



**URBAN DEVELOPMENT INSTITUTE – PACIFIC REGION**

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October 30, 2017

Development Permit Board  
City of Vancouver  
453 West 12th Ave  
Vancouver, BC V5Y 1V4

***Re: 105 Keefer Development Permit***

Dear Development Permit Board Members,

On behalf of the members of the Urban Development Institute (UDI) we respectfully ask the Development Permit Board (Board) approve the development application for 105 Keefer Street.

As you may be aware, it is a rare practice for UDI to support individual projects. We prefer to focus on the overarching planning policy and regulatory environment within which our members operate.

However, our members, and the thousands of individuals represented in all facets of development and building, are concerned that if this project does not proceed, it will undermine the integrity and reliability of the City's planning regime, not only in Chinatown but across the City.

The policy for this site, the HA-1A District schedule in the Historic Chinatown Area, was approved by Council in October 2012 after an extensive ten-year process including numerous consultations with local Chinatown stakeholders and residents.

The proposed development not only conforms with this policy and zoning, but also goes beyond with an additional amenity of a meeting space for Chinatown seniors. The project has received the unanimous support of the Urban Design Panel and has earned the support from the Development Permit Staff Committee with conditions outlined in their [report](#).

The policy for this site was carefully developed over many years with countless hours of staff and local stakeholder input. We believe it is critical these efforts be respected and the zoning for the site be upheld. Moving forward with anything less would seriously put into question the policies and

processes the City and the community rely on for well-planned development across the City.

It is time to proceed with this development as proposed, supported by existing, Council-adopted policy. Respectfully, we encourage the Board to use this opportunity to protect the integrity of the City's planning process by approving this development that meets or exceeds all of the objectives and requirements for the site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anne McMullin', with a stylized flourish at the end.

Anne McMullin  
President and CEO