southern China. The main distinction is that they are of human scale. There's an intimacy created when you walk through the old neighbourhood. The towering buildings are so incongruous to the small, intimate feel of the heritage buildings. I ask you to please be mindful of this special neighbourhood rich with culture and heritage. Please keep the "humanity" of the neighbourhood.

If you are interested in meeting some of the people in the neighbourhood and what it means to them, I would be happy to liaison you with the NFB to arrange for a screening of the documentary. The film spans a year in the life of 12 Chinatown merchants/residents who work/live in Chinatown.

https://www.nfb.ca/distribution/film/everything_will_be

A sentiment I heard a lot amongst the Chinatown denizens is that the towering condos will block out the sunlight. At one point, there was a proposal to turn the Chinese Cultural Centre into an office tower and the tower would have cast a shadow over the Sun Yat Sen garden. Angelo Tosi, the 83 year old shopowner of Tosi & Company, an Italians goods shop in Chinatown for over 100 years, put it in this simple way. "The condos on Main Street will block off all the sunlight from my building. And what's the world without sunlight?"

Regards,

s.22(1)

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:38:38 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5p 1c9

Email: s.22(1)

Phone: s.22(1)

Comments:

Chinatown has always been a magical place for me. As a child in the 1980's I attended a summer day camp at the Chinese community centre which intensified my appreciation for the neighbourhood and its history. While much of the original retail stores have been replaced by hipster cafes I believe that by maintaining heritage structures the neighbourhood can undergo a cultural revitalization that celebrates the neighborhood's rich and dramatic history. Vancouver used to be a gritty and interesting place, it's depressing to think of how much of its history has been swept away by developers. What's lost is gone for good and the result is a city that is far less interesting than it was 25 years ago. As a person born and raised here the daily loss of heritage breaks my heart. Please do not approve the rezoning application at 105 Keefer St. Excuse the typos. Written from my phone.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 1/13/2015 2:16:41 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6z 2X6

Email: s.22(1)

Phone: s.22(1)

Comments:

this building has no context to the historical neighbourhood, the chinatown plan is to revitalize and keep the cultural integrity of neighbourhood. This building is nothing like that or are the other two building that are being built now on Main street. Get some creative balls and quit build boring buildings, especially in this context you can go crazy with asian inspired architecture

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:25:47 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6G 2J2

Email: s.22(1)

Phone: s.22(1)

Comments:

I strongly oppose the rezoning of this site from HA-1A to CD-1. This neighbourhood is a vitally important part of Vancouver history and heritage, and Chinese-Canadian heritage and I strongly urge the City to halt all rezoning and redevelopment until a comprehensive plan is in place. A plan that distinctly honours the history of this neighbourhood.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:18:19 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5Z 2X6

Email:

Phone:

Comments:

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 12:48:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1V1

Email: s.22(1)

Phone:

Comments:

Hello, after having the pleasure of observing and interacting with the Chinatown community & neighbourhood daily, I am concerned that your plans for redevelopment disregards them. Please respect the Chinatown plan that was discussed with the community in the previous years, allow for many more low-income (welfare level) social housing units, and more Chinese senior units. Chinatown is a beloved neighbourhood and the surrounding community have needs to be considered before hastily building condos all around. Thanks.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 12:41:46 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1X3

Email: s.22(1)

Phone: s.22(1)

Comments:

I am very concerned about the proposed rezoning of this site in this way. I am happy to see development in Chinatown but this proposal takes particularly important site and will have a very serious negative impact on Chinatown. Surely we can do better, and at the very least there should be no reason to deviate from the current zoning.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:32:10 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 2L4

Email: s.22(1)

Phone: s.22(1)

Comments:

WHY ARE WE CONCERNED?

A missed opportunity for a cultural space: This site is of a unique importance culturally for Chinatown. Located across from the Sun Yat Sen Garden, beside Chinatown Memorial Square, and with multiple heritage buildings nearby, it offers an incredible opportunity to create a space that is a cultural anchor. This proposal does not reflect that cultural significance, nor does it integrate the development with its surrounding context.

Is it worth it? We have nothing against the building itself, nor the specific developer. Our concern is about the precedent it will set for the neighbourhood - that in the absence of implementation of a comprehensive vision for the future of the neighbourhood, pieces of Chinatown are being given up, for little or uncertain benefit to the community in return. We need to ask now: is it worth it?

Bye bye heritage: With the rezoning, the site will lose heritage designation, a designation created through a process intended to protect Chinatown. Once this site loses heritage designation, what will happen to the rest of Chinatown?

Pause and evaluate: Before approving another rezoning, we should evaluate whether how the vision outlined in the Chinatown Neighbourhood Plan is being implemented, and whether the Community Amenity Contributions (CACs) generated from the last two recently approved rezoning sites on Main Street were a good deal for the community or not.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 12:38:42 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5K 1K3

Email: s.22(1)

Phone:

Comments:

I am against this proposal as it is inappropriate and incompatible with the physical, social, and cultural context of the Chinatown neighbourhood, its proximity to the Sun-Yat Sen Gardens, and goals of the Chinatown Plan.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 11:17:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v6s 1m2

Email: s.22(1)

Phone: s.22(1)

Comments:

Development in Chinatown is happening in a way that disrespects the dignity of its residents and the history of this neighbourhood. Chinatown is quickly losing social housing to market housing, and heritage designations lot by lot.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 10:40:17 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5S3K9

Email: s.22(1)

Phone: s.22(1)

Comments:

I do not support the rezoning. While I have no issue with condos and densification per se, I do take issue with my city and its neighbourhoods becoming lifeless, soulless spaces where community no longer exists. It is time to take a new look at planning in Vancouver that honours the few pieces of our history left by keeping them in the landscape.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 10:12:19 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 2M1

Email:

Phone: s.22(1)

Comments:

I am extremely concerned about the application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. I feel that development is completely out of control in this city. I was born and raised here in Vancouver and I find myself in my mid-thirties with a good job, yet unable to afford to buy a home. All of these large developments that are being built for people like me are not at all the type of living I think that Vancouverites deserve. I don't want to see the whole city get swallowed up with high-rise development. I want development in this city to nourish and support the 'real' needs our existing communities. This is just one of many reasons that I am opposed to the rezoning of 105 Keefer St and 544 Columbia St. Chinatown is a heritage district, please don't destroy it.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 9:53:05 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V5C 1W5

Email:

s.22(1)

Phone

Comments:

I am opposed to the proposed rezoning of 105 Keefer Street and 544 Columbia Street. This areas, and all of Chinatown, should remain as Historic Area Districts to protect the heritage and community, which is quickly being erased in light of all the residential developments. In proposing to rezone the area, the City of Vancouver is systematically dismantling Chinatown by handing over the neighbourhood to developers. Chinatown is considered by many Chinese and non-Chinese people to be a cultural, social and economic hub, and will have a huge impact on them if this is taken away from them. I urge the City of Vancouver to reject the application to rezone 105 Keefer Street and 544 Columbia Street.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/20/2014 11:29:06 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 1R1

Email: s.22(1)

Phone

Comments:

Strongly opposed to increasing the height and removing from historic area. We bought in our current location specifically because the height was limited in Chinatown. Not sure why rezoning would even be considered for this location - while Keefer itself is not particularly significant on this block, this development would also impact Pender, making it feel less like part of historic district and more of an afterthought surrounded by high rises. Definite thumbs down from this voter.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 6:30:14 PM

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

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

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

Postal Code: V6A 2A3

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

Phone: N/A

Comments:

Preserve historic Chinatown. If this application moves forward an important cultural and historic aspect of Vancouver's heritage will be eroded. I am opposed.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 5:06:38 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 0B4

Email: s.22(1)

Phone: s.22(1)

Comments:

I've lived in this area for the last 3 years and think this will be a great addition to the neighbourhood for a number of reasons including:

- It will revitalize a currently vacant and deserted site
- It is not removing any heritage character from the area
- it will instead be adding character thanks to the commercial space on the ground floor
- height is completely reasonable for the area, not drastically affecting any views. Furthermore, a number of other mid rise buildings are being developed along Main Street (I wouldn't consider 127 ft a high rise)
- It fits and follows the 'Smart Growth' principles (e.g. mix land uses, build well designed compact neighbourhoods where people can choose to live, work shop and play in close proximity, provides a variety of transportation options, encourage growth in existing neighbourhoods etc.)
- very supportive for this proposal and I look forward to seeing it developed

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 4:54:07 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 0B4

Email:

Phone:

Comments:

I've lived in this area for 3 years now and I love watching the revitalization of area. I don't see an issue with the height of this building (I could see some issues for residence in Westbanks property and Keefer block - but it's a fact of living in a city that you won't have 360 degree views). I fully support the 2 levels of commercial as this area is 'dead' when it comes to 'liveliness' in China town. It would be great to see a grocery store in the area as there aren't any close by (talking Safeway, IGA, sort of grocery store...we have an abundance of produce shops in the area). This development, like the ones going on, is only a positive to the area

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 3:51:53 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A1T9

Email: s.22(1)

Phone:

Comments:

As a Chinatown resident I urge city council to think very carefully about the history (Historic Zoning exists for a reason) and needs of this community. With multiple condo buildings having gone up in the last few years (and two going up right now in the direct vicinity) it's time to pause and think closely and critically about the implications for this type of housing in Chinatown. It is a unique and vibrant community and absolutely needs to stay this way.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 3:01:48 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6J 1J6

Email: s.22(1)

Phone:

Comments:

Slow down! The wholesale gutting of Chinatown is happening too fast. Surely it won't be the end of development in Vancouver if additional rezoning and redevelopment is considered more carefully.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 3:00:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 1G8

Email: s.22(1)

Phone:

Comments:

As an individual who works and spends a lot of time in the gas town/chinatown area, I think this would be a valuable addition to the community.

The general area has made monumental steps in terms of growth in creating a safe, efficient, and profitable business community, with that being said, there still is noticeable room for improvement. This building proposition, if goes through, would be an example of such improvement.

Being a part of a local business we rely so much on the local traffic, that the addition of retail opportunities, would only enhance the community's economic growth and maintain a feeling of development and progress within the neighbourhood.

I fully support the proposition of this project, as we look forward to bettering the community we all live, work and want to prosper in.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 2:41:58 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 1G8

Email: s.22(1)

Phone:

Comments:

As a new business owner in the area, one of the big attractions to this location was the recent (and we hope continued) new life and new energy to the neighbourhood. This proposal will transform an empty lot into new retail opportunities and new housing options for future and existing residents which I hope will maintain and grow the great eclectic mix of community in this gastown/ Chinatown area. As a local business owner, it is important to me that this revitalization trend continue to support the wide range of businesses here which are predominately boutique shops relying on local traffic. s.22(1) would gladly welcome the upgrade to that corner (currently a major eye-sore) and the amenities it will bring. We not only own a business near this location but also live close by as well.

Best,

s.22(1)

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 1:31:32 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T2E6

Email:

Phone:

Comments:

I am strongly against the rezoning of one of Vancouver's last remaining historical districts. This neighbourhood houses generations of immigrants that have contributed significantly to Canada's infrastructure and brought us where we are today. The rezoning will further displace residents of the neighbourhood many of whom have lived here for multiple generations and given Vancouver the face of cultural diversity and heritage that it is proud of today. This historic neighbourhood is essential to Vancouver's identity. Rezoning to a commercial development district will strip it of its unique place among North American cities.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 12:42:23 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 3G6

Email: s.22(1)

Phone: s.22(1)

Comments:

The dizzying pace of development and re-development in Chinatown makes it hard to consider the dignity of its inhabitants. Before approving another rezoning, we should evaluate how the vision outlined in the Chinatown Neighbourhood Plan is being implemented.

In the absence of implementation of a comprehensive vision for the future of the neighbourhood, pieces of Chinatown are being given up, for little or uncertain benefit to the community in return. We need to ask now: is it worth it?

Further, this is a missed opportunity for a cultural space: This site is of a unique importance culturally for Chinatown. Located across from the Sun Yat Sen Garden, beside Chinatown Memorial Square, and with multiple heritage buildings nearby, it offers an incredible opportunity to create a space that is a cultural anchor. This proposal does not reflect that cultural significance, nor does it integrate the development with its surrounding context.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 10:57:20 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v6g1m4

Email: s.22(1)

Phone:

Comments:

Dear Sirs/Mesdames,

Development is inevitable. However, it is not a race, and there is no need to rezone a historic site when there is still other land available to be developed. Chinatown is one of the areas that makes Vancouver appear to have real history. Please don't take that away from us.

s.22(1) and part of the appeal of moving there is the culture and heritage of the area.

Perhaps you could focus your efforts on the lack of green space in the Citygate area next door. It is time for the City to deliver on what was promised instead of homogenizing a historically and culturally significant monument/area.

Thank you.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/14/2014 4:26:04 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7C1C9

Email: s.22(1)

Phone:

Comments:

I am strongly against this rezoning. Enough of Vancouver's heritage areas are gone. We need to preserve what little we have left.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 10:25:45 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K3S6

Email:

Phone:

Comments:

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 10:22:08 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 0A1

Email: s.22(1)

Phone: s.22(1)

Comments:

I live on the edge of Chinatown and I am very concerned about the proposed rezoning.

First, it sets a precedent for removing heritage designation from a key piece of Chinatown - right across from the Sun Yat Sen Garden, beside Chinatown Memorial square and with multiple heritage buildings nearby. Once this site loses heritage designation, what is next? Will Chinatown slowly transform to condos?

Instead of removing heritage status from the site, I'd urge the City to consider exploring options to turn this site into a cultural space. My Chinese friends tell me that culturally, Chinatown has a unique importance to the local Chinese community. A Chinatown revitalization is much needed and what the neighbourhood could use is a space to serve as a cultural anchor, not an anchor for gentrification. This site, with its prominent location within Chinatown could be it.

This proposal does not reflect the cultural significance of Chinatown, nor does it integrate the development with its surrounding context. This is an oversight that should be corrected.

I'm very concerned that in the absence of a vision, a plan for the future of the neighbourhood, pieces of Chinatown are going to be given up, for little or uncertain benefit to the community in return. We need to assess if it's worth it and from my vantage point as a resident concerned with the rapid gentrification of the neighbourhood, I'm not sure the answer is yes.

Pause and evaluate: Before approving another rezoning, I urge you to evaluate whether how the vision outlined in the Chinatown Neighbourhood Plan is being implemented, and whether the Community Amenity Contributions (CACs) generated from the last two recently approved rezoning sites on Main Street were a good deal for the community or not. From what I've been hearing, the answer appears to be no.

Thank you for your consideration.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 8:53:15 AM

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

Name: s.22(1) s

Address: s.22(1)

Postal Code: V5L 4M4

Email: s.22(1)

Phone: s.22(1)

Comments:

I fail to see how a development application can change a location from historic area to comprehensive development. If it's a historic area, that's why it is regardless of how you decide to categorize it. If you approve this, you are saying that the heritage value of this area isn't important to you. Is that what you believe? Is that the kind of city you want to live in?

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 6:57:01 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: M6K 3A6

Email: s.22(1)

Phone:

Comments:

As a former, long-term resident of the Downtown Eastside/Strathcona/Chinatown, I am writing to express my concerns about this rezoning application. Residential condominium development needs to be dramatically slowed down to allow for meaningful consultation with the community. When I visit Vancouver I am stunned by the pace of change in the last two years and I am gravely concerned that we are going to lose Chinatown completely if new development is not put on hiatus immediately. Chinatown needs to remain affordable. It needs to retain its cultural history. Any change that occur there needs to come from the people who live there. It cannot be simply another place for developers to build condos that no one in the neighbourhood can afford. I urge you to consult with community stakeholders such as those represented by byebyechinatown.com and groups representing low-income Vancouverites as you consider this application.

Sincerely,

s.22(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 1:00:27 AM

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

Name: s.22(1)

Address: s.22(1) Vancouver, BC

Postal Code: V6T 1Z4

Email: s.22(1)

Phone:

Comments:

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 12:41:45 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1G2

Email: s.22(1)

Phone: s.22(1)

Comments:

Keefer Triangle should have 100% social housing for seniors and people on welfare/disability, to bring body-heat of low-income people to Chinatown who can shop at discounted Chinatown stores and can maintain the traditional fabric of the community.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 12:15:42 AM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: v5l1j7

Email:

Phone: § 22(1)

Comments:

Please do not rezone this area! We barely have any historical sites as it is in this city, we must not destroy another historical area. I do not support this rezoning! Chinatown will disappear if this continues to happen. We will become a theme-less city with no cultural niches anymore if this happens. Please respect the history of this city and keep this place as a historical site!.

Thanks, § 22(1)

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 10:32:52 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V5M 4T9

Email:

Phone:

Comments:

This is historic Chinatown we're talking about. The site could be used for significant cultural and community purposes. This building will serve to destroy the historic, heritage value of the area and take away space that could be well used to house those marginalized individuals who call Chinatown home, many of them seniors. If the City is truly serious about designating Chinatown as a heritage district, then they need to rethink this rezoning application. Countless people have raised this issue in debates but these sentiments must actually be set in place and implemented in how we run and build this city.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 10:20:24 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6M 3K2

Email: s.22(1)

Phone: s.22(1)

Comments:

Preservation of the historic and globally valuable Chinatown and Sun Yat Sen Garden should be paramount. The proposed site of this tower violates the value of Chinatown and damages the peaceful sanctuary of this Vancouver and Chinatown treasure.

Please register my opposition to this proposal.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 10:14:19 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 6E3

Email: s.22(1)

Phone: s.22(1)

Comments:

I oppose the proposed rezoning. I support preserving Chinatown as a heritage district and I would want to see more social and affordable housing especially for chinese seniors who have been living in the area.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/14/2014 1:03:33 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 1R

Email: s.22(1)

Phone:

Comments:

China town is a valuable community with great social importance. No part of it should lose Heritage status. The International Village is already an eyesore on the community, a 13 story building is excessive height for that area.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 9:43:10 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 1T7

Email: s.22(1)

Phone: s.22(1)

Comments:

I am a long time volunteer in Chinatown and I have never seen the amount of change happen to this community than what is happening now. I am saddened and angry that our City Hall would allow such change to take place in such a unique historic area of Vancouver. I sincerely hope that all future development in the community will be subject to more public consultation and input.

Sincerely,

s.22(1)

Hon Hsing Athletic Club of Vancouver
29 East Pender St.
Vancouver, BC V6A 1S9
6048177218

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 9:30:01 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5R5R9

Email:

Phone:

Comments:

That is a pretty magical place. It shouldn't be covered in shadow.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 9:20:50 PM

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

Name

s.22(1)

Address:

s.22(1)

Postal Code: v5v1v1

Email:

Phone:

Comments:

The historic and cultural value of Chinatown needs to be preserved. Although redevelopment is critical for Chinatown's economic development, the higher density buildings through re zoning will create a monolithic space with no meaning, killing Chinatown. Soon there will be no more Chinatown, it's not something you can bring back or recreate.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 7:39:01 PM

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

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

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

Postal Code: V6E 4G7

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

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

Comments:

Let's respect our collective heritage and honour our past.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 7:32:33 PM

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

Name: §.22(1)

Address: §.22(1)

Postal Code: V5T 2E6

Email: §.22(1)

Phone:

Comments:

I do not support this application to rezone from an HA-1A designation. With so many rapid changes and displacements already occurring in this neighbourhood, it is incredibly important to maintain and support this long-standing, thriving, historic community. So very important to the past, present, and future of this city.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 3:09:45 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B1H4

Email:

Phone:

Comments:

I'm not really protesting because unless 5,000 people march in the street to protest - and I know elderly Asian people just won't - you'll go ahead with the plans anyway. I'm resigned to it but just asking if there's nothing sacred anymore in this city. Sure, Chinatown needs new blood. Sure, you need to revitalize it. But is "new condos" the only language this City speaks anymore? Tell me, where will the seniors go? I suppose it was their great sin to have come too soon to Canada, to not to be one of the rich immigrants who came later. The developers (you know who they are) are so wealthy. They are already so wealthy, there is no space that is safe from their crusade to fill every last neighbourhood in this city with more gleaming new glass towers at only \$300,000. Why take away from the senior have-littles what home they have?

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 2:47:37 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver

Postal Code: V6T 0B6

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 12:07:00 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6J 2L7

Email:

Phone:

Comments:

I am writing as a citizen of Vancouver who is concerned with and opposed to the 105 keefer and 544 columbia rezoning. I am worried this will only contribute further to the displacement of longtime chinatown residents. Furthermore, The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing, which is the premise of the community acceptance of greater height and density in the Chinatown plan.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/30/2014 6:45:39 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V3N 1J1

Email:

Phone:

Comments:

This development will change the character of the area and pushes out people. Care must be taken that the local residents do not get dispersed. It is not sufficient to say that we will collect amenity money from the developer. If possible should be avoided, if not possible to avoid change hopefully the local residents and shop keepers wont get dispersed.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/28/2014 5:57:12 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1V7

Email: s.22(1)

Phone: s.22(1)

Comments:

I like that the application is for a small development vs. a city block like the Keefer and Blue Sky. I am tired of everything being torn down and creating one homogenous building often with nothing architectural to recommend it. I hope it is interesting like The Flats on E. Georgia.

I do object to the height. I do not want to live proxigious to a wind tunnel microclimate caused by high buildings. I object to anything over 8 stories. Looking at the densification of other neighbourhoods (beyond the downtown core) I think that is reasonable with respect to appropriateness in Chinatown, view corridors, etc... If that means developers on Hastings then have to go a little lower and so on, all the way to the train tracks...so be it. A livable, beautiful Vancouver. Thanks for listening.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/14/2014 9:53:57 AM

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

Name: s.22(1)
Address: s.22(1)
Postal Code: V5v 2h9
Email: s.22(1)
Phone: s.22(1)

Comments:

Im opposed to the resigning. We should be preserving the character and feel of historic Chinatown. Exceptions should only be made for social housing. We need to preserve our remaining historic buildings and neighbourhoods.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/16/2014 11:36:40 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 8P6

Email: s.22(1)

Phone: s.22(1)

Comments:

It is part of an ongoing process of gutting Vancouver's historic Chinatown and clearing the landscape for gentrification. The result will be the inevitable exclusion of residents, businesses and citizens who can no longer afford to use their urban space.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/14/2014 2:27:01 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V6G 1X5

Email:

Phone:

Comments:

Please stop the expansion of gentrification in Chinatown. It is such a vital neighbourhood for Vancouver's history and current residents, and projects such as the ones at 105 Keefer and 544 Columbia would cause irreversible damage to the local communities that are being made more and more fragile as they are continually encroached upon and pushed out. The Chinatown neighbourhood is very important in history, today, and I hope also the future. Please help in its preservation.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/14/2014 10:53:39 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5t4t1

Email:

Phone:

Comments:

I am opposed to rezoning.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/14/2014 3:27:41 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B 8P6

Email: s.22(1)

Phone:

Comments:

Very strongly opposed. The scale is completely inappropriate: it will completely tower over the Sun Yat-Sen garden. I was horrified to see this application. One of the worst I have come across in the neighbourhood.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 11:40:54 PM

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

Name: §.22(1)

Address: §.22(1)

Postal Code: V5R 1Y5

Email: §.22(1)

Phone:

Comments:

I am opposed to this rezoning. Over the past several years I've witnessed gentrification encroach upon Chinatown and it threatens to erase the cultural history of Chinese migration, diversity, and discrimination. I believe that Chinatown is a place where people and their families still live and work, not a place for businesses/entrepreneurs/condo developers to commodify and sell heritage.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 10:49:22 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5L 2A6

Email:

Phone:

Comments:

not in support- much too large scale for Chinatown, especially next to Sun Yat Sen garden.
Surprised the city would even consider something this big on this significant site.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 8:10:35 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6A1L5

Email: s.13(1)

Phone

Comments:

It's repulsive. Why would you consider high rises in a HISTORIC AREA? The city of vancouver is a condo disgustment.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 6:17:35 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: v5e1a5

Email: s.13(1)

Phone: s.13(1)

Comments:

ssy no to this project

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/13/2014 6:05:06 PM

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

Name:

s.13(1)

Address:

s.13(1)

Postal Code: v5t3y3

Email:

s.13(1)

Phone:

Comments:

This project should only move forward if it is not only mixed use but mixed income. As the area is currently a low-income neighbourhood it would be replacing current affordable housing or advancing the upscaling of the neighbourhood at a rate that is not manageable for those that live there.

Therefore adequate affordable housing should be included in the 137 units, particularly for seniors. Vancouver housing should not be only about making money but about making a safe place for residents to live.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 2:22:33 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6B 6N6

Email: s.13(1)

Phone: s.13(1)

Comments:

I disagree with the rezoning on two account:

(1) The population density of this part of the city is high as it is with not enough infrastructure to support the growing population. If anything, the city ought to meet the needs of this already-underpowered area of the city. The poor condition of this are cannot be ameliorated, in anyway, by yet adding more and more population to it and expecting a miracle to happen.

(2) A 14-story building is anything but a good fit for its surrounding neighborhood. Please have a closer look at the structure and the condition of other neighboring buildings and tell me how this fits into the picture. It does not. It only damages the structure and texture of the heights and style of the area.

Rezoning this area is a very bad decision. It will be a mistake, like many other rezoning mistakes that the city-planers are making lately. It won't help the area in any meaningful way and takes away the resources this region of the city with its very poor condition.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/13/2014 12:59:23 AM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6L 1K2

Email: s.13(1)

Phone:

Comments:

I am not wholly opposed to the rezoning application, as I think this property presents the City with a unique opportunity to redefine the gateway to Chinatown via Columbia. However, I believe that for rezoning to be granted there must be provisions in place that guide and control the massing and overall design of the structure to be culturally sensitive to the area (eg. human scale storefronts, smaller storefronts with individual designs, etc).

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 11:46:19 AM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5S 2P3

Email: s.13(1)

Phone:

Comments:

There's a reason why we have an OCP. The OCP does not encourage 14 storey structures. Stop this rezoning.

My family and I strongly oppose this rezoning!

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 9:33:29 AM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5P 2M4

Email: s.13(1)

Phone:

Comments:

I strongly oppose the rezoning.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 7:50:58 AM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5N 1J7

Email: s.13(1)

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. It is clearly an offense to the consensus achieved through the Chinatown Revitalisation plan process. To pass this rezoning would be an offense to public processes, residents and users of Chinatown and a snub to seniors, especially the over 3000 Chinese speaking seniors that UBC has identified as requiring housing in coming years. The 9 units you've recently bragged about putting in the neighbourhood through a CAC process are seen as an insulting joke.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/13/2014 6:53:50 AM

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

Name: s.13(1)

Address: s.13(1) vancouver

Postal Code: v5L2X5

Email:

Phone:

Comments:

I oppose.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/13/2014 12:57:34 AM

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

Name:

s.13(1)

Address:

s.13(1)

vancouver, bc

Postal Code: v5n 3c1

Email:

s.13(1)

Phone

Comments:

i oppose this application by the beedie group to develop 105 keeper street because they did not consult the neighbours for their input nor will they cooperate with the community in building rental units . Chinatown has a lot of history and character and it's slowly disappearing because of encroaching development such as this. Please help us preserve our community. I beg you. Thank you sincerely,

s.13(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 11:52:49 PM

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

Name: s.13(1)

Address: s.13(1) Vancouver, BC

Postal Code: V5W1W5

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street.

It does not honour Chinatown community plan insomuch that there is no affordable housing, nor seniors housing, and will be a setback for previous community consensus if another rezoning goes through. This plan does not honour what the community has identified as needs, and rather, will force out many of the current residents. Proper assessment as to the actual benefits of the plan to all stakeholders needs to be taken, and especially with consideration to those already living there.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 11:33:29 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6P1P9

Email:

Phone:

Comments:

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. A Historic Area is not designated as such to be easily converted to anything else. The Chinatown area has seen a wealth of development already pushing marginalized groups to vastly different lifestyles than they are used to. Many senior citizens (Chinese or otherwise) reside in or around this area and need to be respected for their influence on creating the second largest Chinatown in North America, and one of the most diverse neighbourhoods in Canada. This area is so special and more investments needs to be made in preserving its uniqueness rather than simply bringing in more affluent residents and hoping that they will "own the neighbourhood" and commit to investing in it themselves.

Sincerely,

s.13(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 10:19:08 PM

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

Name: s.13(1)

Address: s.13(1), Vancouver BC

Postal Code: V5T3A6

Email: s.13(1)

Phone:

Comments:

This tower does not fit in to the neighbourhood with respect to heritage values. I am against towers in general, especially outside of business districts. They are not ecological, they are oppressive and we just don't need them.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 10:18:38 PM

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

Name: s.13(1)

Address: s.13(1) Vancouver

Postal Code: V5N 0B6

Email: s.13(1)

Phone

Comments:

I am, like the majority of community members who live, work and engage in the Chinatown neighbourhood on a regular basis, ardently opposed to this rezoning. It does not in any way adhere to the Chinatown character and it sets a dangerous precedence for the devaluation of the historic and cultural significance of the community. I have looked through the development proposal and it is so blatantly superficial and angled in terms of its consideration of any community feedback, it sets to undermine the entire consultation process. Any approval of this application would be a slap in the face to the immeasurable efforts, time and thoughtfulness that organizations and community members have given to revitalize Chinatown. The rezoning would add no value to the community - the CACs cannot continue to be dangled like a carrot in front of the people in this neighbourhood. Among the many things we would lose if rezoning passes, civic trust is certainly one of them.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 10:10:11 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6A1P7

Email: s.13(1)

Phone:

Comments:

I am opposed to this application at this time.

I have been an active Chinatown community member for the past 25 years and have seen the heritage slowly eroded one piece at a time. During the DTES LAPP, I served as a research intern for the neighbourhood planning team which only confirmed how sensitive and diverse the residents are. If that process was drawn out over at least one year, I do not think there was adequate community engagement and at this time should not be accepted even. The people of the neighbourhood have been neglected. I have personally invested years of my life to maintaining the martial arts and lion dancing culture in Chinatown. I am disappointed in the community engagement process and unwillingness of Beedie to work WITH the community. The application to change this site to CD-1 is outrageous and disregards all the effort that was put in to zone Chinatown as a historic area. CD-1 does NOT belong in a National Heritage Site.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/13/2014 12:26:29 AM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6a 1y6

Email:

Phone:

Comments:

Hideous. Totally ruining Chinatown. The developers are running the city.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 10:03:09 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5L 1G1

Email:

Phone:

Comments:

Regarding this rezoning application, I am opposed to this concept due to the inconsistency with the surrounding architectural and cultural fabric. I also prefer to see that there is a visibly greater effort made towards the re-establishment of affordable housing for seniors as a significantly large step towards revitalizing Chinatown through inter generational participation and engagement...

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 9:01:11 PM

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

Name: s.13(1)

Address: s.13(1) Vancouver BC

Postal Code: V6H 1P4

Email:

Phone:

Comments:

I am not in favour of the planned re-zoning application of 105 Keefer Street and 544 Columbia Street

There is no rhyme nor reason why this re-zoning application should be considered. Two years ago, The Chinatown Comprehensive Plan was developed to maintain the area's Heritage aspects and at the same time to have growth & development to a fair & equitable manner. There was a consensus, and was passed by Council. It angers me why this application is to be considered at any point.

I ask that this application does not carry through

Yours truly,

s.13(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 8:35:16 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6P 1R9

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street for the following reasons:

1) It does not honour the Chinatown community plan. There needs to be affordable and seniors housing to ensure that revitalization does not displace members that have comprised and served the Chinatown community over the decades. There is no evidence that existing condo projects have had a positive impact for them.

2)The CACs are inadequate. Heritage design, mixed use, clan association buildings- all these forms come from a social history and have social purpose. My heritage cannot be reduced to a colour palette.

3) Now is the time to reassess the impact and success of the plan. Thus, I am calling for a moratorium of rezoning applications until a community impact assessment can be completed. Prominent planners, Nathan Edelson and Ray Spaxman, have already admitted that DTES/Chinatown plan to residentialize/ Height review was a mistake, the way it has rolled out.

I strongly urge mayor and council to align old and new nonprofit stakeholders. There is opportunity to explore what partnerships can be leveraged to build the kind of housing and built form we need to see for revitalization that respects the Chinatown community plan. A collective meeting with everyone at the table is necessary for a plan that is meaningful and respectful of the needs of the community.

Thank you for your consideration.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 8:27:29 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5R 3C3

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:59:36 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5T 2N4

Email: s.13(1)

Phone

Comments:

I am adamantly opposed to the proposed rezoning. Having been a part of the Chinatown Vision and revitalization consultation process for the last decade, and supportive of the consensus created through much hard work involving over 30 Chinatown organizations as well as interested stakeholders from all over the city of Vancouver, I am appalled that all of the work that went into that process will be destroyed in one moment of massive disappointment and failure. This proposal flies in the face of all of the agreed upon principles in the Vision that took so much political work to agree upon. What is needed is a freeze or moratorium on development permits in the Chinatown area until we have created better policy instruments and tools for planners to implement the Chinatown revitalization strategy, and assurances that those who came together to create the revitalization strategy have more formal participation in the shaping of the development of Chinatown. This building could be placed anywhere in the city--Yaletown, False Creek/Olympic Village--why is it in Chinatown? Allow the developers to build it in another site that does not fly in the face of the historic character of Chinatown, and which does not insult community stakeholders by saying that 137 luxury residential units are a higher priority than seniors housing and other needs identified in the Chinatown Vision and revitalization strategy. If the City of Vancouver goes ahead and allows this rezoning, or even if this becomes a permit application to go ahead at 12 stories without rezoning, there will be an open, ugly and vicious political war on City Hall that makes the freeway fight look like a nostalgic moment of togetherness. It will tear the hard won consensus of Chinatown apart, and lead to a mistrust of city planners and City Hall for years to come. The greatest danger is that this development is symbolic of a promise not delivered. The Chinatown Vision and revitalization process was one where the city asked the various Chinatown organizations and community stakeholders to take part, and in exchange for the consultation the City would honour the priorities and commitments made, and protect the unique cultural character of the community. The promises have not been fulfilled, and having this building join 188 and 189 Keefer as three glass towers that have no connection to the streetlife or cultural fabric of Chinatown is not just an insult, but is easily understood as an act of aggression in terms of misleading the community with promises that went unfulfilled. I am personally angered by the bait and switch quality of the Chinatown Vision process in which I took part in good faith, and also in which I put my own personal and scholarly reputation behind to convince others to take part. I am livid that my bona fide participation as a volunteer for years in various capacities both as a scholar and as a community member has led to this proposal sitting in the last best anchor site for the revitalization of Chinatown. Nothing about this proposal will drive forward the strategic needs of Chinatown and its revitalization. It is anathema to all of the hard work that has been done.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:55:46 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5L 4G&

Email:

Phone:

Comments:

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. Please reconsider your decision and the detrimental impacts that it will have on thousands of community members. We need inclusive, accessible and affordable social housing for community members, not more "marketable" housing to sell.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 7:54:19 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V7A 2R7

Email:

Phone:

Comments:

Dear Staff, Mayor & Council, I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street. As someone who sometimes commute through Chinatown and the surrounding neighbourhoods, I am disappointed with the city for not supporting much needed senior's housing.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:54:03 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V6M 1B2

Email: s.13(1)

Phone

Comments:

I AM OPPOSED TO THIS APPLICATION BEING APPROVED AT THIS TIME.

I FEEL THE IMPACTS AND BENEFITS OF THE SITE NEED TO BE MORE
CAREFULLY REVIEWED
THE CENTRAL LOCATION OF THIS SITE IS VITAL TO THE CHINATOWN COMMUNITY

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 11/12/2014 7:46:01 PM

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

Name: s.13(1)

Address: s.13(1)

Postal Code: V5T 4H6

Email: s.13(1)

Phone:

Comments:

I oppose the current application. Concerned about lack of affordable seniors housing; concerned that architectually the building will disrupt community heritage, & concerned this will displace existing residents, particularly elderly/seniors.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 7:39:16 PM

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

Name:

s.13(1)

Address:

s.13(1)

Postal Code: V6A 3X4

Email:

s.13(1)

Phone:

Comments:

I am opposed to this application be approved at this time.

I would urge that this application be set aside until there is a review of the impacts and benefits of the sites that have been given more height and density in Chinatown. A project containing a considerable amount of housing targeted to Chinese seniors of different incomes and a significant cultural use would be most consistent with the Chinatown Neighbourhood Plan. This is an especially important site because of its size and location in the heart of the community. It should demonstrate very specific benefits to Chinatown Revitalization. Should the applicant not be prepared to work with the community for a project that would substantially support the revitalization, this proposal will likely be the target of ongoing opposition from both the Chinatown and the low income community in the area.

The Chinatown Neighbourhood Plan can be found at <http://vancouver.ca/home-property-development/chinatown-revitalization.aspx>

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 4/6/2015 6:13:47 PM

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

Name: gmiqmmv

Address: gBOgiZmIXgCcM

Postal Code: TMvHAYTDLheYACOOc

Email: s.13(1)

Phone: sxUeSfzwD

Comments:

O5Pg55 vrewcdrqbrfq,
[url=http://odclhwoqfsnc.com/]odclhwoqfsnc[/url], [link=http://nivazixqpllh.com/]nivazixqpllh[/link],
http://qfqxuvhfwxku.com/

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 10/23/2014 4:11:13 PM

Subject: Online Feedback - Rezoning Application - 1575 West Georgia Street and 620 Cardero Street

Name: s.13(1)

Address: s.13(1)

Postal Code: V6C 3R4

Email: s.13(1)

Phone

Comments:

I am in favor of this development. I love the design so hopefully the developer won't alter it. I don't think it will cut off views from people in the area or significantly increase traffic. With the additional people in this building maybe it will make it more viable for businesses in the area currently lacking a critical mass to be able to survive. People in Coal Harbour who are against this project should be reminded that many of the tall buildings that were built in Coal Harbour affected the views for some residents south of West Georgia Street. The development was approved for high buildings in Coal Harbour and this project in turn should be approved.

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

To: s.13(1)

Date: 11/13/2014 9:56:16 AM

Subject: RE: 105 Keefer Street and 544 Columbia Street -- apologies empty without action

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.13(1)

Sent: Wednesday, November 12, 2014 4:20 PM

To: Correspondence Group, City Clerk's Office; Tang, Tony; Louie, Raymond; Jang, Kerry

Subject: 105 Keefer Street and 544 Columbia Street -- apologies empty without action

Dear Staff, Mayor & Council,

I am opposed to the rezoning proposal of 105 Keefer Street and 544 Columbia Street, which is now proposed to be 100% market rental at a time when the needs for social housing for seniors, specifically Chinese seniors in this neighbourhood, as well as disabled and homeless people are so incredibly desperate.

Sincerely,

s.13(1)

From: s.13(1)
To: "Joe Wai Architect" <jywa@telus.net>
Date: 11/12/2014 6:03:05 PM
Subject: Re: 105 Keefer Street Rezoning

Dear Mayor, Council & Staff,

I'd like to echo Joe Wai's thoughtful letter and response.
I am opposed to 105 Keefer & 544 Columbia for similar reasons.

The proposal and rezoning application does not honour the Chinatown community plan that called for non-market housing with a special sensitivity to ensuring seniors housing is central to the development of Chinatown. This is a great setback for previous attempts at community consensus, which all agreed upon the importance of seniors housing.

Residentialization itself will not revitalize Chinatown in the manner that was envisioned. We need to be sensitive to the social use and history of Chinatown- Chinatown has thrived on the history of being an accessible neighbourhood to those who have been economically and racially marginalized. The development of Chinatown and respecting heritage design is about content, *not* just reducing buildings to "Asian" facades. Respecting heritage is not emulation- respecting Chinatown heritage is understanding what makes the community thrive- and that includes protecting and encouraging affordable housing, seniors, small and diverse businesses. This also gives Chinatown a competitive advantage and keeps it a unique neighbourhood that can be truly considered a heritage site.

Chinatown is in flux and until we appropriately measure the social impact of current development, we should pause on rezoning applications. The Chinatown revitalization plan was a long arduous process developed. The people who committed much of their lives to the plan, and Chinatown, deserve the time to (re)assess the impacts of current development and proceed from there. We need proper accountability measures to ensure this doesn't result in another planned displacement, which Chinatown residents have been subject to many times.

Sincerely,

s.13(1)

On 10 November 2014 14:49, Joe Wai Architect <jywa@telus.net> wrote:

Thank you, Mayor Gregor, Councillors Tony and former Councillor George, for participating in the Chinatown "All-Candidates" meeting on November 8th.

The format did not allow for more expression from those attendees who may have liked to endorse the letter written to you and all Councillors regarding the opposition to the 105 Keefer Street Rezoning application.

As submitted previously to Councillors Jang, Louie and Tang, this has become a serious issue

regarding “Chinatown Revitalization”:

1. First of all, the community did not ask for high-rise market condo buildings, as suggested in the candidates’ meeting. After all, they were united in turning down the three “Special Sites” 30-storey condo buildings proposed in 2009 under the HAHR discussions.
2. These “Five Special Sites” were included only after the City proposed a CAC for each rezoning (from 12 to 17-storeys). The intent was to have sufficient CAC to help revitalize the backbone of Chinatown character - the Heritage Association Buildings. Thus far, this has not happened, except for the nine new Seniors' units on the 611 Main Street rezoning (S.U.C.C.E.S.S. has to buy another nine units.) The CAC for 633 Main Street is yet “to be assigned.”
3. The thrust of “Revitalization” is use and content; i.e., both social/affordable and market units, and the revitalization of commercial activities. We all understand that this is 2014 and not 1907, 1947 nor 1980. However, the evolution of a community is not to demolish its spirituality and character. This is not to say to rebuild early 20th century Association Buildings, but to rebuild with respect and sensitivity to the character of the Historic District. If people like Yaletown, they may be better served to go to Yaletown. It is character that we spoke of in 2009, 2011 and in recent CHAPAC and VCRC discussions, substantial “Character” and “Retail Character” papers were submitted to City Planning with their concurrence.

As Councillor Tony Tang suggested very recently, we need to discuss the above very shortly with all stakeholders, again.

Thank you for your consideration.

Joe Wai, Architect AIBC, FRAIC

JOE Y. WAI ARCHITECT, INC.
Suite 211 - 211 Columbia Street
Vancouver, B. C. V6A 2R5
tel: (604) 689-3166; jywa@telus.net

s.13(1)



s.13(1)



From: s.13(1)

To: "Hoese, Karen" <karen.hoese@vancouver.ca>
"Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>

Date: 1/27/2015 5:24:52 PM

Subject: Re: 105 Keefer Street

To Whom It May Concern:

I am a Strathcona/Chinatown resident at s.13(1) and I attended a past Open House on the application in question.

I believe this project will make a positive contribution to the neighbourhood. not support the idea of destroying the heritage quality and character of Chinatown for a mistakenly vague and homogenous concept of "density", but given that this site in a low-lying area and was on an empty lot, increased density makes sense. My expectation is that this project would facilitate the preservation of lower scale buildings.

I appreciate the efforts that the design team have made to reference the cultural symbols and icons in their design, but these concepts are hard to enforce and are not always successful. I am much more supportive of the proposal to wrap the commercial uses into the lane which will help clean-up the lane, but more importantly reference the important cultural heritage of the neighbourhood, much of which existed in the back alleys. My support for this project is closely tied to this concept and I would expect the city to play its part to ensure that it is realized.

The proposal must respect and enhance the Chinese Canadian Veterans Monument + Plaza. This design needs to be continually refined and like the lanes, the city has a role to play in ensuring this important element is also realized.

Under these conditions, this project has my complete support.

Regards,

s.13(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](#)
To: [§ 22\(1\)](#)
Date: 11/13/2014 3:47:03 PM
Subject: RE: Against the rezoning application for 105 Keefer Street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: [§ 22\(1\)](#)
Sent: Thursday, November 13, 2014 2:39 PM
To: Correspondence Group, City Clerk's Office
Subject: Against the rezoning application for 105 Keefer Street

Dear Mayor and Council,

I am against the rezoning application for 105 Keefer Street.

Sincerely,

[§ 22\(1\)](#)

Vancouver.

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](#)
To: s.22(1)
Date: 11/12/2014 11:01:24 AM
Subject: RE: Chinatown Letter

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 11, 2014 7:25 PM
To: Correspondence Group, City Clerk's Office; Tang, Tony; Louie, Raymond; Jang, Kerry
Cc: fredmah@shaw.ca; jywa@telus.net
Subject: Chinatown Letter

Dear Mayor and Council,

Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,
cc: Fred Mah, Joe Wai

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
3. The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

Chinatown is more than a "Chinese" problem. Chinatown is important because of its integral role in the development of Vancouver and Canada, and has made the wealth of our city and country possible. Chinatown needs revitalization not because younger Chinese generations have left, but rather to address the systematic disinvestment from the neighbourhood and the lack of willingness to invest in a racialized and ghettoized neighbourhood.

Sincerely,
s.22(1) . Coquitlam BC

From: [VCMA <vcmacanada@gmail.com>](mailto:vcmacanada@gmail.com)

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 1/30/2015 5:05:05 PM

Subject: Re: Comments on the Rezoning Proposal for 105 Keefer Street

Attachments: 2015.1.30 Keefer 105 Letter.pdf

Hi Ms. Karen Hoese,

Attached please find the comments from the Vancouver Chinatown Merchants Association on the Rezoning Proposal for 105 Keefer Street for your information. Thank you very much for your kind attention.

Best regards,

Willie Chan
VCMA Chairman



溫哥華華埠商會

Vancouver Chinatown Merchants Association

508 Taylor Street, Vancouver, B.C. Canada V6B 6M4

Phone: (604) 682-8998 Fax: (604) 682-8939

Email: vcmacanada@gmail.com

January 30, 2015

Ms. Karen Hoesel
Rezoning Planner
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Re: Rezoning proposal for 105 Keefer Street

Dear Ms. Hoesel:

The Vancouver Chinatown Merchants Association has not yet commented on the Rezoning Proposal for 105 Keefer Street. We are moved to comment now because of all the talk about a moratorium on development in Chinatown.

The VCMA, with many of our community colleagues, worked hard on the development, refinement and adoption of the Chinatown Neighbourhood Plan to spark much needed investment in residential and retail development in Chinatown. With the adoption of the CNP, there has been unprecedented investment in Chinatown. We are just beginning to learn of the impact of this development on Chinatown Character and on Chinatown economic revitalization.

We share our colleagues' concerns about the pace of development and about some of the shortcomings of the earlier developments. The VCMA proposes that the City, its Planning Staff and the Community examine and learn from those errors so that we can demand a much higher standard of urban design and of community amenity from future rezoning proposals.

The VCMA cannot support the rezoning proposal the applicant presented at the October 2014 Public Open House. We **do** support that the applicant be able to take away what they have learned through their community consultation and to present a rezoning application that address the concerns that have emerged.

The VCMA challenges the applicant to develop a proposal that will respond to community concerns and:

- Reduce the massing and bulk of the building
- Be more respectful of the context of the site with its proximity to the Chinatown Memorial, the adjacency to the Dr. Sun Yat-Sen Park and Garden, the overlook onto the historic buildings on Pender Street owned by Chinese Benevolent Association and Chinese Freemasons, and the ground level sight lines on entering Chinatown from Quebec Street
- Be respectful of essential Chinatown Character

- Provide significant on-site community benefits over and above City mandated CAC funds that might include:
 - Utility hook up and storage for community events
 - Public spaces
 - Housing for Chinese seniors
- Contribute to economic revitalization by providing well designed and affordable retail spaces and by encouraging restaurant or food related businesses
- Design a much more diverse unit mix that will include housing for families
- Re-activate the lane by providing retail spaces and storefronts that face the lane
- Design an outreach program that seeks much more meaningful and coordinated input from the community.

The proponent has indicated to the VCMA that they are working on revising the rezoning application with the comments that they have heard from the community. The VCMA is hopeful that they have listened carefully and will be able to make a presentation that addresses the community priorities.

Sincerely,

A handwritten signature in black ink, appearing to be 'Willie Chan', written in a cursive style.

Willie Chan
Chair, Vancouver Chinatown Merchants Association

cc.
Mayor and Council
Tom Wanklin, City of Vancouver Planning
Kevin McNaney, City of Vancouver Planning

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

To: 

Date: 11/13/2014 10:02:28 AM

Subject: RE: I am opposed to the 105 Keefer application at this time.

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca


From:

Sent: Wednesday, November 12, 2014 9:15 PM

To: Correspondence Group, City Clerk's Office

Subject: I am opposed to the 105 Keefer application at this time.

Good day,

I have been an active Chinatown community member for the past 25 years and have seen the heritage slowly eroded one piece at a time. During the DTES LAPP, I served as a research intern for the neighbourhood planning team which only confirmed how sensitive and diverse the residents are. If that process was drawn out over at least one year, I do not think there was adequate community engagement and at this time should not be accepted. The people of the neighbourhood have been neglected in proper consultation. I have personally invested years of my life to maintaining the martial arts and lion dancing culture in Chinatown. I am disappointed in the community engagement process and unwillingness of Beedie to work WITH the community. The application to change this site to CD-1 is outrageous and disregards all the effort that was put into zone Chinatown as a historic area. CD-1 does NOT belong in a National Heritage Site.

Sincerely,



From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](#)
To: [s.22\(1\)](#)
Date: 11/13/2014 9:56:45 AM
Subject: RE: I oppose the rezoning of 105 Keefer Street and 544 Columbia Street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: [s.22\(1\)](#)
Sent: Wednesday, November 12, 2014 5:49 PM
To: Correspondence Group, City Clerk's Office
Subject: I oppose the rezoning of 105 Keefer Street and 544 Columbia Street

Mayor and Council:

I oppose the rezoning of 105 Keefer Street and 544 Columbia Street.

It's an utterly inappropriate tower, it will TOWER over the Sun Yat Sen Gardens, drive up prices, contains no senior/affordable housing and completely ignores the long-laboured-upon Chinatown plan to protect housing and heritage. It's just poor urban policy, full stop.

Please say no.

This project will face fractious, strenuous community opposition.

We have already made this clear to the developer, in person.

Sincerely,

[s.22\(1\)](#)

[s.22\(1\)](#)

Vancouver, BC V6A 1Y4

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](mailto:ccclerk@vancouver.ca)
To: s.22(1)
Date: 11/12/2014 10:45:36 AM
Subject: RE: Keefer and Columbia Rezoning

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 11, 2014 2:20 PM
To: Correspondence Group, City Clerk's Office; Tang, Tony; Louie, Raymond; Jang, Kerry
Cc: s.22(1)
Subject: Keefer and Columbia Rezoning

Dear Mayor and Council,

Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,
cc: s.22(1)

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
3. The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

Chinatown is more than a "Chinese" problem. Chinatown is important because of its integral role in the development of Vancouver and Canada, and has made the wealth of our city and country possible. Chinatown needs revitalization not because younger Chinese generations have left, but rather to address the systematic disinvestment from the neighbourhood and the lack of willingness to invest in a racialized and ghettoized neighbourhood.

Sincerely,

s.22(1)

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

To: s.22(1)

Date: 11/12/2014 10:45:36 AM

Subject: RE: Keefer and Columbia Rezoning

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, November 11, 2014 2:20 PM

To: Correspondence Group, City Clerk's Office; Tang, Tony; Louie, Raymond; Jang, Kerry

Cc: s.22(1)

Subject: Keefer and Columbia Rezoning

Dear Mayor and Council,

Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,

cc: s.22(1)

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Sincerely,

s.22(1)

From: "Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>
To: § 22(1) >
Date: 11/13/2014 4:56:53 PM
Subject: RE: Moratorium Beedie

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: § 22(1)
Sent: Thursday, November 13, 2014 3:27 PM
To: Correspondence Group, City Clerk's Office; Tang, Tony; Louie, Raymond; Jang, Kerry
Cc: § 22(1)
Subject: Moratorium Beedie

Dear Mayor and Council,

Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.

2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community.

Rezoning would lose a key site that could serve true Chinatown revitalization.

3. The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

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Best,

§ 22(1)

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

To: s.22(1)

Date: 11/19/2014 10:37:03 AM

Subject: RE: Opposed to rezoning application for 105 Keefer St

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, Heritage Group Planner, and the Senior Planner of Vancouver Downtown.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, November 18, 2014 6:08 PM

To: Correspondence Group, City Clerk's Office

Cc: s.22(1)

Subject: Opposed to rezoning application for 105 Keefer St

Dear Mayor and Council,

cc: s.22(1)

I am strongly opposed to the rezoning application for 105 Keefer Street. I am aware that the Nov 13 deadline has passed to submit my input regarding the rezone - however, I hope you can still consider this contribution. I oppose the application for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
3. The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

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Sincerely,

s.22(1)

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

To: s.22(1)

Date: 11/12/2014 10:42:58 AM

Subject: RE: Opposition to Rezoning Application for 105 Keefer Street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Monday, November 10, 2014 11:54 PM

To: Correspondence Group, City Clerk's Office

Cc: Tang, Tony; Louie, Raymond; Jang, Kerry; s.22(1)

Subject: Opposition to Rezoning Application for 105 Keefer Street

Dear Mayor Gregor Robertson and Council,

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there is no evidence that existing condo projects have had a positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
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Sincerely,

s.22(1)

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

To: § 22(1)

Date: 11/12/2014 10:42:58 AM

Subject: RE: Opposition to Rezoning Application for 105 Keefer Street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: § 22(1)

Sent: Monday, November 10, 2014 11:54 PM

To: Correspondence Group, City Clerk's Office

Cc: Tang, Tony; Louie, Raymond; Jang, Kerry; § 22(1)

Subject: Opposition to Rezoning Application for 105 Keefer Street

Dear Mayor Gregor Robertson and Council,

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Sincerely,

§ 22(1)

From: "Cheng, Paul" <paul.cheng@vancouver.ca>
To: s.22(1)
Date: 10/10/2014 4:25:19 PM
Subject: RE: Proposed Rezoning 105 Keefer Street, Vancouver, B.C.
Attachments: City of Vancouver Proposed Rezoning 105 Keefer Street Vancouver.pdf

Thank you, Joe!

Paul C.P. Cheng, Architect AIBC, LEED A.P.
Senior Development Planner
Urban Design Division – Planning and Development Services
City of Vancouver
Tel. 604.871.6665 Fax 604.873.7060

From: s.22(1)
Sent: Friday, October 10, 2014 3:40 PM
To: Cheng, Paul
Subject: Proposed Rezoning 105 Keefer Street, Vancouver, B.C.

Attention: Mr. Paul Cheng, Senior Development Planner
City of Vancouver

Please see my attached letter regarding the above.

Thank you,

s.22(1)

s.22(1)

COMMENT SHEET

Proposed Rezoning

105 Keefer St

Community Open House

Name:	[Redacted]	
Address:	[Redacted]	Postal Code: V6A 2R5
E-mail Address:	[Redacted]	
Add to Notification List: <input type="checkbox"/> Mailing address <input type="checkbox"/> E-mail Address		

Do you support the proposed redevelopment of this site?

☐ yes ☐ no ☐ unsure/maybe

What comments do you have regarding the proposed rezoning?

Please see attached to
Development Planner Paul Cheng

October 10, 2014

City of Vancouver

Attention: Paul Cheng, Development Planner

Re: 105 Keefer Public Information Meeting – October 7, 2014

Hi Paul,

As requested, the following is a summary of my comments. As you know the proponents conducted a number of small group meetings over the past year, as “information” or “consultation” meetings. Therefore, most of the comments must have been made to them already.

There have not been significant revisions. As discussed previously in the rezoning applications on Main Street, the proponents have generally tried to check off Design Guideline notes provided by City Planning (and, later, by a group of concerned individuals regarding Chinatown character [July - November 2012]). However, as discussed, these responses have often left “character” out:

1. Examples of this are as seen in the “recessed balconies”. This characteristic has been highlighted in the Guidelines and the “Statements of Significance.” Most proposals have included a “recessed balcony or two.” However, by themselves, they provide only the “recessed balcony.” I don’t mean that these have to be identical to the exemplary Wong or Lee Association Buildings (mid-block north side, 100 Block E. Pender Street). Proponents often use photographs of these buildings to suggest they are following such historic character, but the next level(s) of “fine grain” details or textures is missing, as is the general proportion of such “recessed balconies. Please see the “Ginger” building on the east side of Main Street (718 Main), for instance.

What this proposal has shown is that it at least is trying to present the “recessed balcony.” However, as my comments have been requested, I cannot say that I can yet see the character that it tries to provide.

2. “Saw-tooth” Roof and Cornice

It is one thing if it is “organic” and another thing if it is deliberately “manufactured.” The initial notion was derived from observation of the streetscape. Thus, any specific “design” needs to acknowledge that it will be “an attempt to be organic.” More importantly, at the (2009 – 2011) HAHR Hearings we had submitted that such streetscape of Chinatown was an important part of its character...at four – six storeys when higher buildings (12 – 17 storeys on “special sites”) were being considered by City Council. It was discussed with Council that the taller mass needs to be recessed back (say, six metres) so that the streetscape character has a chance to evolve, as opposed to being obliterated. So, how many storeys are on Columbia or Keefer with

this proposal? Are the higher levels set back? If not, what is being provided for the evolution of character? I understand that "design" does not necessarily follow all Guidelines, but how is the "intent" of the Guidelines being responded to?

3. Plaza: This was discussed with the proponents on at least two occasions when "consultation sessions" were set up. They had acknowledged how important this south entrance was for the Historic District. Since about 1997, a ready-made place marker and small plaza have already been in place (actually, with the cooperative effort of the community and the City). In order to facilitate any gatherings (community-based or not) such as the Remembrance Day gatherings and the Night Market, the ground level or a portion of it would be necessary to make this "entrance plaza" more versatile - thus, more usable. Various retail outlets could contribute to the vitality of the "Revitalization of Chinatown." The enlargement of the plaza is also significant as is the space facing the Cultural Centre Museum/Archives to the East.
4. Contents: The most important issue is the contents which tie into my recent letter to the Councillors (on which Tom Wanklin said he was copied). This is regarding the lack of adequate CAC's - as pronounced during the HAHR Hearings (2009 – 2011) - and Chinatown being caught between the forces of the DTES and the (maximizing) development enterprises.

For "Chinatown" to have a balance of Chinese-origin folks and others of varied income residents, the City policy of "one-third, one-third, one-third" would be helpful. This is particularly applicable to Chinese-Canadian seniors, who are more than likely to be a part of the revitalized Historic District. With 137 condo units, this proposal may very well change what culture is left of Chinatown, likely similar to that of the affluent residents now situated in the transformation of Yaletown.

What is said in the foregoing is not against change, but to illustrate the effects of the three post-HAHR developments which are not encouraging in the evolution of the Historic District.

There are more comments, but I shall close for now. Thank you for your efforts and request.

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

To: s.22(1)

Date: 11/12/2014 11:01:49 AM

Subject: RE: Rezoning application for 105 Keefer Street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 11, 2014 8:10 PM
To: Correspondence Group, City Clerk's Office; Tang, Tony; Louie, Raymond; Jang, Kerry
Cc: s.22(1)
Subject: Rezoning application for 105 Keefer Street

Dear Mayor and Council,
Special Attn to Councillors Tony Tang, Kerry Jang and Raymond Louie,
cc: s.22(1)

I am strongly opposed to the rezoning application for 105 Keefer Street for the following reasons:

1. It does not honour the Chinatown community plan, such as seniors housing and affordable housing.
2. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.
3. The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

Chinatown is more than a "Chinese" problem. Chinatown is important because of its integral role in the development of Vancouver and Canada, and has made the wealth of our city and country possible. Chinatown needs revitalization not because younger Chinese generations have left, but rather to address the systematic disinvestment from the neighbourhood and the lack of willingness to invest in a racialized and ghettoized neighbourhood.

Sincerely,

s.22(1)

From: ["Correspondence Group, City Clerk's Office" <ccclerk@vancouver.ca>](#)
To: s.22(1)
Date: 11/12/2014 10:45:07 AM
Subject: RE: Rezoning of 105 Keefer street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)
Sent: Tuesday, November 11, 2014 9:36 AM
To: Correspondence Group, City Clerk's Office
Cc: s.22(1)
Subject: Rezoning of 105 Keefer street

Dear Mayor and Council,

I am opposed to the rezoning application for 105 Keefer Street for the following reasons:

It does not honour the Chinatown community plan, such as seniors housing and affordable housing. Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.

The Community Amenity Contributions is insufficient; "heritage design" is about content (e.g. mixed use, clan association buildings that come from a social history and have social purpose).

This is about having a larger community vision of how to properly revitalize without displacement. I would like to call to action a moratorium of rezoning applications until a community impact assessment can be completed; to align old and new nonprofit stakeholders to see what partnerships can be leveraged to build housings that respect the Chinatown community plan.

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Sincerely,

s.22(1)

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

To: s.22(1)

Date: 11/12/2014 10:45:07 AM

Subject: RE: Rezoning of 105 Keefer street

Thank you for your email which has been circulated for information to the Mayor, Vancouver City Council, Assistant Director of Urban Design, and the Heritage Group Planner.

Correspondence Group
City Clerk's | City of Vancouver
mayorandcouncil@vancouver.ca

From: s.22(1)

Sent: Tuesday, November 11, 2014 9:36 AM

To: Correspondence Group, City Clerk's Office

Cc: s.22(1)

Subject: Rezoning of 105 Keefer street

Dear Mayor and Council,

I am opposed to the rezoning application for 105 Keefer Street for the following reasons:

It does not honour the Chinatown community plan, such as seniors housing and affordable housing.

Residentialization alone does not equate to revitalization; there are no evidence that existing condo projects have had positive impact on the Chinatown community. Rezoning would lose a key site that could serve true Chinatown revitalization.

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Sincerely,

s.22(1)

From: s.22(1)

To: s.22(1)

Date: 12/12/2014 6:08:57 PM

Subject: RE: VCRC: Rezoning application for 105 Keefer Street

Well said, Carol. There are a great number of people in the community who would endorse your non-support to this application for the reasons you have listed.

s.22(1)

s.22(1)

From: s.22(1)

Sent: December-12-14 3:44 PM

To: Councillor Kerry Jang; Councillor Raymond Louie; Councillor Geoff Meggs; Councillor Andrea Reimer

Cc: Kevin McNaney; Tom Wanklin; Joe, Wesley; karen.hoese@vancouver.ca; Joe Wai Architect; Fred Mah; Jun Ing; Henry Tom; Prof. Henry Yu

Subject: VCRC: Rezoning application for 105 Keefer Street

Dear Kerry,

As discussed, please find attached the VCRC's letter regarding the rezoning application for 105 Keefer Street.

Thanks very much.

Best regards,

s.22(1)

s.22(1)

From: s.22(1)

To: ["Rezoning Centre" <rezoning@vancouver.ca>](mailto:rezoning@vancouver.ca)

Date: 10/13/2014 1:27:59 PM

Subject: Rezoning Application for 100 block Keefer Street

October 13th, 2014

RE: BEEDIE DEVELOPMENT / 110 BLOCK KEEFER STREET

I am not in favour of the proposed re-development of this site

This development is contra to the Comprehensive Plan that was approved by the City.

To allow approval of this application will mean negating all the careful, considerate & hard work to develop this plan.

In the perfect world, If the Beedie Group can find a way to adhere to the existing Comprehensive plan, provide dedicated

floorplate for Asian/ Chinese Culture, and realize a profit on their market housing, that would be a solution that would

benefit Beedie Development and the Vancouver Chinatown District

Respectfully yours,

s.22(1)

From: s.22(1)

To: ["Jang, Kerry" <Kerry.Jang@vancouver.ca>](mailto:Kerry.Jang@vancouver.ca)
["Louie, Raymond" <Raymond.Louie@vancouver.ca>](mailto:Raymond.Louie@vancouver.ca)
["Meggs, Geoff" <Geoff.Meggs@vancouver.ca>](mailto:Geoff.Meggs@vancouver.ca)
["Reimer, Andrea" <Andrea.Reimer@vancouver.ca>](mailto:Andrea.Reimer@vancouver.ca)

Date: 12/12/2014 4:43:39 PM

Subject: VCRC: Rezoning application for 105 Keefer Street

Attachments: 105 Keefer Rezoning Application-Letter to City of Vancouver 141212.pdf

Dear Kerry,

As discussed, please find attached the VCRC's letter regarding the rezoning application for 105 Keefer Street.

Thanks very much.

Best regards,

s.22(1)

s.22(1)

December 11, 2014



City of Vancouver
453 West 12th Avenue
Vancouver, BC

Dear Mayor Robertson, City Councillors and City Planning Staff,

Re: Objection to Rezoning Application at 105 Keefer Street and 544 Columbia Street

The Vancouver Chinatown Revitalization Committee (VCRC), a coalition of more than 20 Chinatown organizations, does not support the application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 District. The VCRC, which has been active in the development of the *Chinatown Vision*, the *Chinatown Neighbourhood Plan* and the *Chinatown Economic Revitalization Plan*, does not believe this rezoning application reflects the goals of these plans nor does it respect or preserve the unique heritage and character of the Chinatown area, a designated National Historic Site.

HAHR Rezoning Policy – Concessions and Expectations

When the VCRC engaged members of the local community to support the *Historic Area Height Review* (HAHR) for Chinatown, the community was hopeful that the modest height increases and some certainty around development potential in Chinatown would encourage investment from both the development industry and the retail sector. There was an expectation that renewed residential development would help fund the objectives that the community holds dear, including culture, heritage, affordable housing and economic development.

Preserving Chinatown Character

Even as Council adopted the HAHR rezoning policies, VCRC members worked hard to ensure that the Chinatown Character would be preserved as Chinatown evolved in the post-HAHR era. After the developer's open house for 188 Keefer in 2012, many attendees realized that the City's Design Guidelines for Chinatown had failed to guide the developer to a design compatible with the Chinatown Vision and Plan. VCRC members subsequently authored the Chinatown Character and Chinatown Retail Character papers. VCRC members also participated in revising the Historic Area Design Guidelines in an effort to address the problem of fitting the newly permitted high rise buildings into historic Chinatown. As the towers at 188 Keefer and 633 Main have been built, the difficulty of reconciling the historic character of the district with high FSRs has become disappointingly apparent. Even the 9-storey "Keefer" at 189 Keefer, which is compliant with the existing HA-1A zoning, fails to connect with the surrounding neighbourhood. As City staff and Council have repeatedly heard, these buildings are indistinguishable from those being built elsewhere in the Lower Mainland. The physical component of the historic character of this National Historic Site is all about its streetscape and the Chinatown streetscape cannot survive such massive, unsympathetic conversion.

Bulk, Massing and Density

We find that the bulk and massing of the building, particularly in the upper levels, to be very oppressive in the context of this site. Rather than comment on particular setbacks or materials, the VCRC has concluded that the root cause of the excessive bulk common to all the recent new developments in Chinatown is an unreasonable expectation for increased density. We feel that with a proposed density of almost 8 FSR, the buildings cannot help but feel bulky.

In not limiting the FSR, the hope was that property owners would have some creative license to deal with the narrow lots. With these larger assemblies and the relaxed heights, the buildings become very large and bulky. The VCRC recommends that the Historic Area Design Guidelines be revised to include some provision to limit the FSR on larger sites.

Context

This particular site at 105 Keefer Street is extremely sensitive as the southern gateway to the historic area and to the cultural precinct defined by the Dr. Sun Yat-Sen Garden, the Chinese Cultural Centre and the Chinatown Memorial. The HAHR recognized this when it very purposefully removed it from the list of potential high rise buildings sites in Chinatown.

Community Aspirations

The HAHR and the Chinatown Neighbourhood Plan were supported by the community and adopted by City Council to help fulfill a number of community aspirations. Council considered and supported increasing building height in Chinatown to 1) support innovative heritage, cultural and affordable housing projects; 2) increase the number of residents in order to support local businesses and street vitality and 3) stimulate economic revitalization (noting that development was only one aspect). While the current application and the two preceding applications have achieved an increase in residents and stimulated economic revitalization to some degree, they all fail to recognize or respect Chinatown's unique character or provide community benefits aside from the financial impacts of redevelopment.

Conclusion

This rezoning application merely provides for residential densification. The VCRC feels that without offering to help the community fulfill one or more of its aspirations, we cannot support this rezoning application.

Sincerely,

s.22(1)



From: ["New Town Bakery" <newtownbakery@gmail.com>](mailto:newtownbakery@gmail.com)

To: ["Rezoning Centre" <rezoning@vancouver.ca>](mailto:rezoning@vancouver.ca)

Date: 10/9/2014 3:31:59 PM

Subject: 105 Keefer & 544 Columbia Street - rezoning complaint

Hi there,

Writing in to voice my concern on the 105 keefer st & 544 columbia street application to rezone. We have been operating on this block for over 30 years and there is already a lot of congestion with the constant in and out of commercial loading trucks for the restaurants/businesses on this blocks, as well as the waste disposal trucks for these businesses. We often have missed pickups or supply deliveries because suppliers can't get into the lane as it is blocked.

After having seen the Community Open House yesterday, I am very concerned with the proposal to have parking access from the lane as this is only going to make the lane issues even worse. I recommend parking access from columbia street so the lane will not become even more congested with this new development.

s.22(1)

s.22(1)

New Town Bakery 148 E. Pender St.

s.22(1)

From: ["New Town Bakery" <newtownbakery@gmail.com>](mailto:newtownbakery@gmail.com)

To: ["Rezoning Centre" <rezoning@vancouver.ca>](mailto:rezoning@vancouver.ca)

Date: 10/9/2014 3:31:59 PM

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s.22(1)

s.22(1)

New Town Bakery 148 E. Pender St.

s.22(1)

From: s.22(1)
To: "Hoese, Karen" <karen.hoese@vancouver.ca>
Date: 9/29/2014 6:41:31 PM
Subject: 105 Keefer application

Hi Karen,

Three quick questions as I am looking at the materials online to comment:

- a) Do you understand the rationale of the developers not installing enough bike parking spaces? It looks like from the parking map that each unit will have one or two bike lockers, but can't figure out why they are not doing 1.25 per unit.
- b) Will any of these junior studio units be for social housing?
- c) How do the CACs get negotiated in exchange for the exemptions? Seems like it would be good to understand what the developer is offering in exchange for the rezoning.

Those shadow studies are about the worst I've ever looked at. You can't see a ***** thing on them. Do they meet your requirements?

I am in Winnipeg Oct 8 and cannot attend your presentation.

Thanks,

s.22(1)

s.22(1)

If this message is not meant for you, do not use it - please let us know, and then delete it. We try hard to keep our messages and attachments free of viruses and other malicious programs, but are not liable if our precautions don't prevent their spread.

From: s.22(1)

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:59:08 AM

Subject: 105 Keefer application

Please do not approve this application as it contains no social housing at welfare rate and will gentrify chinatown, pushing up rents in other building occupied by low income tenants. thank you.

s.22(1)

s.22(1)

From: s.22(1)

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/2/2014 11:05:12 AM

Subject: 105 Keefer Rezoning Application - letter from the SYS Garden

Attachments: 105 Keefer rezoning.docx

Hello Karen - The Garden Society has just sent its letter concerning this RZ application to the City - via the regular post. Unlike the attached document, it is on our letterhead and is signed.

Attached is the text of the letter, in part so that you know in advance what our position is, and in part, so that you have an e version of the body of the letter.

If you need to have the e version of the entire letter, please write directly to Kathy Gibler, our Executive Director who is the keeper of all our correspondence.

Best for the holiday season !

s.22(1)

Kathy Gibler : director@vancouverchinese garden.com

Letterhead

December 1, 2014

Mayor and Councillors
City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4

Dear Mayor Robertson and City Councillors,

105 Keefer – Rezoning Application

At its meeting on November 18, 2014, the Dr. Sun Yat-Sen Garden Society agreed that it did not support the rezoning application for 105 Keefer Street. Specifically, the Garden Society objects to the proposed increase in height from the permitted 90 feet to the requested 120 feet. This height is not consistent with the character of Chinatown, a National Historic District, and will increase the intrusion into the 'sky view' visible from within the Garden.

The Dr. Sun Yat-Sen Garden Society, incorporated in 1981, is a self-sustaining, not-for-profit organization with the mandate to maintain and enhance the bridge of understanding between Chinese and Western cultures, promote Chinese culture generally and be an integral part of the local community.

The Society feels the Garden and Park will be adversely impacted by the significant height and physical mass of the proposed development across Columbia Street from the Garden and Park. Based on material available online and presented at the October 8 Open House, the Society sees little evidence of public benefit in the form of contribution to heritage or cultural value, or design excellence being offered in return for the height requested in the proposed rezoning application.

Sincerely,

Jeannette Hlavach, President
Dr. Sun Yat-Sen Garden Society

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/13/2014 12:59:26 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V5V 1Z4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:
In the Mayor's inaugural address he promised to preserve heritage in Vancouver. Here is an opportunity to prove it, as Chinatown is quickly becoming a dump site for developers' excess of building materials, and heritage is quickly disappearing.

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:18:05 PM

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

Name: s.22(1)

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

Postal Code: V5N 1J7

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28). This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan. The City needs to decide if it is serious about designating Chinatown as a heritage district.

All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this?

What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units? The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere.

They were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council. There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:15:43 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1T4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:01:28 PM

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

Name: § 22(1)

Address: § 22(1)

Postal Code: V6A 3Y9

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 2:14:56 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B1G4

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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- The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?
- The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.
- There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:52:51 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7A 2H2

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

- The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).
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- There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:28:05 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6N1S2

Email: s.22(1)

Phone: -----

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 12:16:47 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V5T 3E2

Email:

s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:57:50 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5t 2j3

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:05:39 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A1W7

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 10:38:20 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1B5

Email:

Phone:

Comments:

am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:36:39 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 2X1

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 1:38:22 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 2T9

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 12:36:14 AM

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

Name: s.22(1)

Address: s.22(1) Vancouver, BC

Postal Code: V6T 2H4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 11:06:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7E2N6

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/11/2014 9:51:26 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6M1N1

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

Granting this application rezoning will be detrimental to the preservation of Chinatown and the surrounding Strathcona neighbourhood, which is of national historical significance to Canada. I am against the proposed rezoning and look forward to attending the open public hearings to voice my opinion.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 2:50:18 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A1Y6

Email: s.22(1)

Phone:

Comments:

I am writing as a long-time worker and former resident of Chinatown, and concerned citizen, opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 11:57:41 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v6p5b9

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

- The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).
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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 11:03:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5V2C3

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 8:42:12 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B0B5

Email:

Phone:

Comments:

I oppose the hi rise development in the Chinatown area. Chintown is a historical site and should remain so without the invasion of hi rises which are not appropriate for the historical nature of the neighborhood.

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 7:45:46 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5L 5G2

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 6:59:47 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1V4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoesse, Karen" <karen.hoesse@vancouver.ca>

Date: 12/12/2014 10:43:59 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5V 2K6

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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Thank you.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 6:57:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1V4

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 6:30:37 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5t1k9

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca
To: "Hoese, Karen" <karen.hoese@vancouver.ca>
Date: 12/10/2014 2:08:26 PM
Subject: Online Feedback - Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1)
Address: s.22(1)
Postal Code: V6L 1P9
Email: s.22(1)
Phone: s.22(1)

Comments:

To Whom it May Concern:

I am writing in opposition to the proposed rezoning of 105 Keefer and 544 Columbia Street. I am a grad student at UBC and a member of the Hua Ren Environmental Network (HREN). I have nothing against the building design itself, nor the specific developer. My concern is about the precedent that approving this development and rezoning will set for the neighbourhood - that in the absence of implementation of a comprehensive vision for the future of the neighbourhood, pieces of Chinatown are being given up, for little or uncertain benefit to the community in return. This is a neighbourhood the community has built, and it would be heartbreaking to say "bye bye" to Chinatown. How will this rezoning uphold the objectives and vision of the Chinatown Neighbourhood Plan? I want to see a future for Chinatown...and sometimes this means that plans that were created need to be re-visited and tweaked. The future of Chinatown is complicated and dynamic, and complex problems call for complex solutions.

I have a number of concerns:

1) This is a missed opportunity for a cultural space: This site is of a unique importance culturally for Chinatown. Located across from the Sun Yat Sen Garden, beside Chinatown Memorial Square, and with multiple heritage buildings nearby, it offers an incredible opportunity to create a space that is a cultural anchor. This proposal does not reflect that cultural significance, nor does it integrate the development with its surrounding context.

2) With the rezoning, and loss of heritage designation, a designation created through a process intended to protect Chinatown, will this begin to erode heritage designation in the rest of Chinatown. The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

3) Please pause and evaluate and adjust: Before approving another rezoning, we should evaluate how effectively the vision outlined in the Chinatown Neighbourhood Plan is being implemented, and whether the Community Amenity Contributions (CACs) generated from the last two recently approved rezoning sites on Main Street were a good deal for the community or not, and how well considerations of social and seniors' housing are being incorporated in the neighbourhood.

4) The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

5) Removing the height restrictions in Chinatown was for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

Thanks/m'goi sai/xie xie/谢谢 for taking the time to read and consider my comments.

Sincerely,

s.22(1)

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/10/2014 2:00:19 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1L7

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/10/2014 12:58:28 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver

Postal Code: V5N 2N4

Email: s.22(1)

Phone:

Comments:

I am writing as a citizen concerned about the rezoning application of 105 Keefer for the following reasons:

-The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

-The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 11/12/2014 6:36:36 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6K 3W9

Email: s.22(1)

Phone

Comments:

When I was president of the Dr. Sun Yat-Sen Garden Society from 2008 to 2010, I led that organization into the public discussion of the Chinatown Historic Area Height Review. I convinced the Garden Board to join with the major Chinatown organizations in what was to become known as "Chinatown United." After defeating the foolish idea of 30 storey towers in Chinatown, Chinatown United gave its strongest possible support to City's Historic Area Height Review. We supported Planning and Council in changing the zoning of the historic Chinatown district for the precise purpose of encouraging development that would secure the economic health of the district and conserve its unique heritage character.

We supported the Chinatown HAHR with the believe that the Community Amenity Contributions generated by the tall condominium developments would be directed to heritage building restoration and that seniors social housing would be a significant part of the new housing mix. The changes we endorsed with these heritage and housing gains in mind are what have made the 105 Keefer Street proposal possible. After the October 8th community open house I'm inclined to believe I made a great mistake in encouraging the Dr. Sun Yat-Sen Garden Society to support the HAHR and in working hard with Chinatown United to create the political support Council needed to turn the review into enabling by-laws.

These are my greatest concerns arising from the October 8 open house:

1. However one dresses it up, the proposed building is a tall bulky structure in an historic district that is low and fine-boned. Disturbingly, the presentation materials fail to represent this.

As I pointed out to City staff and the proponent's staff the visuals at the open house, especially the isometric view from the southwest, were disturbingly inaccurate. The drawings show the buildings on the north side of the 100 block of Pender as being about the same height as the proposed redevelopment. The proposed building appears to be tucked into a neighbourhood of buildings of a similar height and bulk. We of course know this is not the case. The project architect pointed out that this drawing was generated with the City's data. From a community perspective, the source of this error isn't relevant; what matters is the proposed structure is of a much different height and bulk than the structures around it and the presentation materials present it as otherwise. I am not suggesting these drawings are purposefully misleading. They are simply misleading. The model, while more accurate, also contained many errors, most of all completely missing the variation in the h

eight of existing buildings on the north side of the 100 block East Pender. The height and bulk of new buildings in Chinatown does matter. The impact of these structures on the Dr. Sun Yat-Sen

Park and Garden and East Pender are especially important. Nothing should be allowed to compromise these rare and unique assets and it is important that the proposed redevelopment be presented to the community in a clear and accurate fashion.

2. To date the project proponents have not demonstrated how this building conforms with Section 2.3 of the Chinatown Neighbourhood Plan and Economic Revitalization Strategy concerning “Higher Heights.”

The Chinatown Neighbourhood Plan & Economic Revitalization Strategy of June 2012 reads: “Higher Heights: A rezoning policy for Chinatown South was also introduced as part of Council’s approval. This policy provides Council the opportunity to consider rezonings up to 120’ throughout HA-1A and up to 150’ within a sub-area of Main Street. The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community’s objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required.” (from Section 2.3, page 28).

This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. So here are the questions that arise from the simple breaking out the clauses of Section 2.3, above:

- How will the building contribute to the economic revitalization of Chinatown?
- How has it taken heritage values into account?
- What public benefits does it generate?
- What does it contribute to innovative heritage restoration?
- What does it offer culturally?
- How does it contribute to affordable housing?
- Does it achieve a higher standard of architectural and urban design excellence?

Nothing in the open house suggested these questions – taken directly from the neighbourhood plan as adopted by Council – have been seriously addressed. That needs to be done in a thorough way. Maybe it will turn out that the proposed height and bulk are irreconcilable with Section 2.3.

3. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan.

The City needs to decide if it is really serious about the Chinatown heritage district. All over the world districts like this are used to inform citizens of their history and heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings I have referenced from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

I left the October 8 open house with impression that the proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and

height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

The City, as much as the proponent, has to do some serious soul searching as to how we have gotten to this stage with the third disappointing building under the revisions to the district's zoning bylaws the community so resoundingly supported. How will Chinatown be any different than a strip of Kingsway if redevelopment continues on this course? There is a lot of good will in every corner in this discussion but that good will needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 10:37:38 PM

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

Name:

s.22(1)

Address:

s.22(1)

Postal Code: V5N 1L3

Email:

s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

The proposed 105 Keefer building, like the two redevelopments at Keefer and Main, would not contribute to the preservation of the historic buildings that constitute the physical heritage value of Chinatown. Nor would the 105 Keefer proposal create seniors or social housing. But the wide Chinatown support for greater density and height was premised on these expectations. And these expectations did not come from nowhere – they were explicit in the years of discussion leading up to the Chinatown Plan and in the Plan itself as adopted by Council.

There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 9:47:02 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5w 3c5

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 8:34:48 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver BC

Postal Code: V5V 4R6

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen and director of the Hoy Ping Benevolent Association opposing the rezoning application of 105 Keefer.

I participated in the Nov 29 2014 meeting of the COV with the Chinese Benevolent Association to discuss the project. The result of that meeting was that all the Chinese clan societies in Chinatown 1) unanimously oppose the rezoning of 105 Keefer; and 2) demand for a process for any new developments within Chinatown to be designed to reflect heritage characteristics of the neighbourhood.

105 Keefer is tearing my community apart, across all generations.

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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The City needs to decide if it is serious about designating Chinatown as a heritage district. All over the world districts like this are used to inform citizens of their heritage and serve as economically significant tourist attractions. How will a proliferation of buildings such as those under construction at Keefer and Main and the proposed redevelopment of 105 Keefer contribute to this? What differentiates the buildings from other mid- to high-rise residential structures anywhere in the Vancouver Metro Region? Is the City prepared to permanently damage the heritage district and Sun Yat-Sen Park and Garden for a few additional housing units?

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 5:34:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5r 1y5

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 4:36:06 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 4N8

Email: s.22(1)

Phon

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 4:31:42 PM

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

Name: s.22(1)

Address: s.22(1) Vancouver

Postal Code: V6r1w4

Email: s.22(1)

Phone:

Comments:

Please reply!

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/21/2014 2:40:55 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5y1x3

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/13/2014 12:59:26 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5V 1Z4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:
In the Mayor's inaugural address he promised to preserve heritage in Vancouver. Here is an opportunity to prove it, as Chinatown is quickly becoming a dump site for developers' excess of building materials, and heritage is quickly disappearing.

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 4:18:05 PM

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

Name: s.22(1)

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

Postal Code: V5N 1J7

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28). This is the measure against which HA-1A rezoning applications that ask for height increases and high floor space ratios must be held. It is not enough that the proposed building provides housing units, especially of standard market variety. The City itself needs to explain how this rezoning and the building it will allow will serve the overarching objectives of the Chinatown Plan. The City needs to decide if it is serious about designating Chinatown as a heritage distr

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:15:43 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5N 1T4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 3:01:28 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 3Y9

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 2:14:56 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6B1G4

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

- The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).
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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:52:51 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7A 2H2

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 1:28:05 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6N1S2

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 12:16:47 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V5T 3E2

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:57:50 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: v5t 2j3

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

The higher buildings in Chinatown were for the specific purpose of economic revitalization while also considering heritage values. These sites are also expected to provide public benefits, and the rezoning policy specifies these benefits should meet the community's objective of innovative heritage restoration, cultural and affordable housing projects. For every supported higher building, a significantly higher standard of architectural and urban design excellence will be required." (from Section 2.3, page 28).

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:05:39 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A1W7

Email: s.22(1)

Phone: s.22(1)

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 10:38:20 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 1B5

Email:

Phone:

Comments:

am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/12/2014 11:36:39 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6R 2X1

Email: s.22(1)

Phone

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 1:38:22 AM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6A 2T9

Email: s.22(1)

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: ["Hoese, Karen" <karen.hoese@vancouver.ca>](mailto:karen.hoese@vancouver.ca)

Date: 12/12/2014 12:36:14 AM

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

Name: s.22(1)

Address: s.22(1) Vancouver, BC

Postal Code: V6T 2H4

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 11:06:29 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V7E2N6

Email:

Phone:

Comments:

I am writing as a concerned citizen opposing the rezoning application of 105 Keefer:

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From: mailpost@vancouver.ca

To: "Hoese, Karen" <karen.hoese@vancouver.ca>

Date: 12/11/2014 9:51:26 PM

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

Name: s.22(1)

Address: s.22(1)

Postal Code: V6M1N1

Email:

Phone:

Comments:

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There is a lot of goodwill in every corner in this discussion, but that goodwill needs to be fully reflected now in the buildings that are actually constructed under the new rules.

Granting this application rezoning will be detrimental to the preservation of Chinatown and the surrounding Strathcona neighbourhood, which is of national historical significance to Canada. I am against the proposed rezoning and look forward to attending the open public hearings to voice my opinion.