

Update:

105 Keefer Street Amended Submission to City of Vancouver

Keefer 街 105 號開發項目向溫哥華市政府提交了修正申請

July 14, 2017

Vancouver, British Columbia - Beedie Living has submitted an amended application for the 105 Keefer Street Chinatown project. This revised version responds to what we heard from City Council and the public over more than four years of community consultation and most recently the public hearing at City Hall.

卑詩省溫哥華市 - Beedie Living 公司對華埠 Keefer 街 105 號開發項目提交了修正申請。該修正版申請對在過去 4 年多在社區諮詢中獲得的，特別是在最近的市政廳公共聽證會上獲取的市政府的意見和大眾意見作出回應。

Beedie Living has been building homes in Vancouver for over 60 years and prides itself on sensitivity to the culture and heritage of the various communities that make up this city. We heard that the proposed building was too tall, so the new submission pursues a building in line with the current allowable building height at 90 feet (from 115), which does not require rezoning. The building has been further reduced to 70 feet along the Columbia Street elevation to respect views from Dr. Sun Yat Sen Garden.

Beedie Living 公司在溫哥華進行住宅建設已經超過了 60 多年，為公司一貫尊重溫哥華市各個社區的文化和歷史而引以為榮。公司聽取的意見反饋認為計劃建設的大廈太高，因此在新的申請中，建築高度將符合目前允許的建築高度的 90 英尺（原來計劃為 115 英尺，并沿哥伦比亚大街进一步减至 70 英尺。

In addition, the company pledges to work with the City and community members to provide important subsidized cultural ground-floor space and increased pedestrianization of the Chinatown Memorial Plaza that can marry the cultural, retail, and public realm. The space will be accessible for a multi-generational, multi-ethnic, and multi-lingual user-base with emphasis on seniors. There will be cultural space, retail services, and service infrastructure to encourage cultural and social activities, including small-scale retail and public festivals.

此外，公司承諾將與社區成員合作，將重要的地面層空間捐助作為文化空間，為唐人街紀念廣場增加更多行人專用區，兼具文化、零售和公共區域特色。該空間將向所有年齡層、種族和語言的使用人群開放，特別強調為年長者服務。空間內將會有文化空間、零售服務和服務設施，並鼓勵包括小型規模零售和公共節慶等在內的文化和社區活動。

Beedie Living will also re-imagine the exterior design to ensure that the character of the building is reflective of its context and rich heritage of the area. Beedie Living is committed

to working with the community to ensure that these goals are achieved successfully and with the highest level of sensitivity for this significant site.

Beedie Living 公司將重新設想外觀設計，確保大廈能體現其環境和周圍地區的豐富歷史。Beedie Living 公司承諾與社區合作，確保能成功地實現這些目標同時高度關注這塊重要土地的敏感性。

“We see the Keefer project as an important addition to Chinatown,” says Houtan Rafii, Vice President, Residential Development, Beedie Living. “We have been listening to the concerns people have expressed and sincerely appreciate every stakeholder who has collaborated with us towards the evolution of the proposal. We truly hope that this new proposal will reflect, as much as possible, the diverse perspectives we have heard.”

Beedie Living 公司負責住宅建設的副總裁 Houtan Rafii 說：“我們將 Keefer 項目視為華埠的新重要組成部分。我們一直以來聆聽大家意見，衷心的感謝每一名成員與我們合作，不斷改進項目計劃。真心的希望這份修正計劃能體現我們獲取的多種意見。”

The proposed development site is currently a long-term underused parking lot and former gas station. Beedie seeks to renew 105 Keefer Street with a mixed-use community-serving development.

該項發展地段曾經是一座加油站，目前被長期用作利用率不高的停車場。Beedie Living 希望將 105 號 Keefer 街改建成一個多種用途的社區服務項目。

The 105 Keefer Street project will be developed in accordance with policies from City of Vancouver, Chinatown Economic Revitalization Strategy, Historic Area HA-1A District Schedule, Chinatown HA-1A Design Guidelines, Chinatown Character and Advice to Developers and Architects, Chinatown Neighbourhood Plan, Downtown Eastside Local Area Plan, Chinatown Vision Directions, and the City of Vancouver View Protection Guidelines.

105 號 Keefer 街 項目的開發將符合溫哥華市政府的各種法規政策，其中包括：《華埠經濟復興策略》、《歷史區域 HA-1A 地區計劃》、《華埠 HA-1A 設計準則》《為開發商和設計師提出的華埠特色建議》、《華埠社區計劃》、《市中心東區地區計劃》、《華埠目標方向》及《溫哥華市風景保護指南》等。

Beedie Living is committed to its core principles of serving communities in a fair, honest, and community-oriented manner.

Beedie Living 將堅持其核心宗旨，即公平、誠實、並以社區為重心的開展業務，為其所在的社區服務。

More information will be available through the City of Vancouver in the coming weeks. Thank you.