From: mailpost@vancouver.ca
To: "Hoese, Karen" <karen.hoese@vancouver.ca>
’ DW 3 0
6 XEMH 2QOL QH)HHGEDF N 5H] RQ LQJ $ SS OL FD WL RQ

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1 DF[redacted] s.22(1)
$ GG U[redacted] s.22(1)
3 RVW DO & RG H 9 $ <
(PD[redacted] s.22(1)
3 K RQ H

& R PPH Q W V

, DP ZU LWL QJ DV D ORQ J W LP H ZRU NH U DQ G I RUPH U U H \
R S SRVLQJ W KH U H] RQL QJ DSS O L F D W L R Q R I . H

7 KH KL JKH U E XL OG L Q JV LQ & KLQ D W R ZQ Z H UH IRU WKH VS H
DOV R F RQV LGH ULQ J K H ULW D J H Y D O XH V 7 KHV H VL WHV D UH D
U H]R Q LQ J SRO LF \ V SHFL I LH V WKH V H EHQ HILWV V K R XOG P H
K HU L W D J H U HVW R UD W L R Q F X OW X U D O D Q G D II R UG D E O H KR X VL
D VLJ Q L I L F DQW O \ KL J KH U VW D Q G D U G R I D U F K LW H F W XU DO DQ G
6 HF W L RQ S D J H
7KLV L V W K H P H D V X U H D J D L Q VW ZK LF K +$ $ UH]R Q L QJ
KL JK I O R R U V S DF H U D W L R V P X V W EH K H O G ,W L V Q R W HQ R
X Q LW V HV SHF L D O O \ R I VW D Q GDUG P D U NH W Y D U L H W\ 7KH &
W KH EX LO GLQ J L W Z L OO D O O R Z Z L OO V HU Y H W K H RY H U D U F K

7 K H & L W\ Q H H GV W R G H F L G H LI L W L V V H U L RX V DERXW G H VL
W K H Z R U O G G L V W U L F W V OL N H WK L V D U H XV H G W R L Q I R U P RL W
V L JQ L IL FD Q W W R X UL V W D W W U D F W L R QV + R Z Z L O O D SU R OL IHU D
D W . H H I H U D Q G 0 D L Q D Q G W K H SU R S R V H G U H G H Y H O R S P H
G L I I H U H Q W L D W H V W K H E X L O G L Q JV I U R P R W K H U P L G W R K L J
9 D Q F R X Y H U 0 H W U R 5 H J L R Q" , V W K H & L W\ SU H S D U H G W R
6 X Q < D W 6 H Q 3 D U N D Q G *D U G H Q I R U D I H Z D G G L W L R

7 K H S U R S R V H G .H H I H U E X L O G L Q J O L N H W K H W Z R U
F R Q W U L E X W H W R W K H S U H V H U Y D W L R Q R I W K H K L V W R U L F E X L O G L
&K L Q D W R Z Q 1 R U Z R X O G W K H .H H I H U SU R S R V D O F U H I
&K L Q D W R Z Q V X S S R U W I R U J U H D W H U G H Q V L W \ D Q G K H L J K W
H [S H F W D W L R Q V G L G Q R W F R P H I U R P Q R Z K H U H ƒ W K H \ Z H U H
W R W K H &K L Q D W R Z Q 3 O D Q D Q G L Q W K H 3 O D Q L W V H O I D

7 K H U H L V D O R W R I J R R G Z L O O L Q H Y H U \ F R U Q H U L Q W K L V G
U H I O H F W H G Q R Z L Q W K H E X L O G L Q J V W K D W D U H D F W X D O O \

From: PDLOSRVW#YDQFRXYHU FD
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1 DP[redacted] s.22(1)
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3 RVW DO &RGH Y S E
(PDLO
3 KRQH

&RPPHQWV

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UH]RQLQJ SROLF\ VSHFLILHV WKHV HEQHILWV VKRXOG P
KHULWDJH UHVWRUDWLRQ FXOXUDO DQG DIIRUGDEOH KRXVL
D VLJQLILFDQW O\ KLJKHU VWDQGDUG RI DUFKLWHFXUDO DQG
6HFWLRQ SDJH
7KLV LV WKH PDVXUH DJDLQVW ZKLFK +$ $ UH]RQLQJ
KLJK IORRU VSDFH UDWLRV PXVW EH KHOG ,W LV QRW HQR
XQLWV HVSHFLDOOY RI VWDQGDUG PDUNHW YDULHW\ 7KH &
WKH EXLOGLQJ LWZLOO DOORZ ZLOO VHUYH WKH RYHUDUFK
7KH &LW\ QHHGVWR GHFLGH LI LW LV VHULRXV DERXW GHV
WKH ZRUOG GLVWULFWV OLNH WKLV DUH XVHG WR LQIRUP RL W
VLJQLIILFDQW WRXULVW DWWUDFWLRQV +RZ ZLOO DSURORIHUD
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GLIIHUHQWLDWHV WKH EXLOGLQJV IURP RWKHU PLG WR KLJ
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7KH SURSRVHG .HHIHU EXLOGLQJ OLNH WKH WZR
FRQWULEXWH WR WKH SUHVHUYDWLRQ RI WKH KLVWRULF EXLOGL
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&KLQDWRZQ VXSSRUW IRU JUHDWHU GHQVLW\ DQG KHLJKW
H[SHFWDWLRQV GLG QRW FRPH IURP QRZKHUH ƒ WKH\ ZHUH
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From: PDL O S R V W #YD Q F R X Y H U F D
7R + R H V H . D U H Q N D U H Q K R H V H # Y D Q F R X Y H
' DW 3 0
6 X E M H 2 Q O L Q H)H H G E D F N 5 H] R Q L Q J $ SS O L F D W L R Q

1 D [redacted] s.22(1)
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(PD [redacted] s.22(1)
3 KR [redacted]

& R P PH Q W V

, D P Z U L W L Q J D V D F R Q F H U Q H G F L W L]H Q R S S R V L Q J W K H

7 K H K L J K H U E X L O G L Q J V L Q & K L Q D W R Z Q Z H U H I R U W K H V S H
D O V R F R Q V L G H U L Q J K H U L W D J H Y D O X H V 7 K H V H V L W H V D U H D
U H]R Q L Q J S R O L F \ V S H F L I L H V W K H V H E H Q H I L W V V K R X O G P H
K H U L W D J H U H V W R U D W L R Q F X O W X U D O D Q G D I I R U G D E O H K R X V L
D V L J Q L I L F D Q W O \ K L J K H U V W D Q G D U G R I D U F K L W H F W X U D O D Q G
6 H F W L R Q S D J H

7 K L V L V W K H P H D V X U H D J D L Q V W Z K L F K +$ $ U H]R Q L Q J
K L J K I O R R U V S D F H U D W L R V P X V W E H K H O G ,W L V Q R W H Q R
X Q L W V H V S H F L D O O \ R I V W D Q G D U G P D U N H W Y D U L H W\ 7 K H &
W K H E X L O G L Q J L W Z L O O D O O R Z Z L O O V H U Y H W K H R Y H U D U F K

7 K H & L W\ Q H H G V W R G H F L G H L I L W L V V H U L R X V D E R X W G H V L
W K H Z R U O G G L V W U L F W V O L N H W K L V D U H X V H G W R L Q I R U P H L W
V L J Q L I L F D Q W W R X U L V W D W W U D F W L R Q V + R Z Z L O O D S U R O L I H U D
D W . H H I H U D Q G 0 D L Q D Q G W K H S U R S R V H G U H G H Y H O R S P H
G L I I H U H Q W L D W H V W K H E X L O G L Q J V I U R P R W K H U P L G W R K L J
9 D Q F R X Y H U 0 H W U R 5 H J L R Q" ,V W K H & L W\ S U H S D U H G W R
6 X Q < D W 6 H Q 3 D U N D Q G *D U G H Q I R U D I H Z D G G L W L R

7 K H S U R S R V H G .H H I H U E X L O G L Q J O L N H W K H W Z R U
F R Q W U L E X W H W R W K H S U H V H U Y D W L R Q R I W K H K L V W R U L F E X L O G L
&K L Q D W R Z Q 1 R U Z R X O G W K H .H H I H U S U R S R V D O F U H I
&K L Q D W R Z Q V X S S R U W I R U J U H D W H U G H Q V L W \ D Q G K H L J K W
H [S H F W D W L R Q V G L G Q R W F R P H I U R P Q R Z K H U H ƒ W K H \ Z H U H
W R W K H &K L Q D W R Z Q 3 O D Q D Q G L Q W K H 3 O D Q L W V H O I D

7 K H U H L V D O R W R I J R R G Z L O O L Q H Y H U \ F R U Q H U L Q W K L V G
U H I O H F W H G Q R Z L Q W K H E X L O G L Q J V W K D W D U H D F W X D O O \

From: PDLOSRVW#YDQFRXYHU FD
7R +RHVH .DUHQ NDUHQ KRHVH#YDQFRXYH
’DW 30
6XEMH 2QOLQH)HHGEDFN 5H]RQLQJ $SSOLFDWLRQ

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,RSSRVH WKH KLULVH GHYHORSPHQW LQ WKH &KLQDW RZQ
UHPDLQ VR ZLWKRXW WKH LQYDVLRQ RI KLULVHV ZKLFK DUH
QHLJKERUKRRG
,DPZULWLQJ DVD FRQFHUQHG FLWL]HQ RSSRVLQJ WKH
7KH KLJKHU EXLOGLQJV LQ &KLQDW RZQ ZH UH IRU WKH VSH
DOVR FRQVLGHULQJ KHULWDJH YDOXHV 7KHVH VLWHV DUH D
UH]RQLQJ SROLF\ VSHFLIILHV WKHVH HEHQHILWV VKRXOG P
KHULWDJH UHVWRUDWLRQ FXOXUDO DQG DIIRUGDEOH KRXVL
DVLJQLILFDQW O\ KLJKHU VWDQGDUG RI DUFKLWHFW XUDO DQG
6HFWLRQ SDJH
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KLJK IORRU VSDFH UDWLRV PXVW EH KHOG ,W LV QRW HQR
XQLWV HVSHFLDOO\ RI VWDQGDUG PDUNHW YDULHW\ 7KH &
WKH EXLOGLQJ LW ZLOO DOORZ ZLOO VHUYH WKH RYHUDUFK
7KH &LW\ QHHGV WR GHFLGH LI LW LV VHULRXV DERXW GHVL
WKH ZRUOG GLVWULFWV OLNH WKLV DUH XVHG WR LQIRUP RL W
VLJQLIILFDQW WRXULVW DWWUDFWLRQV +RZ ZLOO DSURORIHUD
DW .HHIHU DQG 0DLQ DQG WKH SURSRVHG UHGHYHORSPHQ
GLIIHUHQWLDWHV W KH EXLOGLQJV IURP RWKHU PLG WR KLJ
9DQFRXYHU 0HWUR 5HJLRQ" ,V WKH &LW\ SUHSDUHG WR
6XQ <DW 6HQ 3DUN DQG *DUGHQ IRU DIHZ DGGLWLR
7KH SURSRVHG .HHIHU EXLOGLQJ OLNH WKH WZR U
FRQWULEXWH WR WKH SUHVHUYDWLRQ RI WKH KLVWRULF EXLOG
&KLQDW RZQ 1RU ZRXOG WKH .HHIHU SURSRVDO FUHD
&KLQDW RZQ VXSSRUW IRU JUHDWHU GHQVLW\ DQG KHLJKW
H[SHFWDWLRQV GLG QRW FRPH IURP QRZKHUH ƒ WKH\ ZHUH
WR WKH &KLQDWRZQ 3ODQ DQG LQ WKH3ODQ LWVHOI D
7KHUH LV D ORW RI JRRGZLOO LQ HYHU\ FRUQHU LQ WKLV G
UHIOHFWHG QRZ LQ WKH EXLOGLQJV WKDW DUH DFWXDOO\

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) [redacted]
Address: s.22(1) [redacted]
Postal Code: V5L 5G2
Email: s.22(1) [redacted]
Phone: [redacted]

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 6:59:47 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: V5N 1V4
Email:
Phone:

Comments:

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From: PDL O S R V W #YD Q F R X Y H U F D
7R + R H V H . D U H Q N D U H Q K R H V H # Y D Q F R X Y H
’ DW 3 0
6 X E M H 2 Q O L Q H)H H G E D F N 5 H] R Q L Q J $ SS O L F D W L R Q

1 DF[redacted] s.22(1)
$ G G U[redacted] s.22(1)
3 R VW D O & R GH 9 9 .
(PD[redacted] s.22(1)
3 K RQ H

& R P PH Q W V

, D P Z U L W L Q J DV D F R Q F H U Q H G F L W L]H Q R S S R V L Q J W K H

7 K H KL JK H U E X L O G L Q J V L Q & K L Q D W R Z Q Z H U H IR U W K H VS H
D O V R F R Q V L G H U L Q J K H U L W D J H Y D O X H V 7 K H V H V L W H V D U H D
U H]R Q L Q J S R O L F \ V S H F L I L H V W K H V H E H Q H I L W V V K R X O G P H
K H U L W D J H U H V W R U D W L R Q F X O W X U D O D Q G D I I R U G D E O H K R X V L
D V L J Q L I L F D Q W O \ K L J K H U V W D Q G D U G R I D U F K L W H F W X U D O D Q G
6 H F W L R Q S D J H

7 K L V L V W K H P H D V X U H D J D L Q V W Z K L F K +$ $ U H]R Q L Q J
K L J K I O R R U V S D F H U D W L R V P X V W E H K H O G ,W L V Q R W H Q R
X Q L W V H V S H F L D O O \ R I V W D Q G D U G P D U N H W Y D U L H W\ 7 K H &
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7 K H & L W\ Q H H G V W R G H F L G H L I L W L V V H U L R X V D E R X W G H V L
W K H Z R U O G G L V W U L F W V O L N H W K L V D U H X V H G W R L Q I R U P H L W
V L J Q L I L F D Q W W R X U L V W D W W U D F W L R Q V + R Z Z L O O D S U R O L I H U D
D W . H H I H U D Q G 0 D L Q D Q G W K H S U R S R V H G U H G H Y H O R S P H
G L I I H U H Q W L D W H V W K H E X L O G L Q J V I U R P R W K H U P L G W R K L J
9 D Q F R X Y H U 0 H W U R 5 H J L R Q" ,V W K H & L W\ S U H S D U H G W R
6 X Q < D W 6 H Q 3 D U N D Q G *D U G H Q I R U D I H Z D G G L W L R

7 K H S U R S R V H G .H H I H U E X L O G L Q J O L N H W K H W Z R U
F R Q W U L E X W H W R W K H S U H V H U Y D W L R Q R I W K H K L V W R U L F E X L O G L
&K L Q D W R Z Q 1 R U Z R X O G W K H .H H I H U S U R S R V D O F U H I
&K L Q D W R Z Q V X S S R U W I R U J U H D W H U G H Q V L W \ D Q G K H L J K W
H [S H F W D W L R Q V G L G Q R W F R P H I U R P Q R Z K H U H ƒ W K H \ Z H U H
W R W K H &K L Q D W R Z Q 3 O D Q D Q G L Q W K H 3 O D Q L W V H O I D

7 K D Q N \ R X

From: PDLOSRVW#YDQFRXYHU FD
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H[SHFWDWLRQV GLG QRW FRPH IURP QRZKHUH ƒ WKH\ ZHUH
WR WKH &KLQDWRZQ 3ODQ DQG LQ WKH3ODQ LWVHOI D
7KHUH LV DORW RI JRRGZLOO LQ HYHU\ FRUQHU LQ WKLV G
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From: PDLOSRVW#YDQFRXYHU FD
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1 DP[redacted]
$GGU[redacted]
3RVW DO &RGH Y W N
(PD[redacted]
3KR[redacted]

&RPPHQWV

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UH]RQLQJ SROLF\ VSHFLILHV WKHV HEHQHILWV VKRXOG P
KHULWDJH UHVWRUDWLRQ FXOXUDO DQG DIIRUGDEOH KRXVL
D VLJQLILFDQW O\ KLJKHU VWDQGDUG RI DUFKLWHFWXUDO DQG
6HFWLRQ SDJH
7KLV LV WKH PHDVXUH DJDLQVW ZKLFK +$ $ UH]RQLQJ
KLJK IORRU VSDFH UDWLRV PXVW EH KHOG ,W LV QRW HQR
XQLWV HVSHFLDOOY RI VWDQGDUG PDUNHW YDULHW\ 7KH &
WKH EXLOGLQJ LW ZLOO DOORZ ZLOO VHUYH WKH RYHUDUFK
7KH &LW\ QHHGV WR GHFLGH LI LW LV VHULRXV DERXW GHVL
WKH ZRUOG GLVWULFWV OLNH WKLV DUH XVHG WR LQIRUP RL W
VLJQLILFDQW WRXULVW DWWUDFWLRQV +RZ ZLOO D SUROLIHU D
DW .HHIHU DQG 0DLQ DQG WKH SURSRVHG UHGHYHORPHH
GLIIHUHQWLDWHV WKH EXLOGLQJV IURP RWKHU PLG WR KLJ
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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) [redacted]
Address: s.22(1) [redacted]
Postal Code: V5N 1L7
Email: s.22(1) [redacted]
Phone [redacted]

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 12:58:28 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: V5N 2N4
Email: s.22(1) [redacted]
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.
nThe 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: 11/12/2014 6:36:36 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 3W9
Email: s.22(1) [redacted]
Phone [redacted]

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) [redacted]
Address: s.22(1) [redacted]
Postal Code: V5N 1L3
Email: s.22(1) [redacted]
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>
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From: PDLOSRVW#YDQFRXYHU FD
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1 DF s.22(1)
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s.22(1) [redacted]

RE 105 KEEFER ST
AND 5TH COLUMBIA

THANK YOU FOR THE NOTIFICATION ABOUT THIS PROJECT I AM IN FAVOR OF THIS DEVELOPPEMENT BECOUSE IS GOOD FOR CHINATOWN BUT I AM AGAINST BECOUSE THIS PLANNING DEPARTMEN EXACTLY MR. BRIAN JACKSON PENALIZE MY PROPERTY ON s.22(1) [redacted] ST. BY IMPOSING A REPLACIMENT OF THE 22 EXISTING SINGLE ROOM ACCOMOD. WITH A COST OF APPROXIMATELY $5 MILLIONS AND CITY ASK FOR POSSETION TO HAND OUT THE KEY TO A NON PROFIT ORGANIZATION THIS BRING DOWN THE VALUE OF THE PROPERTY AND MAKES IT NOT APPEALING TO BUYER BECOUSE THIS STUPID BYLAY TO REPLACE 22 ROOMS WICH ARE BARELY 120 SQ.F, WITH SHARED BATH, WITH NEW 320 SQ.F WITH OWN BATH AND KITCHEN, THIS ABSURD BYLAW MAST GO IS NOT FAIR FOR US,

s.22(1) [redacted]

s.22(1)

[redacted]

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.

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6B-0G9

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

My main concern is that the views from the Sun Yat Sen gardens does not get spoiled.
The garden was designed very carefully so that the views is beautiful from anywhere in the garden.
The garden is world renowned for this aspect and it is unique in Canada!

Additional comment space on reverse →

Thank you for attending this evening and sharing your opinion of the proposal. Please note that the Freedom of Information and Protection of Privacy Act deems any response to this rezoning proposal to be public information.

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

Website: vancouver.ca/rezapps

Contact: e-mail: rezoning@vancouver.ca
tel: 604.873.7038
fax: 604.873.7060

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

CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6A 3B4

E-mail Address:

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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

The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey plus mechanical overrun mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

AS OF SEPT, 30 2014 = THERE ARE 5600 ~~UNSOLD~~ NEW UNSOLD CONDOS PLUS ANOTHER 1460 UNITS HELD BACK. SO NO NEED FOR MORE BUT WITH OVER 5000 HOMELESS OR PEOPLE LIVING IN SUBSTANDRED HOUSING, THE NEED OF SOCIAL HOUSING IS GREAT.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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

Website: vancouver.ca/rezapps

Contact: Karen Hoese, Rezoning Planner
e-mail: karen.hoese@vancouver.ca
tel: 604.871.6403
fax: 604.873.7060

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

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6K 1B4

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Additional comment space on reverse →

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: NEA Postal Code:

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

That it does not include social housing for the poor people residing in the DTES.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

That they are going to goahead with or without consultation meeting ..

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V5K 2R9

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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

The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey, plus mechanical overrun, mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

I think there should be a balance between the middle class / hipster residential units and low income housing. If the municipal government is determined to redevelop this area, please make sure have a detail location and solution for the less fortunate ones.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

While comments will be accepted up to the Public Hearing date, you are encouraged to provide your comments by December 12, to allow staff to consider if any changes need to be made to the proposal and to represent your comments in the report to Council.

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

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tel: 604.871.6403
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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 1S9.

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☑ Mailing address ☑ 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?

- The proposal does not honour the revitalization plan or the consultation process that is required to make such a proposal.
- This is a strategic site in Chinatown - we require seniors housing. Beedie should work w/ a non profit or Foundation to gain more leverage for seniors housing.
- Façade - colours, "Bamboo, Ginko + Lanterns" - does not make the building "Chinese" or does not mean that you have honoured the heritage of this building.
- The CONTENT of the building should matter - it should be modelled after a clan association building. - commercial on the bottom - organizational / nonprofit / workshop space on the mezzanine, and

Additional comment space on reverse →

affordable / seniors / supportive housing up top.

- Allowing this proposal to go through would be a significant change to the composition to the neighborhood and would actually destroy the struggling businesses.
- The composition of the neighborhood would transform to market rate - mid to high income folks that would only frequent some of the newer businesses - like The Keefer or Bao Bei. Part of the revitalization plan involves business retention
- The Beedie Group did not do proper consultation with Chinatown Stakeholders groups.
- If VCRC is supposed to steward the Chinatown Revitalization plan, then why did Beedie cancel consultation meetings with them? Many groups in Chinatown are very concerned.
- Allow ~~[illegible]~~ the developers to go back to the drawing board and consult with Chinatown groups to collaborate for a proposal to honour the Chinatown vision.
- We call for a moratorium on height reviews until a social impact study / assessment can be completed.

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Name: s.22(1) [redacted]

Address: Postal Code:

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

My concern is more w/ the current HA-1A zoning that allows for projects like this to not be required ~~any~~ to build any low-income housing despite the homeless population in Vancouver. It also furthers creates homelessness through gentrification, increased land values and subsequent decreasing affordability of housing and retail, having a negative impact on existing traditional Chinatown retail in the area as a whole.

Additional comment space and question on reverse →

in the HA-1A zoning
Though not required, ~~we~~ I want the project to include at least 50% low-income housing to mitigate gentrification and ~~impact~~ impact on low-income community. (housing ~~all~~ at welfare-rate).

What are your general thoughts about this rezoning proposal?

The CACs must be put forward for social housing at welfare rate.

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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Planning
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Community Open House

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: _____

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Quite frankly I find the proposal insulting. You are not doing a good job of "honouring" the Chinatown community when you are forcing the development ~~of~~ of these condos on a MOVIE'S COLOUR SCHEME.

The facts are in: 3,300 Chinese Canadian seniors are going to be need of income-assisted housing within the next 15 years (UBC study, 2011).

The Beedie proposal to build 137 units (most of which are to be set at market value) ~~DOES NOT~~ is not what the Chinatown community needs. If you are concerned ~~worried~~ about ~~NEIGHBOURHOOD REVITALIZATION and~~ housing a demographic that WILL spend money

Additional comment space on reverse →

in Chinatown, then please SERIOUSLY consider the population that built the foundations of the neighbourhood — aka the seniors.

~~[illegible]~~ Why Chinatown for Chinese-Canadian senior's housing? ~~[illegible]~~ I think it's time to prioritize the population that ACTUALLY contribute to this community.

Just to reiterate: choosing bamboo & lantern stock photos & labelling it as "inspiration" not only disrills my culture, but also insults it. This condo doesn't deserve to be in Chinatown just because it'll have a "red" column.

Thank you for attending this evening and sharing your opinion of the proposal. Please note that the Freedom of Information and Protection of Privacy Act deems any response to this rezoning proposal to be public information.

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

Website: vancouver.ca/rezapps

Contact: e-mail: rezoning@vancouver.ca
tel: 604.873.7038
fax: 604.873.7060

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

CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

s.22(1)

Name: [redacted]

Address: _____ Postal Code: _____

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☒ 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?

The plan should be turned down and a moratorium on rezoning put in place until the Chinatown Vision plan has actual CAC and neighborhood characteristic tools put in place. The Vision Plan called for seniors housing and maintenance of neighborhood character. This site is an opportunity to create an anchor for the revitalization of Chinatown. As it is, the proposal is a disaster for Chinatown. Having worked for almost a decade in Chinatown, building a consensus for development, this plan threatens to destroy the alliances and ~~coali~~ coalitions created

Additional comment space on reverse →

by the Chinatown Revitalization Committee. If this proposal is approved there will be a political war waged that will tear apart stakeholder relations and all future development will be fought tooth and nail. Chinatown needs more CAC than offered in the pathetic proposal put forth by the Beelie group. If the proposal goes forward, there will be another fight that will be the freeway fight of our generation. This is the last chance for a meaningful proposal after the terrible mistakes made with the two Main St. and Keefer sites. How can the Chinatown Vision plan be implemented if there are no actual policy tools to enforce its priorities?

This cannot stand...

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V5N 4B2

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

Absolutely no social housing! Condos will increase land / property values, which will increase rents in SROs. I firmly oppose this project. It will compound - instead of help solve Vancouver's homelessness problem

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I firmly oppose this proposal. With 766 condos approved for Chinatown - and only 11 social housing units - projects such as these should be cancelled. We need social housing in Chinatown.

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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

Website: vancouver.ca/rezapps

Contact: Karen Hoese, Rezoning Planner
e-mail: karen.hoese@vancouver.ca
tel: 604.871.6403
fax: 604.873.7060

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

CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 4J7

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

too high.
doesn't fit in to Chinatown. esthetically - culturally
increases shade on streets.
NO SUNshine
NO Social housing for those in need

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6A 4J7

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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What specific concerns do you have about this rezoning proposal?

AS A "MIXED-USE" BUILDING -
IT WOULD BE A GOOD IDEA TO
HAVE 50% FOR LOW-INCOME ASIAN
SENIORS.

s.22(1) [redacted]

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1) [redacted]

Name: _____

Address: Main St. _____ Postal Code: _____

E-mail Address: _____

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Listen to the community; too high; opposed.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address [redacted] Postal Code: V6A 4J7

E-mail Address:

Add to Notification List: ☑ Mailing address ☐ E-mail Address

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- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

- Too HIGH
- CHANGING CHARACTER of CHINATOWN
  ↳ MUST CONSIDER SUN YET SEN GARDEN
- MUST CONSIDER CHINATOWN BIA -
  Markets + Gentrifying pressure on Property
  costs will likely have food security
  for residents
- 188 Keefer once was a grocery store

Additional comment space and question on reverse →

community spaces are being reduced
due to condo development and private ownership

What are your general thoughts about this rezoning proposal?

- opposed.
- must be shorter.
- must build community space.
- must fit into Culture of Chinatown
- must help existing Chinatown businesses.

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Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 4J7

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

- This neighbourhood has important needs, & more condos isn't one of them. We need more social housing.
- That specific site is in one of the most aesthetically interesting places in chinatown and the condo tower upon commercial spaces are flooding the area, making it homogenous. Also, my rent has gone up 30% in my building from

Additional comment space and question on reverse →

5 years ago & buildings exactly like this are the reason rents are going through the roof. I just wish the city would address the affordability crisis sincerely & seriously.
Also, it'll block my view

What are your general thoughts about this rezoning proposal?

∴ I oppose this development as proposed.

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Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 4J7

s.22(1)

E-mail Address: [redacted]

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- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Gentrification and lack of social Housing
High traffic (cars) I opposed.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: _____

E-mail Address: ~~[illegible]~~ s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Vancouver has a unique site of Cantonese speaking culture. Further there is a need for over 3000 units of Chinese language seniors housing. The Chinatown Revitalization Plan stipulated that seniors housing would be a priority. Previous developments have failed to deliver. ~~This will~~ There should be a moratorium on ~~development~~ rezoning in the neighbourhood until there is a clear plan to enforce the Revitalization Plan, preserve culture + language and provide seniors housing.

Additional comment space and question on reverse →

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Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 4J7

E-mail Address: s.22(1) [redacted]

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- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

There is already too much gentrification in Chinatown. It is ruining the organic elements that exist here and make Chinatown what it is. A 13-story building will also ruin the skyline of the neighbourhood.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I am vehemently OPPOSED!!!

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Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1) [redacted]

Name:

Addres [redacted] Postal Code: V6A 4J7

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☒ Mailing address ☐ E-mail Address

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- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Height → TOO HIGH

NEED → DOES NOT ADDRESS NEED FOR SENIORS HOUSING OR AFFORDABLE HOUSING.

IMPACT → ① THIS SORT OF DEVELOPMENT IS NEEDLESSLY DRIVING UP COSTS OF HOUSING / MARKET RENTS

② THIS SORT OF DEVELOPMENT DOES NOT SERVE THE HISTORIC COMMUNITY OR IT'S NATURE.

I AM OPPOSED TO THIS REZONING APPLICATION

s.22(1) [redacted] DEC 11/2014

Additional comment space and question on reverse →

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PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: Postal Code: V6L 2A1

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Text requires translation

[redacted]

No!

Additional comment space and question on reverse →

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s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V3N 4Y7

E-mail Address:

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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What specific concerns do you have about this rezoning proposal?

Text requires translation

[redacted]

Additional comment space and question on reverse →

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VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

s.22(1)

Addres[redacted]ostal Code: V

E-mail Address: _____

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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Text requires translation

[redacted]

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Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

s.22(1)

Address: [redacted] Postal Code: [redacted] s.22(1)

E-mail Address: _____

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey, plus mechanical overrun, mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Text requires translation

[redacted]

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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Website: vancouver.ca/rezapps

Contact: Karen Hoese, Rezoning Planner
e-mail: karen.hoese@vancouver.ca
tel: 604.871.6403
fax: 604.873.7060

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

CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: [redacted] Postal Code s.22(1) [redacted]

E-mail Address: VAN BC V6A 1Y2

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: s.22(1) [redacted]

E-mail Address: Vancouver B.C V6A 1y2

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s.22(1)

Name: [redacted]

Address: [redacted] Postal Code [redacted] s.22(1)

E-mail Address: VAN. B.C V6A 1Y Y

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COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 1E2

E-mail Address:

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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Text requires translation

[redacted]

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_____

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Name: s.22(1) [redacted]

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E-mail Address: s.22(1) [redacted]

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What specific concerns do you have about this rezoning proposal?

It is no good to rezoning a historic area to a comprehensive development! If it is not a historic area, I will say yes.

Additional comment space and question on reverse →

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[redacted]

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What specific concerns do you have about this rezoning proposal?

no

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COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 4L6

E-mail Address: [redacted]

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s.22(1)

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Address: [redacted] Postal Code: [redacted]

E-mail Address: [redacted]

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COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted]

Address: [redacted] Vancouver BC Postal Code: V6A 3T6

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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What specific concerns do you have about this rezoning proposal?

Text requires translation

[redacted]

translated by volunteer. I think it is inappropriate to build a 13-story building in this area.

Chintown should be improved and vitalized, and the homeless/drug addicts should be dispersed.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

s.22(1)

I oppose [redacted]

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Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6A 1P8

E-mail Address: s.22(1) [redacted]

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What specific concerns do you have about this rezoning proposal?

No. Because it belong to chinatown and to Chinese people you have no right to rezoning this area. This also a history site of all Canadian Chinese immigrate

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

s.22(1)

[redacted]

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What specific concerns do you have about this rezoning proposal?

I'm concern that the new building is to close to the monument. an 2nd there is no places for affordable housing I feel it is wrong to build it for ~~housing~~ for other business other than for the diner people.

Thank you!

s.22(1) [redacted]

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Address: [redacted] Postal Code: [redacted]

E-mail Address: N/A

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What specific concerns do you have about this rezoning proposal?

① I oppose the rezoning because the building negatively affects Chinatown's cultural appearance.

② I suggest adding 50% social housing unites, especially for low income Chinese-speaker Chinatown residents like me.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I oppose X

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Address: [redacted] Postal Code: [redacted]

E-mail Address: [redacted]

Add to Notification List: ☑ Mailing address ☐ E-mail Address

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

The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey, plus mechanical overrun, mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Text requires translation

[redacted]

① I oppose to the rezoning because it will ~~do~~ harm to ~~the~~ HA-1A as a historic area: building appearance, height.

② even if the application would be approved, there should be at least 50% social housing unites, especially for local Chinese-speaking senior residents.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I oppose s.22(1) [redacted]

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

Website: vancouver.ca/rezapps

Contact: Karen Hoese, Rezoning Planner
e-mail: karen.hoese@vancouver.ca
tel: 604.871.6403
fax: 604.873.7060

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

CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

s.22(1)

Name: [redacted] Vancouver

Address: [redacted] Postal Code:

E-mail Address:

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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What specific concerns do you have about this rezoning proposal?

China Town's developement should be in accordence with (1) the China Town's history. (2) China Town style, (3) the opinions of residence of local China town and (4) all people of Vancouver.

Any new building should fit the environment of China Town. The existing food stores and facilities serving the local residence should be kept

Additional comment space and question on reverse →

so Chin Town will continues be suitable as a residence area. ~~in ste~~ inspet of as a bussiness center like Down Town

The residence builtdings in China Town should have a certain percentage of units suitable

What are your general thoughts about this rezoning proposal?

for ~~town~~ ~~low~~ low income people according to percentage of ~~low~~ low income class in the whole population in Vancouver anel as well as in China Town.

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6A 3T6

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal? I oppose

I oppose ~~to~~ strongly this rezoning application ~~of~~ about construction at 105 Keefer Street and ~~at~~ Columbia St.
This application will destroy ~~d~~ China Town, seriously.
The result will be very bad.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I think it needs to descend height of new building
And design style needs to match around
all building such as memorial parliament and
~~park of Sheng Shan~~ Sun Yat Sen park.

5.22(1) [redacted]

Nov. 22, 2014.

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PLANNING AND DEVELOPMENT SERVICES
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COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code:

E-mail Address:

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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What specific concerns do you have about this rezoning proposal?

How did a Historic District become a Comprehensive Development in Vision's watch? over the last 3 years.

Is the chinese people apathetic or is Vision party controlled by developers?

The white controlled government killed Japantown, now its time to kill Chinatown, 100 years later

Additional comment space and question on reverse →

Is anyone reading the comments & articles printed in the newspapers ??

What are your general thoughts about this rezoning proposal?

where is the chinese character?
Are the chinese people being marginalised?

why isn't this high rise proposals being done for the "italian" area, ~~the~~ in commercial Drive, the punjabi area in main street, the rich & famous area in shaughessy, the west side politicians area, west of Arbutus?? etc.

Another Discrimination to chinese people, 100 years later.

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PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Vanfouver BC Postal Code: V6A 3T6

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

Text requires translation

[redacted]

① The rezoning should protect the historic buildings (monument of Chinese Canadian) and respect Chinese living custom.

② ~~Chinese~~ Chinatown residents should be well-informed about this proposal, and the media should be involved more

(translated by volunteer)

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I oppose

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PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6K 1X6

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 36.5 m (120 ft.)

What specific concerns do you have about this rezoning proposal?

① The appearance & the height of the building is very inappropriate to the historic area where the monument of Chinese Canadian.

② This commercial residente does not include any social housing unites!

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

I oppose to the proposal!

s.22(1) [redacted]

2014-11-22

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PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V5G 3S4

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey plus mechanical overrun mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

I would like this to happen as I work in Chinatown & will be moving ~~[illegible]~~ close to the neighborhood.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6Z 2V2

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

The project looks great and I support the development. This is a great area in the DTES and this development will add to the neighbourhood.

Additional comment space on reverse →

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Contact: e-mail: rezoning@vancouver.ca
tel: 604.873.7038
fax: 604.873.7060

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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6A 2V7

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Looks amazing, I'd love to live there - great presentation. Fully support!

Additional comment space on reverse →

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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] VANBC Postal Code: V6B1R5

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

# of Parking stalls for size of commercial inadequate.
Cannot rely on Downtown Parkade to provide parking as if site is not self-sufficient with respect to parking, spaces in parkade will be taken up by staff & owners of commercial at the expense of customer parking for the area.
Adequate parking also has to be provided for # of units otherwise limited other parking resources in Downtown and street parking will be taken away

Additional comment space on reverse →

by residents.
Therefore, need to re-look at parking & try to provide an additional level.
Chinatown minimum parking requirements are low because of the HAI area. As such just meeting the parking requirements as per the Bylaw is unacceptable.

Parking is not only a valuable marketable asset for the developer but is also a valuable asset for the Chinatown area.
Any opportunity to increase parking for the area should be taken advantage of. And any potential straining of existing Chinatown parking resources need to be avoided.

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Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6B0B8

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

- Looks great!

- Design & esthetics look clean and fitting.

- There is no social housing, which I think is okay for the size of this project.

- I think it is neat how they have taken a theme from a traditional chinese film.

→

Additional comment space on reverse →

- would like to see the CAC contributions come to fruition.

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Current Planning - Rezoning

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Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: _____

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

1. great design that fits in with the local surrounding

2. Proposed property needs a facelift

3. fantastic use of location with such a great view.

4. Great addition to China town

Additional comment space on reverse →

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Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6A 0B4

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

I am very taken with the conceptual plan that incorporates Chinese Cultural/Heritage characteristics. New housing/commercial spaces are critical to maintaining a vibrant area and solving some housing needs. Similarly, preserving Chinese heritage is critical.

I love the "lane" concept, paying an understanding of the importance of the lanes in the area historically

Additional comment space on reverse →

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Current Planning - Rezoning

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Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V3S 1L1

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☒ 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?

I think the presentation was great, showed alot about the Chinese culture from arts, landscape & history. I welcome the next round of discussions in regards to proposed zoning in Historical Chinatown.

Additional comment space on reverse →

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Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V5Y 4H6

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Additional comment space on reverse →

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Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6B 1A7

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

I think this project will add a positive aspect to the Chinatown / DTES community - with added housing as well as additional traffic/customers for existing businesses in the neighbourhood.

Additional comment space on reverse →

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COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s 22(1) [redacted]

Address: s 22(1) [redacted] Postal Code: V6B 1A7

E-mail Address:

Add to Notification List: ☐ Mailing address ☐ 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?

FULLY SUPPORTIVE OF THIS DEVELOPMENT. THIS IS A PROJECT THAT WILL INTEGRATE VERY WELL WITH THE COMMUNITY AND NEIGHBOURHOOD. I'M A RESIDENT OF GASTOWN NOW AND BELIEVE THIS TYPE OF PROJECT WILL GO A LONG WAY TO IMPROVING WHAT IS ALREADY A DYNAMIC NEIGHBOURHOOD AND FANTASTIC PLACE TO LIVE.

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6B 6N6

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

It's great that this new development will breathe life into a 'dead' corner of Chinatown. I live in the area and always felt the corner was under-utilized and had loads of potential. I like the colour blocking design of the building. The glass project details are also very interesting. Exciting to see this area continue to develop + grow!

Additional comment space on reverse →

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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V5W 3B4

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

Additional comment space on reverse →

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

Website: vancouver.ca/rezapps

Contact: e-mail: rezoning@vancouver.ca
tel: 604.873.7038
fax: 604.873.7060

City of Vancouver
Planning Department, Rezoning Centre
453 West 12th Avenue
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CITY OF VANCOUVER

COMMUNITY SERVICES GROUP
Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6A 0B1

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

I am worried about the existing monument on the corner of Keefer opposite the entrance to the gardens. I would like assurance that it will only be altered (if it is) by Chinese majority, not only developers.

Additional comment space on reverse →

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Community Open House

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: _____

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: _____ Postal Code: _____

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: _____

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☒ 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?

The building when modelled with the rest of the area seems to fit well. The enhanced square idea and transition to other community amenities is great. looking forward!

Additional comment space on reverse →

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Planning
Current Planning - Rezoning

COMMENT SHEET

Proposed Rezoning

Community Open House

Name: [redacted] §.22(1)

Address: [redacted] Postal Code: V6A 0B4

E-mail Address: [redacted] §.22(1)

Add to Notification List: ☐ Mailing address ☑ 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?

I BELIEVE THE DESIGN MEETS THE LOCAL AREA AND THAT THE DEVELOPER HAS FOLLOWED THE PLANNING GUIDELINES FOR THIS AREA.

AN ADDED ASSET TO THIS NEIGHBOURHOOD.

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6D 3X5

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

Great looking building. Hopefully retail space will have restaurants, coffee + small size retailers.

Additional comment space on reverse →

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Community Open House

s.22(1) [redacted]

Name: Plant

s.22(1) [redacted]

Address: Postal Code:

E-mail Address:

Add to Notification List: ☑ Mailing address ☐ 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?

I very much support the rezoning.
I hope there will be small units of about 500 sq. ft. for a couples, good for singles or couples. The building should provide meals or café to self-cooking, with 24-hr care

* supportive social housing

Additional comment space on reverse →

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Proposed Rezoning

Community Open House

s.22(1) [redacted]

Name:

Address: Postal Code: ~~V6A~~ V6A 3A7

s.22(1) [redacted]

E-mail Address:

Add to Notification List: ☐ Mailing address ☑ 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?

- More community / social focus in plaza
- Incorporation of culture elements / public art / program in open spaces
- Make plaza an open / public / programmed space
- LOOK AT OPPORTUNITIES TO MAKE BACK LANES MORE ACTIVE AND ~~REFERENCE~~
- REFERENCE CHINESE HISTORY / CULTURE WHEREVER POSSIBLE

Additional comment space on reverse →

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Community Open House

s.22(1) [redacted]

Name:

Address: [redacted] Postal Code: V6B 0G5

s.22(1) [redacted]

E-mail Address:

Add to Notification List: ☐ Mailing address ☑ 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?

- THE AREA NEEDS THIS TYPE OF DEVELOPMENT
- IT LOOKS NICE, NOT TOO BIG

Additional comment space on reverse →

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Community Open House

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V3L 0C6

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

The area needs developments like this to prosper.

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V5L2W2

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ 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?

LOVE THE AESTHETICS AND HOW IT INCORPORATES CHARACTER OF THE NEIGHBOURHOOD - POSITIVE MOVEMENT FOR THE COMMUNITY

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: [redacted] St Postal Code: V6A 1Z7

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☒ 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?

As a owner 2 blocks away I support the continue development in the Chinatown neighborhood.
it add new life and community,
In particular with retail space in this development it will allow for more businesses to open and create the ability to walk & shop instead of having to drive to shop.

Additional comment space on reverse →

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Community Open House

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6B 1T7

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ 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?

An exciting addition to the developing Chinatown area – happy to see they're engaging the community and elements of the neighbourhood apparent in the design. Hope to see more public space w/ the new project.

Additional comment space on reverse →

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V5T 3N2.

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey plus mechanical overrun mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

there's lots of parking nearby - why so many spots Req'd?
Millenials + seniors less likely to drive.

Q- Affordability?

Reviving the street-level alleyside is pretty ambitious!

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

in favour - housing better than parking lots!

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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

Website: vancouver.ca/rezapps

Contact: Karen Hoese, Rezoning Planner
e-mail: karen.hoese@vancouver.ca
tel: 604.871.6403
fax: 604.873.7060

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V6A 1B8

E-mail Address:

Add to Notification List: ☑ Mailing address ☐ E-mail Address

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- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

THIS IS AN IMPROVEMENT OVER THE FIRST DESIGN IN THAT SAFETY ISSUES SEEM TO HAVE BEEN ADDRESSED. IN PARTICULAR THE ELIMINATION OF THE OUTSIDE STAIRWELL. UNCLEAR WHETHER WINDOWS WILL OPEN AS DEPICTED AT THE LAST PRESENTATION. VERY OPTIMISTIC TO INCLUDE LANE RETAIL SPACE.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V5Y 3A6

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

It should reflect the history and architecture of Chinatown.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

Looks like the building will fit well with the surrounding buildings and businesses. Glad to

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: s.22(1) [redacted] Postal Code: V6A 1S9

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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What specific concerns do you have about this rezoning proposal?

Public Parking levels?

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

It looks like an interesting building. The neighbourhood needs something new

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Name: s.22(1) [redacted]

Address: [redacted] Postal Code: ~~V6A 3J8~~ V6A 1S9

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
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- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

will there be more public parking to replace the 2 lots.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

Looks great and will add a good mix of people to the neighbourhood.

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6A 0B4

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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What specific concerns do you have about this rezoning proposal?

SPACE FOR NEW SHOPS AND RETAIL, AS WELL AS RESIDENTIAL IS USEFUL FOR OUR COMMUNITY. WE NEED TO BRING LIFE BACK TO MY NEIGHBOR HOOD. THIS IS THE FIRST STEP. IT LOOKS BEAUTIFUL.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: _____

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☒ E-mail Address

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

The City of Vancouver has received an application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 13-storey plus mechanical overrun mixed-use building that includes:

- 137 residential units
- commercial space on the ground and 2nd levels
- a proposed floor space ratio (FSR) of 7.92
- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

Im a recent purchaser @ 188 Keefer & Im very pleased in support of the development taking place in the Chinatown community.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

If you take your comment sheet home, we request that you submit it to City staff by November 12, 2014, to allow time to analyze and incorporate these comments in the application process.

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

Website: vancouver.ca/rezapps

Contact: Karen Hoese, Rezoning Planner
e-mail: karen.hoese@vancouver.ca
tel: 604.871.6403
fax: 604.873.7060

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

CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: V5Y 0H7

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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What specific concerns do you have about this rezoning proposal?

I think this development will revitalize an area that currently has sat vacant for a long time.
It's all great addition to the growing neighborhood.
Change & growth is good.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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Planning Department, Downtown
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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6B0C7

E-mail Address: _____

Add to Notification List: ☐ Mailing address ☐ E-mail Address

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- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

Great addition to the neighbourhood.

Additional comment space and question on reverse →

CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

Name: s.22(1) [redacted]

Address: [redacted] Postal Code: V6B 1G8

E-mail Address: s.22(1) [redacted]

Add to Notification List: ☐ Mailing address ☑ E-mail Address

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- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

I WORK A BLOCK AWAY. WILL BE GREAT ADDITION TO THE NEIGHBORHOOD. THERE SHOULD BE MORE RESIDENTIAL IN THE AREA TO BE CLOSE TO WORK IN THE DOWNTOWN CORE.

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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CITY OF VANCOUVER

PLANNING AND DEVELOPMENT SERVICES
Vancouver- Downtown Division

COMMENT SHEET

Rezoning Application - 105 Keefer Street and 544 Columbia Street

Community Open House - Wednesday October 8, 2014 | 5:00 - 8:00 pm

s.22(1)

Name: [redacted]

Address: [redacted] Postal Code: Vancouver V5Y 0H6

s.22(1)

E-mail Address: [redacted]

Add to Notification List: ☐ Mailing address ☒ E-mail Address

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- three levels of underground parking, and
- a height of 38.7 m (127 ft.)

What specific concerns do you have about this rezoning proposal?

I HOPE THIS GOES FORWARD. I LIVE & WORK CLOSE BY. WE NEED ~~[illegible]~~ DEVELOPMENTS LIKE THIS TO ADD TO THE NEIGHBURHOOD. IT IS LONG OVER DUE. CHINATOWN NEEDS TO BE REVITALIZED WITH MORE PEOPLE LIVING HERE!!!

Additional comment space and question on reverse →

What are your general thoughts about this rezoning proposal?

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

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NORTH AMERICA INVESTMENT ASSOCIATION

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

In response to the community interest, a community forum was scheduled for 2:00 pm, Saturday, November 29 at the CBA meeting hall. City planners, Tom Wanklin and Wesley Joe, were invited to this meeting to provide information on the re-zoning application and to explain the public consultation process. We wish to take this opportunity to thank the City and the above two City planners for the taking the time to meet with us and for clarifying the questions that we had.

Among the over eighty (80) representatives from the various community organizations, we attended this community forum. The conclusion reached at this forum was unanimous: development at 105 Keefer Street and 544 Columbia Street should be limited to the current building height of ninety (90) feet. The reasons for the opposition to the application are as follows.

There were comprehensive consultations and discussions during the Historic Area Height Review in 2011. The 'heritage character and scale' were noted as the utmost importance for the community. The community supported a moderate height increase but the re-zoning application for a building height of 127 feet is totally contrary to mutual understanding reached at the Historic Area Height Review.

Address: 2405-8888 Odlin Cres., Richmond, BC V6X 3Z8 Canada
T: 604-279-1812 F: 604-279-2313 Email: info.naia2014@gmail.com

北 美 投 資 商 會

NORTH AMERICA INVESTMENT ASSOCIATION

The Chinatown Memorial Square, a Chinatown landmark, is now considered by many to be the centre of today's Chinatown. Many community events are being held at this location including the annual community Remembrance Day service. Having a tall building built next to a memorial of the Chinese pioneers would be seen as undignified and disrespectful to these Chinese forefathers.

Also, a tall tower at 105 Keefer Street and 544 Columbia Street would destroy the serenity setting of the Dr. Sun Yat-Sen Gardens nearby on the west side of Columbia Street. The proliferation of modern tall buildings surrounding historical Chinatown would erode its heritage and cultural characteristics. We and many other attendees have said that we do not want our children to have to refer to archival images to see and appreciate the characteristics of today's Chinatown.

On behalf of NORTH AMERICA INVESTMENT ASSOCIATION, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Amy Huang, President
For and on behalf of
North America Investment Association

Address: 2405-8888 Odlin Cres., Richmond, BC V6X 3Z8 Canada
T: 604-279-1812 F: 604-279-2313 Email: info.naia2014@gmail.com

Pacific Unit 280

555 Columbia Street, Vancouver, BC V6A 4H5

December 8th, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

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Pacific Unit 280

555 Columbia Street, Vancouver, BC V6A 4H5

December 8th, 2014

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

In response to the community interest, a community forum was scheduled for 2:00 pm, Saturday, November 29 at the CBA meeting hall. City planners, Tom Wanklin and Wesley Joe, were invited to this meeting to provide information on the re-zoning application and to explain the public consultation process. We wish to take this opportunity to thank the City and the above two City planners for the taking the time to meet with us and for clarifying the questions that we had

Among the over eighty (80) representatives from the various community organizations, we attended this community forum. The conclusion reached at this forum was unanimous: development at 105 Keefer Street and 544 Columbia Street should be limited to the current building height of ninety (90) feet. The reasons for the opposition to the application are as follows.

There were comprehensive consultations and discussions during the Historic Area Height Review in 2011. The 'heritage character and scale' were noted as the utmost importance for the community. The community supported a moderate height increase but the re-zoning application for a building height of 127 feet is totally contrary to mutual understanding reached at the Historic Area Height Review.

The Chinatown Memorial Square, a Chinatown landmark, is now considered by many to be the centre of today's Chinatown. Many community events are being held at this location including the annual community Remembrance Day service. Having a tall building built next to a memorial of the Chinese pioneers would be seen as undignified and disrespectful to these Chinese forefathers.

Also, a tall tower at 105 Keefer Street and 544 Columbia Street would destroy the serenity setting of the Dr. Sun Yat-Sen Gardens nearby on the west side of Columbia Street. The proliferation of modern tall buildings surrounding historical Chinatown would erode its heritage and cultural characteristics. We and many other attendees have said that we do not want our children to have to refer to archival images to see and appreciate the characteristics of today's Chinatown.

On behalf of Anavets Pacific unit 280, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Kelly Kwong

Kelly Kwong
President
Pacific Unit 280
Army, Navy and Air Force Veterans in Canada

The Chinese Canadian Military Museum Society
加 拿 大 華 裔 軍 事 博 物 館
555 Columbia Street, Vancouver, B.C., Canada V6A 4H5
Tel: 604-658-8880 Fax: 604-687-0368

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

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize a meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

In response to the community interest, a community forum was held on Saturday, November 29 at the CBA meeting hall. City planners, Tom Wanklin and Wesley Joe, were invited to this meeting to provide information on the re-zoning application and to explain the public consultation process. We wish to take this opportunity to thank the City and the aforementioned two City planners for their time to meet with us and to clarify the questions we had.

Among the over eighty (80) representatives from the various community organizations, we attended this community forum. The conclusion reached at this forum was unanimous: development at 105 Keefer Street and 544 Columbia Street should be limited to the current building height of ninety (90) feet. The reasons for the opposition to the application are as follows:

There were comprehensive consultations and discussions during the Historic Area Height Review in 2011. The 'heritage character and scale' were noted as the utmost importance for the community. The community supported a moderate height increase but the re-zoning application for a building height of 127 feet is contrary to the understanding reached at the Historic Area Height Review.

The Chinatown Memorial Square, a Chinatown landmark, is now considered by many to be the centre of today's Chinatown. Many community events are held at this location including the annual community Remembrance Day service. Having a tall building built next to a memorial of the Chinese pioneers would be seen as undignified and disrespectful to these Chinese forefathers.

Also, a tall tower at 105 Keefer Street and 544 Columbia Street would destroy the serenity setting of the nearby Dr. Sun Yat-Sen Gardens located on the west side of Columbia Street. The proliferation of modern tall buildings surrounding historical Chinatown would erode its heritage and cultural characteristics. We and many other attendees have repeatedly indicated that we do not want our children to refer to archival images in order to see and appreciate the characteristics of today's Chinatown.

On behalf of the Chinese Canadian Military Museum Society, and as the society that erected the Chinese Canadian monument-statue, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application.

Thank you for your consideration!

Respectfully,

King R. Wan
President

加拿大林西河總堂九牧公所
LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION
531 Carrall Street, Vancouver, B.C. Canada V6B 2J8
Tel/Fax: (604) 681-2488

December 8, 2014.

RE: Re-Zoning Application – 105 Keefer Street/544 Columbia Street

Dear Mayor Gregor Robertson, City Councilors and City Planners:

The revitalization and the future development of Vancouver Historic Chinatown is a subject very near and dear to the hearts of all Community Groups in Chinatown.

When our Non-Profit Society was made aware of the recent re-zoning application for 105 Keefer Street/544 Columbia Street, we participated in the requested meeting and Community Forum by Chinese Benevolent Association of Vancouver (CBA) to discuss the particulars of the Re-zoning application with the City Planners.

The Community Forum was held on Saturday, November 29th, 2:00 pm, at the CBA Meeting Hall. City Heritage Planners, Tom Wanklin and Wesley Joe, were present to provide information on the Re-zoning application and to explain the Public Consultation process. We would like to take this opportunity to thank the City and the two above-noted Planners for the taking the time to meet with us and to address questions that we had.

Over eighty (80) representatives from the various Community Organizations attended this Community Forum. The conclusion reached was unanimous: Development at 105 Keefer Street/544 Columbia Street must be limited to the current building height of ninety (90) feet as permitted under the recently adopted Historic Area Height Review.

The reasons for the opposition to the Re-zoning application are as follows:

- There were established comprehensive consultations and discussions during the Historic Area Height Review in 2011. The 'Heritage Character and Scale' were concluded to be the utmost importance for the Community.

- The Community supported a moderate height increase but this Re-zoning application for a building height at 127 feet is totally contrary to the mutual understanding reached during the Historic Area Height Review.

- The Chinatown Memorial Square, a Chinatown Landmark, is now considered by most to be the centre of today's Chinatown. Many Community events are being held at this location including the Annual Chinatown Remembrance Day Service. A 127 feet tall building built next to a Memorial of the Chinese Pioneers would be considered Undignified and Disrespectful to the Chinese Forefathers.

加拿大林西河總堂九牧公所
LIM SAI HOR (KOW MOCK) BENEVOLENT ASSOCIATION
531 Carrall Street, Vancouver, B.C. Canada V6B 2J8
Tel/Fax: (604) 681-2488

- As well, a 127 feet tall tower at 105 Keefer Street/544 Columbia Street would destroy the serenely setting of the famous Dr. Sun Yat-Sen Gardens directly across on the west side of Columbia Street. The proliferation of any modern hi-rise buildings surrounding the Designated National Historic Site of Vancouver Chinatown would erode its Heritage and Cultural characteristics.

We and most of all attendees at the Forum have expressed concerns that our children should not have to research archival images to view and appreciate the Characteristics of today's Vancouver Chinatown, a Designated National Historic Site.

The Lim Sai Hor Kow Mock Benevolent Association hereby opposes the Rezoning Application located at 105 Keefer Street/544 Columbia Street.

Thank you for your consideration!

Respectfully,

Orville D. Lim AACI, P.App. President
林福和, 理事長

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

In response to the community interest, a community forum was scheduled for 2:00 pm, Saturday, November 29 at the CBA meeting hall. City planners, Tom Wanklin and Wesley Joe, were invited to this meeting to provide information on the re-zoning application and to explain the public consultation process. We wish to take this opportunity to thank the City and the above two City planners for the taking the time to meet with us and for clarifying the questions that we had.

Among the over eighty (80) representatives from the various community organizations, we attended this community forum. The conclusion reached at this forum was unanimous: development at 105 Keefer Street and 544 Columbia Street should be limited to the current building height of ninety (90) feet. The reasons for the opposition to the application are as follows.

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Also, a tall tower at 105 Keefer Street and 544 Columbia Street would destroy the serenity setting of the Dr. Sun Yat-Sen Gardens nearby on the west side of Columbia Street. The proliferation of modern tall buildings surrounding historical Chinatown would erode its heritage and cultural characteristics. We and many other attendees have said that we do not want our children to have to refer to archival images to see and appreciate the characteristics of today's Chinatown.

On behalf of HOY CLANSMAN ASSOCIATION 336 UNION ST, VAN. BC V6A 2B3, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

FAY-HONG HUI (MR.)

SECRETARY

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of CHAU LUEN SOCIETY OF VANCOUVER 325 KEEFER ST, VAN. BC V6A 1X9, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

FAY-HONG, HUI
RECREATION CO-ORDINATOR
BOARD OF DIRECTORS.

溫哥華伍胥山公所
ING SUEY SUN TONG ASSOCIATION
389 1/2 EAST HASTINGS STREET
VANCOUVER,B.C. V6A 1P3 CANADA - TEL: (604) 681-8866

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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溫哥華伍胥山公所
ING SUEY SUN TONG ASSOCIATION
389 1/2 EAST HASTINGS STREET
VANCOUVER,B.C. V6A 1P3 CANADA - TEL: (604) 681-8866

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On behalf of ING SUEY SUN TONG ASSOCIATION, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

BENNY ENG

PRESIDENT

Canada china chamber of Industry of commerce Association.
Add: #1535-701 west Georgia str, Vancouver. V6X 2C7

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

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On behalf of Canada China Chamber of Industry of Commerce Ass. we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

David Teng

DAVID TENG (MR.)
#1535 -701 West Georgia str. Vancouver, BC. Canada
V7Y 1C6

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of Canada Northeast chamber and Commerce, #1535-701 W. Georgia St. Van. BC. V6X 2C7 we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

ARTHUR XIAO (MR.)
CHAIR
CANADA NORTHEAST CHAMBER AND COMMERCE
#1535-701 W. GEORGIA ST. VAN. BC V6X 2C7

中國洪門民治黨駐加國溫哥華支部用牋

THE CHINESE FREEMASONS VANCOUVER BRANCH

116 EAST PENDER STREET VANCOUVER B.C. V6A 1T3 PHONE: 604-681-9718 FAX: 604-488-0258

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of THE CHINESE FREEMASONS VAN. BRANCH, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

MIKE JANG (MR.)
CHAIR

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of SHON YEE SENIOR DIVISION 408 JACKSON ST, VANCOUVER. V6A 3B5, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

CHI SHEUNG NG (MR.)

CHAIR

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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Respectfully,

Garry Jang

GARRY JANG (MR.)
CHAIR

December 11, 2014.

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On behalf of CHINESE STAMP & NUMISMATE SOCIETY 3023 E. 18TH AVE. VAN. BC. V5M 2R4, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

May Choi

MAY CHOI (MS.)
VICE PRESIDENT

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of ZHANJIANG BENEVOLENT ASSN. OF CANADA #2286-3700 NO.3 RD., RICHMOND, BC V6X-3X2, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Feng Jizhou CMS
PRESIDENT

December 11, 2014.

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On behalf of Hangzhou Friendship Society, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

(Director)
Michael Wang
Hangzhou Friendship Society
3101 Main Street
Vancouver, BC
V6R 2E6.

Wudang Taiji Society of North America

3101 Main Street, Vancouver, BC, V6R 2E6

Tel: (604) 351 - 2868 Fax: (604) 572 - 9728

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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3101 Main Street, Vancouver, BC, V6R 2E6

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On behalf of Wudang Taiji Society of North America, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Michael Wang / Director.
For Wudang Taiji Society of North America

Canada shenzhen Friendship Association.
Add: 11/535, 701 West Georgia str Vancouver
V7Y 1C6

December 8, 2014.

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Canada shenzhen Friendship Association
Add: 1535, 701 west Georgia str. Vancourer V7Y1C6

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On behalf of Canada shenzhen Friendship Association, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Canada shenzhen Friendship Association.

HELEN QIAN (Ms.), CHAIR
Add 1535, 701 West Georgia str Vancourer
Canada V7Y1C6

Canada Gems Society

Add: 50 East Pender ser. Vancouver. BC. V6A 3V6

December 8, 2014.

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On behalf of Canada Gems Society, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Candda Gems Society

Chen Jian Chun

JIAN-CHUN. CHEN (MR.), CHAIR

50 East pender str, Vancouver, BC

December 11, 2014.

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On behalf of CANADA UNITED HAKKA ASSN. 2587 YALE ST VANCOUVER BC, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Kwai Cheung Wong

KWAI - CHEUNG, WONG (MRS)

BOARD OF DIRECTORS.

December 11, 2014.

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On behalf of CHIU CHOW BENEVOLENT ASSN. OF B.C. CANADA #1265-3779 SEESMITH RD, RMD. B.C. V6X 3Z9, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

AL CHENG
BOARD OF DIRECTORS

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

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On behalf of ZHONG SHAN ALLIED ASSN. 658-660 E. HASTINGS ST, VOA 1R1, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

劉燁燊
DON LOW (MR.)

SECRETARY

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of KONG CHOW BENEVOLENT ASSN. OF CANADA 241 E. PENDER ST, VANCOUVER V6A 1T8, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Liang Wei-Yu

WEI-YU, LIANG (MR.)

CHAIR

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of ZHUHAI FRIENDSHIP SOCIETY 251 E. PENDER ST, VAN. BC. V6A 1T8, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Liangwei Yu

WEI-YU, LIANG (MRS)

CHAIR.

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of Oi Quang Society / 337 Prior St, Van. BC. V6A 2G2, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Howard Cho (Mr.), Board of Directors.

Oi-Quang Society

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of SENIOR CHINESE SOCIETY OF VANCOUVER 43 A E. PENDER ST VAN, B.C. V6A-1S9., we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

QIN HAO

QIN HAO (Ms.)
SECRETARY

KIN FUNG ATHLETIC GROUP GROUP (International)
Victoria Drive, Vancouver, B. C.

December 8, 2014.
Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of Kin Fung Althletic Group (International), we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Danny Ma (President)

DANNY MA (MR.)

温哥華馬氏宗親會

MAH SOCIETY OF VANCOUVER

418 East Hastings St., Vancouver, B.C., Canada. V6A 1P7

Tel: (604) 251 3535 or (604) 683 1896 Fax: (604) 253 1898

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of Mah Society of Vancouver, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

FRED C.P. MA (President)

FRED C.P. MA (MR)

馬氏體育會

MAH ATHLETIC ASSOCIATION

418 East Hastings Street, Vancouver, B.C., Canada. V6A 1P7

Tel: (604) 251 3535

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of Mah Athletic Association, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

EDMUND MA

EDMUND MA (MR.)

加 拿 大 馬 氏 宗 親 總 會
MAH SOCIETY OF Canada
139 PENDER STREET EAST, VANCOUVER, B.C. CANADA V6A 1T6 TELEPHONE (604) 683-1896

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of Mah Society of Canada, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

(President)

William Ma (Mr.)

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of JIANGSU BENEVOLENT ASSN. OF CANADA #2600 - 4720 KINGSWAY, BURNABY BC V5H 4N2, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

JOAN L. (MS)
PRESIDENT

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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#401 - 2083 W. 33RD AVE, VAN. BC. V6M 2M6.

On behalf of Chinese Universities Alumni Association, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Lily Li Vice President

LILY LI

加拿大中国大学院校校友会

CHINESE UNIVERSITIES ALUMNI ASSN. OF VAN.

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of CHINESE CULTURE TRADE ASSN. OF CANADA #401 - 2083 W. 33RD AVE., VAN. BC. V6M 4M6, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

LILY LI (Ms.)

LILY LI (Ms.)

Chair

Chinese Cualture Trade Association of Canada.

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of TAM'S BENEVOLENT ASSOCIATION, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

TAM'S BENEVOLENT ASSOCIATION 譚氏宗親會 溫哥華 VANCOUVER B.C.

Respectfully,

Jimmy Hum (Mr.)

Treasurer

Tam's Benevolent Assn.

546 E. Hastings St, Van. B.C. V6A-1P8

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of SHANGDONG NATIVES ASSN. OF BC #5 - 5 E. BROADWAY, VAN. BC. V5T 1V4, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

LUCAS KAI (MR.)
PRESIDENT

December 11, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of SHON YEE BENEVOLENT ASSN. OF CANADA 408 JACKSON ST., VAN. BC. V6A 3B5, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Raymond Lee

RAYMOND LEE

SECRETARY

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of CHINESE CULTURAL CENTRE OF GREATER VAN. 50 E. PENDER ST. VAN. BC. V6A 3V6, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Bob Ip
BOARD OF DIRECTORS

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of OY LIN SOCIETY 37 E. PENDER ST, VAN. B.C. V6A1S9, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

KALONG CHOW (MR.)

SECRETARY

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of KWAN LUNG SAI TONG 164 E. HASTINGS ST. VAN. BC V6A 1N4, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

ZE CAO GUAN

ZE - CAO, GUAN (MR.)
SECRETARY

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of LUNG KUNG TIEN YEE ASSOCIATION 135 1/2 E. PENDER ST, VAN, BC. V6A 1T6, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

ZE CAO GUAN

ZE-CAO. GUAN (MR)
VICE CHAIR

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of GEE'S FRATERNAL SOCIETY 442 E. HASTINGS ST, VAN. BC V6A 1P7, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

YEE KIN, CHU (MR.)
CHAIRMAN

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of YIN PING BENEVOLENT SOCIETY OF CANADA 414 COLUMBIA ST. VAN. B.C. V6A 2R8, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Jack P. Leong

JACK P. LEONG (MR)
SECRETARY

加拿大 台山會館 溫哥華

The Natives of Toi Shan Benevolent Society of Vancouver

237 East Hastings Street, Vancouver, B.C. Canada V6A 1P2

Phone 604-681-7751 Fax: 604-681-9968

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of THE NATIVES OF TOI SHAN BENEVOLENT SOCIETY OF VANCOUVER 237 E. HASTINGS ST., VAN. BC. V6A 1P2, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Rong Zhi Li

RONG-ZHI, LI (MR.)
SECRETARY

加拿大余風采總堂

The Yee Fung Toy Society of Canada

226 East Georgia Street, Vancouver, B.C. Canada V6A 1Z7
(604) 684-3074
http://www.yeefungtoy.org/canada/Canada.html

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of the Yee Fung Toy Society of Canada, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Kan Yu

Kan Yu (MR.)
Chairman

温哥華余風采堂

The Yee Fung Toy Society of Vancouver

226 East Georgia Street, Vancouver, B.C. Canada V6A 1Z7
(604) 684-3074
http://www.yeefungtoy.org/vancouver/Vancouver.html

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Also, a tall tower at 105 Keefer Street and 544 Columbia Street would destroy the serenity setting of the Dr. Sun Yat-Sen Gardens nearby on the west side of Columbia Street. The proliferation of modern tall buildings surrounding historical Chinatown would erode its heritage and cultural characteristics. We and many other attendees have said that we do not want our children to have to refer to archival images to see and appreciate the characteristics of today's Chinatown.

On behalf of the Yee Fung Toy Society of Vancouver, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Jim Yee
Chairman

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

The revitalization and future development of Vancouver historic Chinatown is a subject that near and dear to the hearts of all community groups in Chinatown. When our organization was made aware of the recent re-zoning application for 105 Keefer Street and 544 Columbia Street, we requested the Chinese Benevolent Association of Vancouver (CBA) to organize meeting with the City planners and to facilitate a community forum to discuss merits of the re-zoning application.

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On behalf of WONG'S BENEVOLENT ASSOCIATION 123-A EAST PENDER ST, VAN. B.C. V6A-1T6, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

William Wong

WILLIAM WONG (MR.)
VICE PRESIDENT

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of Chee Dack Gen Tong Society at 331 PRIOR STREET, VANCOUVER, BC V6A 1G4 we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

KO MAN CHOW, CHAIRMAN
For Chee Dack Gen Tong Society
CHEE DACK GEN TONG SOCIETY

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of LEW MOW WAY TONG 349 E. PENDER St VAN. B.C. V6A1V1, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

CHIN. LEW (MR.)

CHAIR,
PROPERTY DIVISION
BOARD OF DIRECTORS.

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of HOY DONG BENEVOLENT ASSOCIATION 440 MAIN STREET, VANCOUVER BC V6A2T4, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

HOY DONG BENEVOLENT ASSOCIATION
PER: PETER P.Y. WOO
PRESIDENT

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of SUN BRIGHT ART SOCIETY 1846 EAST 6TH AVE, VAN. B.C. V5N 1P5, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Sau King Wong

SAU-KING, WONG (MRS.)

CHAIR

SUN BRIGHT ART SOCIETY

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of 溫高華李氏公所 LEE'S BENEVOLENT ASSOCIATION OF VANCOUVER 313 EAST PENDER STREET TEL: 681-9070 FAX:(604)685-7804, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Nancy Lee
NANCY LEE (MRS)
Director
313 E. PENDER ST., VAN. V6A 1V1

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of _____, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

LEE'S ATHLETIC SOCIETY
313 EAST PENDER STREET
VANCOUVER BC CANADA V6A 1V1

Respectfully,

George Lee

GEORGE LEE (MR.)
PRESIDENT

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of 駐雲高華全加李氏總公所 LEE'S BENEVOLENT ASSOCIATION OF CANADA 313 EAST PENDER STREET VANCOUVER, BC CANADA V6A 1V1, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Maurice Lee
MAURICE LEE (MR.)
President

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of HOY PING MIDDLE SCHOOL ALUMNI #3 - 440 MAIN ST, VAN. BC. V6A 2T4, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

CUI TING XIE

CUI-TING, XIE (MS.)

CHAIR

HOY PING MIDDLE SCHOOL ALUMNI

December 8, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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On behalf of SAM DUCK ASSOCIATION 462 UNION ST, VAN. BC. V6A 2B6, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

HARRY NG (MR.)
SECRETARY

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

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On behalf of HESHAN BENEVOLENT ASSOCIATION 251 E PENDER ST VAN B.C. V6A 1T8, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

Vincent Chung

VINCENT CHUNG (MR.)

PRESIDENT

HESHAN BENEVOLENT ASSOCIATION

December 10, 2014.

Dear Mayor Gregor Robertson, City Councilors and City Planners

Re: Re-Zoning Application – 105 Keefer Street and 544 Columbia Street

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The Chinatown Memorial Square, a Chinatown landmark, is now considered by many to be the centre of today's Chinatown. Many community events are being held at this location including the annual community Remembrance Day service. Having a tall building built next to a memorial of the Chinese pioneers would be seen as undignified and disrespectful to these Chinese forefathers.

Also, a tall tower at 105 Keefer Street and 544 Columbia Street would destroy the serenity setting of the Dr. Sun Yat-Sen Gardens nearby on the west side of Columbia Street. The proliferation of modern tall buildings surrounding historical Chinatown would erode its heritage and cultural characteristics. We and many other attendees have said that we do not want our children to have to refer to archival images to see and appreciate the characteristics of today's Chinatown.

On behalf of TSE CLANSMEN ASSOCIATION 740 E. HASTINGS ST. VAN. BC V6A 1R5, we are opposed to the 105 Keefer Street and 544 Columbia Street re-zoning application. Thank you for your consideration!

Respectfully,

CUITINGXIE

CUI-TING, XIE (MS.)
CHAIR, WOMEN COMMITTEE
TSE CLANSMEN ASSOCIATION

The Chinese Canadian Military Museum Society
加拿大華裔軍事博物館
Museum address: 555 Columbia Street, Vancouver, B.C. Canada V6A 4H5
Mailing address: 50 E. Pender Street, Vancouver, B.C. Canada V6A 3V6
Tel: 604-299-6775 Website: www.ccmms.ca

Kevin Fabiano

2014 December 11

Dear Your Worship Gregor Robinson and City Councillors,

Re: Re-Zoning application – 105 Keefer Street and 544 Columbia Street

I am writing on behalf of the Chinese Canadian Military Museum Society(CCMMS), an important component of Vancouver Chinatown. As with a number of other organizations, we are generally opposed to the re-zoning application of 105 Keefer Street and 544 Columbia Street. It is important that we state some of the reasons for this opposition:

1. The development is within the designated boundaries of the Vancouver Chinatown historic area. This development appears to go beyond the limitations. Also, the development appears to be mainly commercial and residential.
2. We had representation meetings with the developer`s architect to discuss ideas and we had asked about the possibilities of space under the ``Community Amenities Contribution`` for our CCMMS expansion. At this stage we see no possibility.

Now, I would like to ask the City Council to visualize our Historic and Heritage Chinatown in greater depth and range.

1. Historically, especially in the 1950`s, the centre of Vancouver Chinatown was on Pender Street between Main Street and Carrall Street.
2. Today, from my observations, the focal point of Vancouver Chinatown appears to be the Vancouver Chinatown Memorial Square on Keefer Street and Columbia Street. The Monument project was headed by the Vancouver Chinese Benevolent Association to commemorate two groups of Chinese that changed Canadian history.

a. It was a condition of British Columbia to join the rest of Canada if the federal government built a rail line to our Vancouver waterfront.
b. It was our World War II veterans, with the support of Vancouver and Victoria Chinatown organizations, that petitioned our federal government to give our Canadian born Chinese Canadian Citizenship and all the benefits that were included.

3. To maintain, develop, and expand our Vancouver Chinatown, we need to incorporate some of the typical Chinese characteristics as shown by the Chinese Cultural Centre`s building on Columbia Street, the Sun Yat-Sen Gardens, and the Millennium Gate on Pender Street.
4. Some years ago, architect Joe Wai had a vision of building a Pagoda with a tea-house on the corner of the Garden on Keefer Street and Columbia Street.
5. A possible idea for the Keefer and Columbia Street building site is the Pagoda and a similar building to house a Chinese Canadian Historical Museum. I have seen statements that note a MUSEUM is the heart and soul of a community.
6. May I suggest that the City of Vancouver recover the noted properties for a Pagoda and Museum.

These ideas are for your consideration and if necessary, I will be pleased to elaborate.

Respectfully submitted,

Howe Lee

Howe Lee

President Emeritus

The Chinese Canadian Military Museum Society
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