

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱:

Address 地址:

Postal Code 郵政編碼: V6A 1T9

E-mail Address 電郵:

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

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

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

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

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

建議書裡的十二層混合用途大樓包括:

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

對此更改土地用途申請，你有沒有意見？

I think there needs to be more seniors + affordable housing units. With the amount of development that is happening in the area, low income housing is disappearing at a rapid rate. Seniors are being displaced with nowhere else to go that is affordable.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I don't think this proposal is taking into account the cultural aspect of the neighbourhood - the community consists of both DTES residents + Chinese families / seniors. An emphasis needs to be on affordable housing - market rate is not affordable in the DTES + is insulting to the community. It jeopardizing the existing community forcing people out. It is not ethical. The proposed site is deeply historical + the new development is not paying tribute to it.

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Website 網址: vancouver.ca/105keeper

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Lack of real affordable housing (30% of household income). Displacement of local residents + seniors.
Lost of Vancouver's historical Chinatown history + heritage buildings.

Lack of engagement with local people in establishing the plan.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- ① Lack of affordability for locals + seniors
 - ② Economic displacement.
 - ③ Inappropriate use of culturally sensitive site.
 - ④ Split the Chinese community instead of building unity and consensus.
 - ⑤ Lack of transparency + proper public consultation process.
 - ⑥ Ugly design, unfit to its environment. ⑦ Rejected by local community.
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IT'S UNACCEPTABLE AND WOULD HAVE A DEADLY
IMPACT ON CHINATOWN.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

NEEDS LESS HEIGHT, MORE SENIOR HOUSING,
MORE AFFORDABLE HOUSING.

CHINATOWN IS A HUMAN-SCALED NEIGHBOURHOOD.

THIS FORTRESS HAS NOTHING TO DO HERE, NO MATTER
HOW MANY LAYERS OF "CHINATOWN SPIRIT" IT'S WEARING.

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THERE IS NOT ENOUGH POSITIVE CHANGES. CONSIDERING THE HISTORY, CULTURE, AND IMPACT THIS AREA HAS HAD. THERE IS STILL TOO MUCH FOCUS ON THE BUSINESS SIDE AND NOT ENOUGH ON THE COMMUNITY. IT DOES NOT FEEL LIKE A WELL THOUGHT OUT PROCESS TO HELP AND SATISFY BOTH SIDES OF THE PARTY AND SEEMS MORE LIKE A ~~HA~~ QUICK EASY FIX.

What specific concerns do you have about this rezoning proposal?

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THE SENIORS AREA IS TOO WALL OFF. NOT PROVIDING ENOUGH SUNLIGHT TO THE AREA WHICH IS HORRIBLE FOR SENIOR HEALTH AND MENTAL STATE. ALSO THE MEMORIAL AREA IS BEING TURNED INTO A GARDEN FOR THE RETAIL SPACE INSTEAD OF A PLACE OF CULTURE AND HISTORY.

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The issue with this whole project is that it is done by a private company meaning that a lot of the decisions are profit driven. The number of social housing was dropped by two and the placement of the cultural centre/space is in area that has very little natural light. It feels like an after thought to place the cultural space in the most cost efficient location. Ideally the ~~city~~ cultural space should be ~~located~~ somewhere easily located by seniors and be part of the image of 105 Keefer. ~~The building should be~~

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

A lot of the changes seem very shallow and bare minimum. The increase sidewalk does nothing to recognize the importance of the memorial and the heritage of the site and community. The building looks very "cookie cutter," you can find similar looking buildings ~~the~~ around downtown. The design has done little to no homework as to what the location means to the community. This is obvious since there is little care of the memorial and the location of the cultural space.

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Development does not suit character
of neighbourhood.

What specific concerns do you have about this rezoning proposal?

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Everything

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建議書裡的十二層混合用途大樓包括:

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- 二樓有25 間非牟利機構經營的長者房屋
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- 大樓地積率7.04
- 二層地下停車場
- 大樓高35.1 米(115英尺)

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

It's clear that the community of Chinatown doesn't want this development, and that the ^{application} revisions have not been based on authentic consideration of feedback and consultation. A condo tower can go many places, but the historic and cultural richness of Chinatown ~~will never~~ is invaluable and not recoverable if lost.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- loss of Chinese cultural value of area (monument*)
- loss of important potential space for seniors + low income people
- increased rents and gentrification, pushing out historic occupants in favor of wealthy residents interested in trendy boutique living, ~~a bit off~~ without regard or valuing of history
- height of development
- insufficient social housing / affordable units / seniors space

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COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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The changes are minimal. Again we need to see intangible cultural heritage concerns addressed. They are not being addressed.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

An addition of neighbourhood sit criteria similar to that which is being applied around Oppenheimer Park may be appropriate.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

THIS SITE IS LOCATED WITHIN THE HEART OF CHINATOWN, ADJACENT TO THE SACRED AND WELL USED MEMORIAL PLAZA. THIS PROPOSAL IS INHERENTLY FLAWED AS IT IS A PRIVATE DEVELOPER THAT PRIORITIZES PROFIT OVER THE COMMUNITY, TURNING THE PLAZA INTO THE "FRONT YARD" OF THE DEVELOPMENT, AND THE MEMORIAL INTO A LAWN ORNAMENT. THIS MINDSET CAN BE SEEN IN THE LOCATION OF THE "SENIOR AMENITY" IN THE CENTER OF THE BUILDING, WITH NO ACCESS TO LIGHT AND PUBLIC SIGHTLINES. THIS SITE NEEDS TO BE DEVELOPED BY A PUBLIC CONORTIUM WITH THE COMMUNITY AS THE NUMBER 1 PRIORITY.

What specific concerns do you have about this rezoning proposal?
對此更改土地用途申請，你有沒有具體的憂慮？

THE ARCHITECTURE IS SHALLOW, DOES NOTHING TO ADDRESS THE COMMUNITY CONCERNS IN REGARDS TO COMMUNAL AND PUBLICALLY ACCESSIBLE AMENITY SPACE, IN ADDRESSING THE HISTORY AND VALUE OF THE MEMORIAL ITSELF. THE CURRENT PROPOSAL PROPOSES TO REACT TO THE MEMORIAL WITH THE ENTRANCE OF THE DEVELOPMENT, HOW DOES THAT INFORM OR ADDRESS THE MEMORIAL? A SPACE OF REVERENCE AND CELEBRATION SHOULD NOT BE FLANKED BY A PRIVATE FOR PROFIT DEVELOPMENT THAT FURTHER EXACERBATES THE AFFORDABILITY PROBLEM THAT FACES THE AREA ALREADY.

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對此更改土地用途申請，你有沒有意見？

Does not suit ENVIRONMENT

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Height - Use !

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What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I am worried about the traffic in the lane.
s.22(1) [REDACTED] when during
weekdays where delivery trucks, garbage trucks
come numerous times in a day. Most of the time,
traffic can't get through when these trucks stop
and doing pick-up/delivery. I strongly suggest
to ~~to~~ change the building's parking entrance to
Columbia St.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Seems like the revisions to the rezoning application are purely superficial. I worry about ~~the~~ preserving the culturally significant area and it seems like this particular site, with its proximity to the Sun Yat-Sen Gardens and the memorial on Keefer and Columbia, is very important to the community and historically, and I believe it should be treated with the utmost respect.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- 25 senior's housing units is not enough. Should be 100% social housing.
- The building is too large and too high
- Needs to provide low-income housing
- Needs to provide community space, especially for seniors
- Needs to really listen to the community's needs and make more than just minor revisions in an attempt to appease.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am opposed to this development proposal and support the efforts of the community in their demand for affordable, social housing ~~for the~~ especially targeting seniors who are being pushed out of this historic community.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Continued gentrification of the community.

25 seniors social housing is inadequate and does little to address the affordability crisis in the city. Inappropriate use of a culturally sensitive area.

Project will displace a vulnerable population.

The community is opposed to this project. City Hall must listen and respond! and respect the elders and youth.

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱:

s.22(1)

Address 地址:

Postal Code 郵政編碼:

V8Z

E-mail Address 電郵:

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

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

建議書裡的十二層混合用途大樓包括：

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

it threatens to displace low income residents
+ is incongruent with the character
of chinatown

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- threat of displacement — Vancouver is in a housing crisis and ~~there~~ any development needs to prioritize low income residents — they should not be an after thought
- the community has vocalized opposition — we need to listen to the voices of those most impacted
- Chinatown is ~~located on a~~ ^a culturally sensitive area, and development should prioritize preserving its unique culture + heritage

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

The changes since the last open house
are minimal (although responsive
to community concerns)

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

more than the
↓ 25 currently
shown

I still believe ensuring (maximum)
access to low income units to seniors
and those who have + continue to
wish to live in this culturally rich
neighborhood. be PRIORITIZED over
MARKET Rental units.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

THAT THIS IS NOT A SUITABLE SITE FOR MARKET
CONDOS THIS SITE SHOULD BE USE FOR NON MARKET
HOUSING + CULTURAL ACTIVITIES ONLY

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

THAT THE SITE IS A KEY LOCATION IN CHINATOWN
AND DETERMINES SO MANY CHARACTERISTICS OF THE
NEIGHBOURHOOD

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am concerned about the amount of protest this development is receiving from Chinatown's residents. Chinatown was initially created due to white supremacy and anti-Chinese violence in the late 1800s, where white racists would refuse to sell property to Chinese immigrants, pushing them to the current Chinatown. Now, white supremacy is ^{again} pushing Chinese Canadians, often low-income, out of their neighbourhood. Chinatown is not to be erased and gentrified. It is ~~to~~ to be cherished by its residents and the Chinese community.

What specific concerns do you have about this rezoning proposal?
對此更改土地用途申請，你有沒有具體的憂慮？

The development is still majority "market" property. Chinatown is a heritage site for Chinese Canadians who have suffered and survived generations of anti-Chinese/Asian racism. Developments should not be primarily economically focused, and must be affordable for all low-income residents of Chinatown. They must be 100% social housing. This culturally sensitive site is unfit for such a capitalist, gentrifying, white supremacist building. You must convert this space to a community space or 100% social housing space.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

THIS IS NOT GOOD FOR CHINATOWN. IT WILL
LOOK LIKE A BIG BLOCK. WE NEED TO KEEP THE
CHARACTER AND HERITAGE OF THE NEIGHBORHOOD.
WE NEED TO CREATE A COMMUNITY. THIS WOULD
RESULT IN A NEGATIVE CHANGE FOR CHINATOWN.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

IT WAS TURNED DOWN ONCE AND THEY HAVE COME
BACK WITH VERY FEW AND INSIGNIFICANT
CHANGES TO THE ORIGINAL PROPOSAL! THIS IS
NOT AN ACCEPTABLE DEVELOPMENT FOR OUR
CHINATOWN — PRESERVE OUR HERITAGE

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The most immediate concern is the design of the building. has no consideration of the objective of heritage design. In fact it ~~is designed~~ with its design directly conflict to with the fundamental objective of revitalizing Chinatown through cultural preservation. It is no good.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The last ~~at~~ and bulk ~~entire~~ continues to be a big problem. It does not work. A complete redesign is a must. The current design is an insult on a highly important culturally significant site.

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- 25 seniors social housing units (second floor) operated by a non-profit housing provider
- commercial space (ground floor), including a seniors' cultural space
- floor space ratio (FSR) of 7.04
- two levels of underground parking; and
- a height of 35.1 m (115 ft)

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

建議書裡的十二層混合用途大樓包括：

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

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

The rezoning proposal, should be rejected.
because [historical area] must remain [historical]
forever. There is no consensus, no justification for rezoning.
However development proposals can be allowed
under historical area zoning

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

all proposals should not be considered as rezoning proposals
because zoning will ^{NOT} be allowed, [it will be reasonably opposed
all proposals are to be considered development proposals (by citizen)
under [historical area] zoning.

I support : in this historical area zone
increased residential density, increased height
but social housing units should at least equal to
market residential units
and seniors' cultural space should be "rent free"
for the life of this development

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

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s.22(1)

Address 地址:

Postal Code 郵政編碼:

V4N 1M5

E-mail Address 電郵:

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

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

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am opposed to Beedie's development of 105 Keefer
and its current rezoning application. It requires 100%
social housing at shelter rate or 30% of the DAS Income
first and foremost.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The lack of affordable housing, the impact and destruction
it will bring to Chinatown, and the current application is
unacceptable.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

s.22(1)

and I strongly oppose 105 Keefer. I feel it not only does it diminish the integrity of Chinatown but from a social standpoint it does not offer the ~~area~~ social support that its community members (like chinese seniors) are in need of.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I am worried this rezoning proposal will perpetuate Vancouver's affordability crisis, will economically displace Vancouver's most vulnerable citizens and will also be an in an inappropriate use of a culturally sensitive side.

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COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street 已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am opposed to this rezoning proposal for many reasons, incl. economic displacement of locals and the unaffordability for local residents

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

This site will ~~can~~ result ~~in~~ and aid in the ongoing displacement of Vancouver's most vulnerable citizens. This site is located on a culturally sensitive area. Vancouver's Chinatown is #2 on the National Trust for Canada Top 10 Most Endangered sites in 2016

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Culture is more important than condos. Protecting your community and listening to the marginalized voices around you is how community is sustained. This community is saying NO to this condo development.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Let people keep their culture, money shouldn't
always come first

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

NOT IMPRESSED

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

DENSITY, DOES NOT SUPPORT
the LOCAL CHINESE COMMUNITY!
DO NOT WANT THIS GOING FORWARD.

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- 大樓地積率7.04
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- 大樓高35.1米(115英尺)

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I have a lot of resentment. I personally feel that the development of the elderly is too fast to rely on this area of life with other business have a ~~great~~ big impact. The government often said to help Chinatown, but this is the facade, is not because each year with a lot of tax revenue than the government. I believe this is the focus.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The person living around this area, also business, traffic, TRADITIONAL CHINA TOWN become MIX TOWN No more Decoration

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COMMENT SHEET 意見書

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am against the rezoning project. It does not fit the overall culture, history and landscape of Chinatown. In the long run when more and more new condos are built it will displace a lot of the low income population else where. I worry for these population because they deserve a home. Build a alternative structure.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- ① Eye sore
- ② Does not benefit the community
- ③ No historical value
- ④ Only a limited number of unit for low income & seniors. More rejected
- ⑤ In history, Chinatown were a place for immigrants and developed further to a place to support low income families, vibrant culture and mental illness

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

- It doesn't suit the neighbourhood or meet the needs of the community
- the town planning needs to be specific for this area as it is so close to the last proposal - waste of taxpayer time and money.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- nature of project means that the neighbourhood would change for the worse - the people need to be able to live in the community and the emphasis is on - bigger better - in this city - not good!
- way to high and dense for an already ~~dense~~ ~~in a~~ over-stacked area
- why are the developers taking so much from our community.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I'm against the development and rezoning proposal

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I'm worried about the displacement of valuable population from the neighbourhood

This development contributes to displacement by rising rent rates and taking up too much space with market rate housing.

I'm not satisfied with "25% low to moderate income senior housing" what does that even mean??? We need more housing @ welfare rate!

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What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Strongly oppose this development.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this proposal.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- Does not give anything to the local community*
- Does not help the seniors in the area*
- Shows no engagement with history of the neighbourhood*
- Area needs social housing*

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this proposal. No more market development in Chinatown!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- That it does not fit in with the community context, and that it does not provide an appropriate number of housing units for seniors who are actively being displaced.
- Needs housing at welfare rate.

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱:

Address 地址:

Postal Code 郵政編碼: V5L 2J7

E-mail Address 電郵:

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

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

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

建議書裡的十二層混合用途大樓包括：

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

對此更改土地用途申請，你有沒有意見？

NO MARKET DEVELOPMENT ON THIS SITE →

BUILD 100% SOCIAL HOUSING. THE 'SOCIAL SPACE'

FOR SENIORS IS NOT ENOUGH. SENIORS NEED

AN AFFORDABLE PLACE TO LIVE -

SOCIAL MIX DOES NOT WORK -

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

UNITS ARE NOT AFFORDABLE FOR CURRENT

WINSTON & DOWNTOWN EASTSIDE RESIDENTS.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I do not support it.
I want to preserve Chinatown
and build a Chinatown Community
Centre for everyone to have a gathering
place. It has ~~been~~ to be non-profit.
More care should be given to seniors

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Save china towns culture!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I strongly approve this development.

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while I appreciate the improvements to the design and massing of the building, the displacement of seniors currently living in Chinatown on a fixed income is still not acceptable. The offer of social housing to low/moderate income seniors puts them at a disadvantage with respect to rent → it will be more expensive for them in the new development. And where will they go while the development

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

is being built? This development is not needed as it provides housing for people with

Address the diminishment of affordable housing in Chinatown and the DTES for vulnerable seniors before building more housing that is not affordable by Vancouverites.

moderate to high incomes, at the expense of people with limited access to affordable housing.

If you want a vibrant community, integrate low, mid, and high incomes in equal proportions. Retain the culture (this

building does not sufficiently retain the unique culture of Vancouver's early Chinese community) & Not all Chinese groups are the same! &

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you need to understand this if you want to truly develop a sustainable community.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

My greatest concern is the lack of senior + social housing units that will be included in this new Building. The City is doing a disservice to the chinatown community by putting a majority of the units as market units, which is essentially displacing local residents + pushing them out of the community they know.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- Place a priority on senior + social housing (HOUSING IS A HUMAN RIGHT!)
- Stop gentrifying the neighborhood! The culture of Chinatown is dying!
- Stop re-zoning + re-developing an already vibrant neighborhood
- Increase the communication between the Chinese speaking community + the city, be more transparent with the residents
- Stop catering to the money hungry developers. It pushes out locals.
- We need viable + affordable housing options - not market rate !!

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The proposal is an ill-advised move that legitimizes displacement by the city and pushes an agenda of development at the cost of human rights, cultural heritage, and respect for the neighbourhood and its people, specifically elders. The conditions of the rezoning reinforce the notion that capital interest supercedes the interest of housing as a basic right for all and establishes dangerous precedent.

What specific concerns do you have about this rezoning proposal?

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My concerns align with those of the Chinatown Concern Group, most specifically that 105 Keefer be built with 100% affordable housing for seniors. In addition, the building must include cultural amenities that honour the heritage of Chinatown and the Chinese Elders who live here, including multigenerational meeting spaces and the opportunity for the elders to decide what kind of commercial spaces they want and need. I also believe the planned building is too tall and disrupts the neighbourhood skyline and built environment.

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

建議書裡的十二層混合用途大樓包括：

- 三樓至十二樓有110間市場住宅單位
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- 大樓地積率7.04
- 二層地下停車場
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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I do not support!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- will make the Chinese historic buildings look insignificant. • too tall
- does not provide enough low-income/senior's units.

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Website 網址: vancouver.ca/105keefer

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
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City of Vancouver
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453 West 12th Avenue
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COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1) _____

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What are your general thoughts about this rezoning proposal?

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Changes made to the proposal, ~~and~~ ^{compared} to ~~the~~ ^{resident} demands and concerns, are incremental at best. Despite reducing the building height and other design changes, the proposed development remains unfit for the area, for architectural, ~~and~~ ^{economic} and cultural reasons. ~~Vancouver~~ The spirit of Chinatown resides in its (mostly senior and low-income) residents, not in a market-oriented development!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- The 25 senior social housing units are paltry compared to what the low-income residents need. They have demanded 100% affordable housing.
- The development will absolutely transform the character of Chinatown, not protect its heritage for its residents.
- Residents are opposed to this development and despite locklustre attempts at engagement, their demands have essentially been ignored.

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- improvement over previous proposals
- I feel the building still does not represent the area culturally.
- there is a reduction in family sized units

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- less housing stock for families make it difficult to build a family oriented community
- the area is culturally significant and this building still overshadows the surrounding area.
- subsidized rentals for low income and seniors needs to increased.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this rezoning proposal, it
endangers the heritage of Chinatown

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Contributes to ongoing
gentrification of the area

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

It will price out elder
Residents + negatively impact
the historical sense of the region
market prices are higher
+ sizes of houses smaller
than existing units

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

See above.

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Requires
Translation

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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NOT SENSITIVE ENOUGH FOR THE HISTORY AND CULTURAL ASPECT OF THE NEIGHBOURHOOD ALSO NEED TO ADDRESS SENIORS HOUSING STORAGE. ~~THE~~ CURRENT PROPOSAL IS NOT SETTING A GOOD EXAMPLE. JUST ANOTHER ~~REZ~~ DEVELOPMENT PROMOTING THE RUIN OF OXENATOWN.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

TOO BIG; TOO UGLY

WHAT "TRUE" CONTRIBUTIONS IS THIS PROPOSAL PUTTING FORTH? HONESTLY ~~WHAT~~ ^{WHAT} ARE THEY OTHER THAN UNAFFORDABLE HOUSING? ALSO, THE DESIGN IS HORRIBLE, NOT ENOUGH OBVIOUS DESIGN SHOWCASING TRADITIONAL ORIENTAL DESIGNS.

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- two levels of underground parking; and
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建議書裡的十二層混合用途大樓包括：

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

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose the rezoning of 105 Keefer St.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Community consultation and the needs of those who are directly affected by rezoning are not reflected in the rezoning proposal. Ongoing commitment to the well-being of the individuals + groups within the community should also be considered more directly.

There are 4x the number of market housing units as there are low-income seniors housing units. This does not reflect the

housing needs of the low-income senior population in Chinatown. This doesn't reflect the "spirit of Chinatown" as much as it seems to reduce seniors to an afterthought.

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Website 網址: vancouver.ca/105keefer

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
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COMMENT SHEET 意見書

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Unaffordable - (too) few affordable units

Economic displacement & dispersment of one of Vancouver's oldest communities

A Heritage Tragedy - Chinatown is so special historically

The density is way too high - Chinatown is already carrying its share of density compared to other neighbourhoods

Community living there is against this project

Wrong development for a very culturally sensitive area

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Change is inevitable. But this kind of change is so over the top bad - it should be completely thrown out.

Heritage matters, culture matters, affordability really matters, missing to an appropriate scale matters. Dollar profits to developers should be at the bottom of the list not at the top.

This must be rejected. Take to listen to all the concerns and remember what really makes a city liveable - community, affordability, stability, heritage.

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25 seniors housing suites compared to 110 market housing is not good enough. The physical and cultural balance will lean towards the rich and will alienate the few seniors that may take up residence.
I want to see Chinatown become a protected historical site.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Promoting and encouraging the cultural health and wellbeing of Chinese people living in and using Chinatown should be the of the highest priority of local, provincial and federal governments.

The project only serves to promote cultural appropriation and economic gentrification.

I oppose this rezoning proposal.

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The proposal doesn't match the character, historic significance, or economic demographic of the neighbourhood. It is a large visual departure from the brickwork, family-owned businesses. As a building that will be close proximity to several cultural and tourist landmarks such as the Sun Yat-sen Gardens and the Chinese Veterans' memorial, it should

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

reflect and fit in with its surroundings.

The proposal does not include enough units for low-income and senior citizens who make up the neighbourhood. Many of the current residents depend on being close to the businesses and community services provided in Chinatown, and developments like this proposal will displace them from this vital connection.

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I oppose this rezoning proposal for the following reasons:

- Market housing unaffordable for locals (\$900K penthouses are not appropriate)
- Its mass and bulk are unfit for the area - It's 3.5 x denser

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

& 4x taller than the avg building

- It will potentially economically displace low income locals and businesses in the area.
- It doesn't capture the spirit of Chinatown.
- It's form that follows finance.
- Unknown ~~con~~ rates for seniors housing.
- Significant reduction of family units.

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- stop condos
- 100% public owned
- gentrification is hurting the dtes
- community benefits proposed are too minimal
25 units paid for with a huge grant
by BC Housing is dollars better spent elsewhere

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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Generally, my concern with the rezoning is that every rezoning in Chinatown, the Hastings Corridor, the DTES, Strathcona, and the other neighborhoods identified in the recent DTES Development Plan, is a direct erosion of and compromise of the intentions and goals of that plan. In other words, it is a step backwards in terms of city planning and demonstrates

What specific concerns do you have about this rezoning proposal?

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lack of integrity in city planning & policy.

Rezoning and new developments necessitate the removal of older building stock, which are more likely to be affordable — a rare commodity in this city and are much needed. So, in pocket form: 1) generally unavailable to existing residents of the neighborhood, 2) an inappropriate use of a culturally sensitive site, 3) inappropriate density compared to its context, 4) demonstrated opposition by many local residents. Zoning is in place for a reason. Maintain integrity as a city.

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: S.22(1)

Address 地址: _____ Postal Code 郵政編碼: V6R

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

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

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

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

建議書裡的十二層混合用途大樓包括:

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I don't believe this proposal solves any issues imposed by creating this development. The building itself is not in keeping with the visual aesthetic of Chinatown, takes away from the serenity of the gardens and opens up the possibility for further rezoning and development in the area.

What specific concerns do you have about this rezoning proposal?

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

- ~~oppose~~ Oppose. Site is not appropriate both in size and mix. There needs to be more senior and family units.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- Not appropriate socio-economically for neighbourhood.
- Site has a lot of potential for capturing the intangible values of Chinatown.

We can make the economics work out
→ solve who and community will be on board

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I entirely oppose this project.

The scale & form are completely out of sync with the neighbourhood.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Our local culture and heritage are being exchanged for developers to reap enormous profits.

The public art /CACs are ill defined, a sop to the loss this project represents.

Un creative, ill-defined, and a representation of City Hall being completely captured by development interests.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose this rezoned rezoning application
by Merrick Architecture by Beedie Group.
I oppose it. I oppose ~~the~~ Beedie's
development proposal
* please make ^{chinatown} a protected historical
site.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- unaffordable for locals
- economic displacement
- lack of architectural merit
*** inappropriate use of culturally sensitive site
- bulk and mass unfit for area
- rejected by community
* please make chinatown a protected historical site

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

NO!

I strongly oppose this development for the lack of concern toward ^{celebration} community issues (i.e. seniors/affordable housing), preservation of historical space of YVR Chinatown. The rezoning still fails to consider the pressing need of the community, that is aging but also committed to celebrating its culture in a respectful or appropriate way.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

- unaffordable housing for local causing displacement from their homes - the place they've lived for years
- lack of consultation - concern for the Chinese community's needs
- appropriation of historical space for economic / commercial use
wrecklessly abandoning the Chinese Canadian ^{contribution} ~~contribution~~ to this country's history ~~with~~ architectural style of world.
- still lack of local housing!! ~~for~~
affordable seniors

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I am absolutely opposed to this project. It has been clearly rejected by community stakeholders and demonstrates disrespect to local residents. It will exacerbate gentrification + threaten an already vulnerable community. The city should immediately put a stop to this project in favor of culturally + historically sensitive community planning.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The building design does not fit the heritage architecture of the area. ~~It provides a~~ It goes against stated community preferences on building height (ie by Chinese Benevolent Association). It contributes to the gentrification that is already affecting many vulnerable residents, especially seniors, many with limited English abilities. This project must not be approved.

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- This is one of the last key heritage sites in Chinatown. As a shared cultural heritage
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Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

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

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

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- 大樓高35.1米(115英尺)

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I am ~~am~~ ^{strongly} ~~opposed~~ to the revised rezoning application. The revisions seem more like 'cosmetic changes' rather than thoughtful address of the issues raised earlier regarding the rezoning project. Furthermore, the rezoning project only serves to exacerbate the stratification that already exist to threaten an already vulnerable community currently living in Chinatown. I highly am in favor of stopping the rezoning project altogether.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The rezoning project will displace residents and the community indirectly but in SIGNIFICANT ways as housing prices escalate. Furthermore, it is hard to see how 25 social housing units would compare with the 110 market residential units, where 25 ^{social housing} units are squeezed into one floor and 110 units on 10 floors; this makes the provision of social housing almost 'insignificant' and 'patronizing'. Additionally, the building is structurally unpleasing and out-of-place as compared to the historical buildings around it. It adds nothing to a culturally and historical site in Vancouver, and may threaten to destroy this cultural site instead.

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
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COMMENT SHEET 意見書

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已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Still needed to scale back, around nine storeys
would be the most ideal.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Please respect the zoning by-law and follow it!

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？


In general I am pro development for a growing city such as Vancouver. As a resident and a person that works in the neighbourhood, I find the proposal to be intrusive. The proposal is ~~prohibited~~ and not community led. Merrick + Beedie are not of the community and it is reflected in the extremely ugly building. It's not architecture.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The size of the building is too large. It's not too tall. The neighbourhood (less the recent towers) is generally built on 25' and 33' lots. The bigger buildings like the garage on Keefer, ~~as~~ and ^{the} Pender are also intrusions. ~~Now~~ My major concern is that the city planning does not create conditions for community led development. ~~Instead~~ Instead the community spars with developers. There are better ways to build a city.

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提交您的意見書： It's for the city, but it's not from community. 

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Attempt to show a reduced proposal two times.

Still aggressive increase of both height & density.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Failed in disguising the aggressiveness of bulk
($\frac{1}{2}$ height) of development.

Not enough respect to the National Historic
Site Vancouver Chinatown and not consistent
with the Heritage theme & design.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I oppose it. Chinatown, my home, is a special historic area full of low income people. The building is ugly and big and in a really important public space of our neighbourhood.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Not affordable - more market development is pushing up rents and displacing longtime residents in Chinatown. It is big, ugly and will privatize an open space. We need only social housing, not more expensive condo towers. ^{heritage} I would like to see more value on improving what exists. This development does not fit at the proposed site. No! No! No!

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I oppose this rezoning proposal. I believe such a rezoning would disrupt the atmosphere of a unique and historical neighbourhood that is Chinatown. A Massive building in the heart of Chinatown breaks part of Vancouver's heritage.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

The market's prices are not accessible to Chinatown's resident and their families. I am afraid such a big amount of condos will raise the current Chinatown residents' rent, forcing people to leave. A lot of seniors have lived their whole life there and cannot live anywhere else (lack of Cantonese-speaking stores and community).

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Requires Translation

What specific concerns do you have about this rezoning proposal?

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Contact 聯絡: Yan Zeng, Rezoning Planner
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tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: s.22(1)

Address 地址:

Postal Code 郵政編碼: V3N 2R3

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- two levels of underground parking; and
- a height of 35.1 m (115 ft)

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

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What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

No,

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對此更改土地用途申請，你有沒有意見？

Support

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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對此更改土地用途申請，你有沒有意見？

I believe this building would be a great addition to this growing neighbourhood. More new & old businesses are moving in and I feel this provides much needed additional housing, including seniors/social housing.

The design seems to be thoughtful and go very well with the existing neighbourhood. This would be much better than that ugly old parking lot!!

No - just that these multiple open houses are I'm sure expensive and time consuming to put on. None.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

Looking forward to more housing options
in Chinatown. Also agree with
senior housing.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

Hope to see a ~~new~~ development
that the community agrees with.

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對此更改土地用途申請，你有沒有意見？

1 Support ✓

What specific concerns do you have about this rezoning proposal?

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日：2017年01月10日，下午5時到晚上8時

Name 名稱:

s.22(1)

Address 地址:

Postal Code 郵政編碼: V5S 2T5

E-mail Address 電郵:

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

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

1. SUPPORT IT

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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對此更改土地用途申請，你有沒有意見？

I SUPPORT IT

What specific concerns do you have about this rezoning proposal?

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

It's great for the area. No brainer!

Make Chinatown great again!

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

That it stays empty doing nothing

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I believe this project is a positive development for the community and should be approved for the betterment of the local people and community. This is a way for Chinatown to stay relevant and be able to attract business, people and investment into the community.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

My concerns are about having senior social housing available and I believe the plan put forward addresses those concerns.

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I support it.

What specific concerns do you have about this rezoning proposal?

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對此更改土地用途申請，你有沒有意見？

Requires Translation

I SUPPORT it

What specific concerns do you have about this rezoning proposal?

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I like the project

What specific concerns do you have about this rezoning proposal?

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tel: 604.871.6383

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

COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱:

Address 地址:

Postal Code 郵政編碼:

E-mail Address 電郵:

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

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

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

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

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I like it so much.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I agree

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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對此更改土地用途申請，你有沒有意見？

I strongly support the project

What specific concerns do you have about this rezoning proposal?

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Requires Translation

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V6A 0B4

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

GREAT PROJECT THAT SUPPORTS THE KENNEL AREA
AS WELL AS CHINATOWN. I FEEL THE DEVELOPER
IS DOING ITS PART IN PROVIDING SENIORS HOUSING
AS WELL AS A SPACE FOR LOCAL NPD'S AS WE
UNDERSTAND THIS TO BE A SIGNIFICANT CONCERN

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

I HAVE NO SPECIFIC CONCERNS.

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Requires
Translation

I SUPPORT IT

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

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What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

It is well suited for the area.

s.22(1)

s.22(1)

and on weekend walks the section between the viaducts and Cordova (going along Columbia) is always a safety and comfort concern. This project brings forward a very welcome and positive change to the neighbourhood by adding vibrancy at street level

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

along with a well-planned mix of market and non-market housing.

None. As a resident nearby and someone who enjoys the new restaurants and vibrancy in Chinatown this project, in my opinion, is long overdue. Further to that it is one step closer to improving the safety of the area by the addition of housing and retail.

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COMMENT SHEET 意見書

Revised Rezoning Application - 105 Keefer Street and 544 Columbia Street

已修訂的奇化街105號和哥倫比亞街544號更改土地用途申請

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

開放日，2017年01月10日，下午5時到晚上8時

Name 名稱: _____

Address 地址: _____

Postal Code 郵政編碼: _____

E-mail Address 電郵: _____

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

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

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

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

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

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

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

建議書裡的十二層混合用途大樓包括:

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

What are your general thoughts about this rezoning proposal?

對此更改土地用途申請，你有沒有意見？

I support the rezoning application.

What specific concerns do you have about this rezoning proposal?

對此更改土地用途申請，你有沒有具體的憂慮？

*No big concerns. More people will live in
Chinatown and bring real life to Chinatown.*

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Website 網址: vancouver.ca/105keeper

Contact 聯絡: Yan Zeng, Rezoning Planner
e-mail: yan.zeng@vancouver.ca
tel: 604.871.6383

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Requires
Translation

I SUPPORT IT

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