



# COALITION OF VANCOUVER NEIGHBOURHOODS

<http://coalitionvan.org>

February 26, 2017

City of Vancouver Council

Dear Mayor Gregor Robertson and Councillors,

**Re: 105 Keefer St. Rezoning Application**

The proposed rezoning for 105 Keefer Street, in the heart of Chinatown, presents many concerns for the Coalition of Vancouver Neighbourhoods. We cannot support this proposed rezoning application.

And we are not alone among neighbourhood and community groups who oppose the development. Over 1800 combined signatures opposing the proposals have been gathered to date. Past and current proposals have been rejected by Chinatown Heritage Area Planning Committee, Vancouver Chinatown Revitalization Committee and the Building Community Society of Greater Vancouver.

The first question which needs to be asked is why aren't we protecting our historic Chinatown district, and that doesn't mean just one token street. This is one of the largest Chinatowns in North America, a truly unique district with its own distinct flavour and character. It is one of the elements that make Vancouver unique in the world.

And if we are trying to conserve this district with its flavour and character for future generations, while being realistic in a desire to blend it into a future coexistence with a changing city, what is this proposed building doing to help us achieve these goals? We would say, 'very little, if anything'. It has been criticized for the following:

- The proposed units will not be affordable to those in the community who are being displaced, who are most in need.
- It will by its nature, promote additional loss of affordability in the community, displacing vulnerable citizens and the affordable, culturally appropriate businesses they depend on.
- Lack of any architectural detail, texture or character that would tie it to its location as a part of Chinatown.
- Shows a total lack of respect for its site adjacent to culturally important and significant elements such as the Dr. Sun YatSen Garden and the War Memorial.
- Its height is inappropriate to the site, and to the Chinatown district, and is another unfortunate example of an attempt to open up the area to tower development not in keeping with the character of Chinatown.
- Its massing is also much larger and denser than average buildings in the area.

We are also concerned that, despite these criticisms of the current and especially previous

proposals for this site, there continues to be very little change in the proposal revisions, other than slight adjustments that fail to address the major issues. For this reason, and giving full consideration to the above criticisms, we strongly advise Council **not to approve** the proposed rezoning application for 105 Keefer Street, and recommend further revisions to the proposal before further consideration is given.

Sincerely,

Larry Benge, Chair

labenge@telus.net 604-736-0190

On behalf of the Coalition of Vancouver Neighbourhoods

Contact: info@coalitionvan.org

### **Member Groups of the Coalition of Vancouver Neighbourhoods**

Arbutus Ridge Community Association  
Arbutus Ridge/ Kerrisdale/ Shaughnessy Visions  
Cedar Cottage Area Neighbours  
Chinatown Action Group  
Citygate Intertower Group  
Community Association of New Yaletown  
Crosstown Residents Association  
Downtown Eastside Neighbourhood Council  
Dunbar Residents Association  
False Creek Residents Association  
Grandview Woodland Area Council  
Granville Burrard Residents & Business Association  
Joyce Area Residents Association  
Kitsilano-Arbutus Residents Association  
Kits Point Residents Association  
Marpole Residents Coalition  
Norquay Residents  
NW Point Grey Home Owners Association  
Oakridge Langara Area Residents  
Ray-Cam  
Residents Association Mount Pleasant  
Riley Park/South Cambie Visions  
Shaughnessy Heights Property Owners Association  
Strathcona Residents Association  
Upper Kitsilano Residents Association  
West End Neighbours  
West Kitsilano Residents Association  
West Point Grey Residents Association