
189 KEEFER STREET (COMPLETE APPLICATION)
DE415496 - ZONE HA-1A

GP/JMB/MS/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
D. Anderson Eng, Social Policy

Also Present:

G. Papers, Urban Design & Development Planning
J. Bosnjak, Development Services
Z. Jankovic, Heritage Group
M. So, Development Services
S. Lunn, Social Development
A. Law, Development Services
T. Chen, Development Services

APPLICANT:

Solterra Development Corp
Attention: Craig Marcyniuk
460 Fraserview Place
Vancouver, BC
V3M 6H4

PROPERTY OWNER:

Solterra Development Corp.
Attention: Craig Marcyniuk
460 Fraserview Place
Vancouver, BC
V3M 6H4

EXECUTIVE SUMMARY

- **Proposal:** To construct a 10 storey mixed-use building consisting of 2 storeys of commercial (CRU) and 8 storeys of residential uses (82 dwelling units) all over three levels of underground parking having vehicular access from the lane.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Processing Centre - Building comments

Appendix D Plans and Elevations

Appendix E Applicant's Design Rationale

Appendix F Minutes from the Chinatown Historic Area Planning Committee

Appendix G Minutes from the Vancouver Heritage Commission

● **Issues:**

1. Design refinements to better meet the HA-1A Chinatown Design Guidelines
2. Resolution of the lane ground floor to incorporate Engineering and Utility requirements with lane activation and design

- **Urban Design Panel: Support**

- **Chinatown Historic Area Planning Committee: Support**

- **Vancouver Heritage Commission: Support**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE415496 submitted, the plans and information forming a part thereof, thereby permitting the development to construct a 10 storey mixed-use building consisting of 2 storeys of commercial (CRU) and 8 storeys of residential uses (82 dwelling units) all over three levels of underground parking having vehicular access from the lane, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 Design development to improve compliance with the very detailed and specific Chinatown HA-1A Design Guidelines, in particular the following revisions:

- a) Continuation of brick material #10 across the entire west façade located below level 8, from the southwest corner to grid #3, and turn the corner back to the stair enclosure wall. Also use Brick #10 along the entire lower lane façade located below level 2;
- b) Simplification of parapets and associated details:
 - i. Delete the red brick piers located above level 9 on Main St, and located above level 8 on Keefer St. Recess the glass guardrail 1 ft to 2 ft from the exterior face; and
 - ii. Delete or change the wood trellis elements to a metal and glass treatment thereby maintaining consistency with the upper stories. At level 7 on Keefer St, return the piers at grids C & D as full boxes to maintain consistency with the floors below;
- c) Material integrity at balconies and brick returns:
 - i. Storage doors cut into the concrete and brick piers compromise the clarity of the guideline-mandated vertical expression;
 - ii. Delete doors shown at grids C, D 3, & 4 (shift doors to the interior); and
 - iii. Delete windows in the brick return halfway between grids E & F;
- d) Consideration of diverse materials other than painted concrete on the lower portions of the level 10 "roof deck" box, which will be visible from taller buildings in vicinity and is a very active roof garden design, deserving of diverse and quality finishes;

1.2 design development to improve lane safety and activation, and resolution of ground floor engineering and utility requirements (refer to Engineering Standard Conditions A.2.2 and A.2.5), in particular the following:

- a) Shift the 6 Class B Bicycle spaces to locations on Main and Keefer Streets, adjacent to the residential lobby and Commercial Retail Units (CRU's) they serve, and consistent with Engineering bicycle rack requirements;
- b) Replace that bicycle alcove with a straight wall, and if possible, and Commercial Retail Unit (CRU) window onto the lane. Consider adding a CRU door directly to the lane;
- c) Provide a letter from BC Hydro confirming the Mezzanine location of the transformer room is acceptable. Alternatively, incorporate a pad mounted transformer (PMT), and its required clearances, if ultimately required at grade, facing the lane and north off the corner as much as possible;
- d) North of Grid #3, continue the walls and overhead doors as a flush condition at 3.28 ft minimum as per Section 4.6.1 of the HA-1A District Schedule, and setback the wall of level 2 above to remove the covered overhang. Any doors required to swing toward the lane can swing into this 3.28 ft zone.

Note to Applicant: The intent of the HA-1A Guidelines 4.3.2(d) and its 3.28 ft (1 m) setback is to eliminate door alcoves and any covered recesses which become Crime Prevention through Environmental Design (CPTED) issues along the lanes.

- e) Add street-quality lighting fixtures along the lane and in all the recessed areas, including the ramp and loading bays; and
- f) Add a decorative metal treatment to the overhead doors to add pedestrian scale and interest along the lane as per Section 5.5.2 of the HA-1A Design Guidelines.

- 1.3 design development to improve the corner treatment and the clock tower, consistent with the Chinatown HA-1A Design Guidelines; and

Note to Applicant: Strengthen the clarity and quality of the corner elements, which justifiably mark a strategic crossroads in the Chinatown public realm, in particular the following:

- a) Replacement of the painted concrete of the corner with a quality, durable material such as stone, tile or thick metal, at least to the level 2 beltline. Consider the re-introduction of this material above in the tower elements above level 7. Consider emphasizing the corner more with a taller, distinct material beltline up to the level 2 guardrail height, wrapping the corner from level P5 to the brick on Keefer St;
- b) Consideration to carry the mass wall near the corner of Keefer St down to grade, in a material as described in Note "a" (see above), and change the corner column to a light corner storefront mullion, similar to the corner windows above. Consideration to delete the awkward fin above level 8 that continues this mass wall, and reduce the adjacent balcony and guardrail approximately to 6 ft along Main St; and
- c) Refinement of the clock tower design to shift its mass closer to the corner, reduce its height to approximately 132.0 ft elevation, and integrate more lively, durable and distinct materials other than all painted concrete. Consider replacing the clock elements with a more artful and colorful, sculptural feature, integrating subtle lighting, and perhaps themes relevant to the Chinatown cultural setting.

- 1.4 design development to improve the livability of units along the lane, where the residential lane setback is relaxed.

Note to Applicant: Since the site immediately west could redevelop with residential units near or at the lane (20 ft away), and to ensure the projects units are not compromised in that case, reconfigure the primary living/dining space of the 6 units at the southwest corner to be at least partially oriented to Keefer St.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• Technical Analysis:

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size ¹	-	-	82.00 ft x 119.93 ft
Site Area ¹	-	-	9,840 sq ft
Floor Area ²	-	-	Commercial 6,641 sq ft Residential <u>61,420 sq ft</u> Total 68,061 sq ft
FSR ²	-	-	Commercial 0.67 FSR Residential <u>6.25 FSR</u> Total 6.92 FSR
Balconies	-	-	Open 5,618 sq ft Total 5,618 sq ft
Rear Yard ³		Residential 3.28 ft 22.97 ft	Residential 0 ft 0 ft
Height ⁴	Overall 89.90 ft T/o Parapet 97.12 ft View Cone 107.41 ft	-	Top of Parapet Wall 94.04 ft Top of Elevator Machine Room 105.44 ft Top of Arch. Appurtenance(Clock) 105.32 ft
Parking ⁵	Commercial: 5 sp Small Car: 12 sp (25% max.)	Commercial: 4 sp Residential: <u>42 sp</u> Total 46 sp Disability Spaces: Commercial: 1 sp Residential: <u>4 sp</u> Total: 5 sp	Commercial Standard: 2 sp Small Car: 6 sp Disability: <u>0 sp</u> Sub-total 8 sp Residential Standard: 36 sp Small Car: 14 sp Disability: <u>2 sp</u> Sub-total 52 sp Overall Total 60 sp Small car spaces: (43%) 20 sp Disability spaces: 2 sp
Bicycle Parking ⁶	-	Class A Class B Retail: 1 sp 0 sp Residential: <u>101 sp</u> <u>6 sp</u> Total: 102 sp 6 sp	Class A Class B Retail: 1 sp 0 sp Residential: <u>101 sp</u> <u>6 sp</u> Total: 102 sp 6 sp
Loading ⁷	-	Class A Class B Retail: 0 sp 2 sp Residential: <u>0 sp</u> <u>0 sp</u> Total: 0 sp 2 sp	Class A Class B Retail: 0 sp 1 sp Residential: <u>0 sp</u> <u>0 sp</u> Total: 0 sp 1 sp
Unit Type	-	-	Studio: 35 units One-bedroom: 16 units Two-bedroom: 20 units Two-bedroom + den: 9 units Three-bedroom: <u>1 unit</u> Total: 81 units

- ¹ **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.
- ² **Note on Floor Area/FSR:** The computation of the floor area/FSR in the HA-1A zone does not have any requirements other than Section 4.7.1 pertaining to exterior wall exclusions. The figures provided in the table are for information purposes only. Current standard practices for other zones exclude the parking area as well the open balconies. Therefore these were excluded from the Floor Area calculation.
- ³ **Note on Rear Yard and Setback:** The zero setback for 7 levels at the lane corner is justified to better define the street wall massing along a primary commercial street in Chinatown, and to better activate the lane. Staff supports the zero setback at the lane/street corner and first 40 ft, which affords no problematic alcoves. Recommended Condition 1.4 seeks redesign of the remaining lane frontage to create flush overhead and exit door conditions. The top 2 levels are setback 8 to 11 ft. Staff also supports the relaxation of the rear yard setback for the residential components.
- ⁴ **Note on Height:** The height of the building is above the maximum permitted in the HA-1A District Schedule. The Development Permit Board may exclude building cornices and parapets to a maximum of 7.2 ft. The proposed clock tower does not exceed one-third of the width and does not cover 10 percent of the roof area as per Section 10.11.1(b) of the Zoning & Development By-law. Therefore the elevator machine room and clock tower may be excluded from the height calculations by the Director of Planning. The development is within the limits of the Main Street (#22) View Cone. The Director of Planning supports the proposed height.
- ⁵ **Note on Parking:** The proposed commercial parking is beyond the maximum permitted in the Parking Bylaw, and Standard Condition A.1.4 seeks a reduction to the total number of commercial parking spaces. Standard Condition 1.6 seeks a reduction in small car spaces to a maximum of 25%, as well Standard Condition A.1.5 seeks compliances with Section 4.8.4 - Disability Parking Spaces of the Parking By-law.
- ⁶ **Note on Bicycle:** Staff are requesting the applicant to move the Class B Bicycle spaces that are currently located at the rear of the site (facing the rear lane) to City Property. Refer to Recommended Condition 1.2(a) and Standard condition A.2.2.
- ⁷ **Note on Loading:** The proposed loading is deficient as required in the Parking By-law, Staff are seeking an alternative parking arrangement. See Standard Condition A.1.7.

• **Legal Description**

Lot: 8, 9 & 10
 Block: 15
 Plan: 196
 District Lot: 184

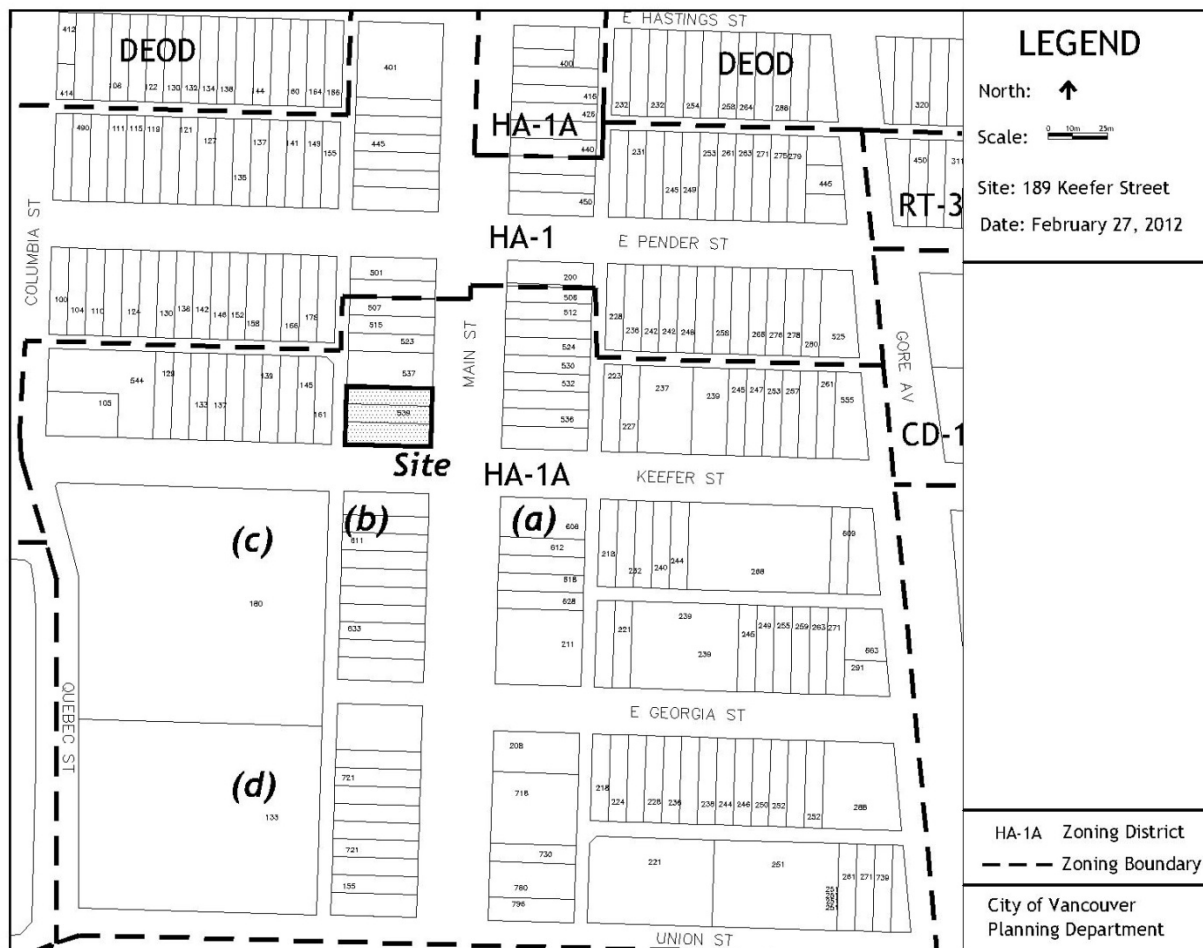
• **History of Application:**

12 01 27 Complete DE submitted
 12 03 21 Urban Design Panel
 12 03 13 Chinatown Historic Area Planning Committee
 12 03 26 Vancouver Heritage Commission
 12 04 04 Development Permit Staff Committee

• **Site:** The site is located on the north-west corner at the intersection of Main Street and Keefe Street. It is comprised of 3 legal lots with a combined site area of approximately 9,840 sq ft and has a combined frontage of 82 ft along Main Street. The site currently has an existing two storey commercial building on site.

• **Context:** Significant adjacent development includes:

- (a) 608 Main Street - HSBC Bank of Canada
- (b) 611 Main Street - a 17 storey mixed-use commercial / residential building (proposed under Rezoning)
- (c) 180 Keefe Street - Chinatown Parkade
- (d) 133 Union Street - BC Hydro and Power Authority



● **Background:**

This site is located in Chinatown South, HA-1A boundary, which allows a base maximum height of 90 ft and offers a maximum of 120 ft through a Rezoning process. It also is located within the Main Street Sub-area, which offers a maximum height of 150 ft through a Rezoning. The applicants examined both height options above 90 ft and elected not to pursue them or a Rezoning. They are still subject to the HA-1A District Schedule and HA-1A Chinatown Design Guidelines.

The existing buildings on the site are not heritage listed and are not deemed to be “character buildings” deserving of retention.

● **Applicable By-laws and Guidelines:**

1. HA-1A District Schedule
2. Chinatown HA-1A Design Guidelines
3. Chinatown Vision Directions
4. View Protection Guidelines

● **Response to Applicable By-laws and Guidelines:**

1. HA-1A District Schedule

The intent of the HA-1A is to encourage contemporary new development that is responsive to community’s established cultural and historic identity. The schedule permits a height of 90 ft (27.4 m) outright, with parapets and cornices within a 7.2 ft (2.2 m) to be excluded from height, provided that the proposal considers the bulk, location and overall design for the building and its effect on the site, surrounding buildings and streets.

The proposal complies with the District Schedule requirements, including the basic 90 ft height to highest parapet along all of Main Street, but has a 0 to 5 ft higher parapet along half of the sloping Keefer St elevation, below the 7.2 ft maximum relaxation the Development Permit Board (DPB) can permit. The clock tower feature (10 ft x 10 ft footprint) exceeds the 7.2 ft by another 6 ft; it is supportable as a vertical marker at this prominent intersection but staff supports a reduction of height closer to the 7.2 ft maximum (refer to Recommended Condition 1.3(c)). The height is relaxable under Section 10.11.1(f) in the General Regulations of the Zoning and Development By-law.

The Schedule required rear setback of 10.5 ft (3.2 m) is accomplished along half the rear or lane frontage, but staff supports a relaxation of this and the Schedule required residential setback to better define the building streetwall at the street corner (refer to Recommended Condition 1.4). The rear yard setback is relaxable under Section 5.1 of the HA-1A District Schedule.

2. Chinatown HA-1A Design Guidelines

New buildings should be designed in a contemporary architectural manner and should be respectful of the urban pattern of HA-1A Design Guidelines. It is critical that the planning and design of new developments contribute in achieving the Chinatown Vision Directions and enhancing Chinatown’s distinct sense of place. The objective is for new buildings to maintain streetwall continuity and reflect the fine grain streetwall pattern by responding to the context of the block.

The proposal is an excellent response to the majority and priority guidelines. It creates a consistent streetwall with a tall, continuous commercial ground floor, which is broken into

vertical proportions consistent with the guidelines. The wall composition also reinforces vertical modules, executed with diverse materials, scale and visual interest. The brick materials are welcome in Chinatown, but they need to be more consistently applied along the lane, and less painted concrete is desired, especially at the strategic corner; both of these concerns are addressed in the recommended conditions (refer to Recommended Condition 1.1). The guidelines seek an attractive and activated lane frontage; the condition addresses this, to the degree that mandatory access, loading, utility and other code requirements allow (refer to Recommended Condition 1.2).

3. Chinatown Vision Directions

Some of the key directions identified are:

- Residential and commercial mixture;
- Encourage affordable rental housing;
- Encourage market housing;
- Increase the sense of public safety and security; and
- Strengthen architectural, historic and cultural sense of place.

The proposal directly fulfills several aspects of the Vision, including: mixed uses, market housing, enhancing safety along streets and lanes, high quality and compatible architectural design. Recommended design conditions for the corner tower and landscape push the proposal to more fully incorporate the specific setting and reinforce cultural sense of place (refer to Recommended Condition 1.3 and Standard Condition A.1.17).

4. View Protection Guidelines

In 1989, City Council adopted a number of view cones to protect views and was reaffirmed in 2011. Three view cones pass over this site. Two of the view cones: Olympic Shipyard Pier (G1.1) and Olympic Plaza Stage (H1) are designated to protect the views from the north end of the Pier on the west side of the Southeast False Creek (SEFC) pedestrian Bridge and centre of the stage in Olympic Plaza in SEFC of the Grouse and North Shore Mountains, respectively. The other view cone, Main Street (22), is designated to protect the views of the North Shore Mountains from Main St at 6th Avenue.

Although three view cones overlay the site, the highest building element is approximately 2.09 ft below the lowest constraining view cone plane.

● Conclusion:

Staff supports the development with the recommended conditions in this report and believes the proposed design is a thoughtful and well-composed proposal that is very responsive to the intent and specifics of the relevant Chinatown Guidelines. The ground floor uses and design add transparency and activation to the two streets and the lane. With the design and material refinements described in the conditions, the project will define a strategic community corner with a high-quality and compatible architectural statement.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 21, 2012, and provided the following comments:

EVALUATION: SUPPORT (8-0)

- **Introduction:** Garry Papers, Development Planner, introduced the proposal for a project on Main Street at Keefer Street and located in Chinatown. The site is in the special sub area that allows heights up to 150 feet however the applicants have elected to stay with the base zoning that allows for a height up to 90 feet. The ground floor is largely commercial with services off the lane and will wrap the corner to activate the lane. There is a mezzanine above the commercial with eight levels of residential above for a total of 81 units. There are also three levels of underground parking. There are three levels of roof gardens; a small garden on the second level off the amenity space, on the third level on the northwest corner and an extensive roof garden on the top of the building with a elevator/stair override and small utility room to provide for urban agriculture support. The site is subject to the Chinatown HA-1A Design Guidelines. Mr. Papers summarized some of the guidelines that pertain to the site. He noted that staff feels there has been a thoughtful response to the Guidelines. The design expression is crisp and contemporary. Mr. Papers noted that the proposal will be reviewed by two heritage bodies (Chinatown Historic Area Planning Committee [CHAPC] and the Vancouver Heritage Commission) as well as the Development Permit Board. He added that CHAPC was enthusiastic in their support and felt it was a good response to the Guidelines. They did have some comments on materiality and some mixed comments on the clock tower feature. The proposal got unanimous support from the commission.

Advice from the Panel on this application is sought on the following:

- The extent of painted concrete facades in a heritage district, their color and the material continuity along the lane elevation and the visible party wall of the north elevation?
- The three dimensional resolution of the brick piers, trellises, privacy screens and other elements at the top of the 65-70 foot base?
- The composition, street scale and materiality (painted concrete) of the corner, and the clock tower as a minor, height exception, special feature?

Mr. Papers took questions from the Panel.

- **Applicant's Introductory Comments:** Foad Rafii, Architect, further described the proposal noting the Chinatown Guidelines are specific about dividing the elevations vertically to look like different buildings sitting side by side. They have used different materials to divide the building and as well after the seventh floor there is a setback and one at the eighth floor. They introduced lighter colours to the base and the top of the building to reduce the weight of the building. The amenity on the second floor has a garden which has been stepped back. At the top of the building two floors have been cut back on both the west and north side. Mr. Rafii said he thought that turning the brick onto the lane façade could be an issue with getting permission from the neighbour as they would need to be on their property to add the bricks. However with painted concrete they would be able to use scaffolding that wouldn't impact the property next door. He said they plan to use a compatible colour with the painted concrete that resembles the brick. Mr. Rafii said they have chosen colours that are a modern interpretation of the historical colours. He added that the balcony railings and detailing are simple and modern.

Jennifer Stamp, Landscape Architect described the landscape plans. She explained that in order to buffer the adjacent building wall from the amenity patio they have looked at putting a trellis along the building face to provide some screening. On the top floor they have tried to break it up into

several different rooms. There are plans for an outdoor kitchen area and lounge that is separated from the garden plots. As well a small children's play area and some lawn are proposed.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to match the painted concrete to the brick colour;
- Consider having the brick turn the corner into the lane façade;
- Consider adding more durable materials on the lane side;
- Design development for major improvement of the clock tower expression;
- Change corner building materials to brick below the clock tower;
- Remove the trellises from the upper floors and improve design.

- **Related Commentary:** The Panel supported the proposal and thought it was a handsome building.

The Panel thought the painted concrete was supportable but cautioned that the colour choice would have to be well done to match the brick material. They agreed that brick would be wasted on the side of the building if another building was developed next door. Several Panel members thought the brick should turn the corner on the lane to give it a more robust expression. A couple of Panel members said they liked the way the massing was broken up.

Several Panel members wanted to see some different materials on the lane side as it is an area for potential graffiti. They suggested the materials needed to be more durable although one Panel member suggested not using brick as it is harder to clean. Another Panel member suggested the applicant consider a mural or other public art on the side window as the area is prone to graffiti.

The Panel had mixed feelings about the clock tower. Several thought it could be a more dominate feature, while most of the Panel thought the setback didn't make sense. They wanted to see the clock tower expressed right down to grade. One Panel members suggested the applicant make sure the clock face fitted the Chinatown vernacular.

The Panel supported the landscaping with a couple of Panel members noting that deck 2 and 3 were in a shady location and suggested the applicant maximize the usability. Most of the Panel thought the trellises should be removed.

- **Applicant's Response:** Mr. Rafii thanked the Panel for their good comments. He said they would work on implementing as many of the ideas as possible. He noted that he can't recall any building where the brick turns the corner in Chinatown. He said they want the building to be more in keeping with what is already there. He agreed with the comments regarding the lane as they want those units to be liveable.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

This application includes a large amenity deck on the roof with urban agriculture garden plots, an outdoor seating area, and a children's play area. In addition there is a smaller amenity room and courtyard at Level One. New curbs and sidewalk will be installed as specified under the approved

Chinatown Public Realm Plan (refer to Standard Condition A.1.17). The Chinese Dragon pedestrian level light fixtures and the lamp standards will be retained (refer to Standard Condition A.1.16).

SOCIAL DEVELOPMENT

Play Area and Amenity Rooms

The proposed 10 storey building on this site includes 30 units with two or more bedrooms (37% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines is therefore applicable to the plans for this site.

Consistent with these guidelines, a multi-purpose amenity is provided on Level 2. Design development is required to the amenity room to include an accessible washroom, a kitchenette and storage closet (refer to Standard Condition A.1.21).

Also consistent with these guidelines, the roof deck on level 10 provides a well designed common amenity area with BBQ kitchen, outdoor dining areas, a fire pit and an area suitable for children's play activity, with a play hut, soft play surfaces (lawn) and creative landscape elements.

Urban Agriculture

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments. Consistent with these guidelines plans for 189 Keefer St includes garden plots on the roof garden and the necessary supporting infrastructure, such as a compost bin, and a potting bench. Design development is needed to confirm hose bib locations and to provide a tool storage closet or bin (refer to Standard Conditions A.1.19 and A.1.22).

PROCESSING CENTRE - BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

Two site signs were placed and verified on March 2, 2012. On the same day, March 2, 2012, 250 notification postcards and 8 e-mails were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website.

To date, no written responses have been received.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council. It also requires the Board to consider a by-law relaxation pursuant of Section 5.1 of the HA-1A District Schedule (Rear Yard and Setback).

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks relaxation of Section 5.2.5 of the Parking By-law for the number of Class B Loading spaces.

The Staff Committee supports the application, subject to the conditions contained in the report, and has concluded that the development has earned the requested discretionary increases to height as per Section 4.3.4 of the HA-1A District Schedule and Section 10.11.1(f) of the General Regulations. The Staff Committee is prepared to support a relaxation of the rear yard setbacks.

J. Greer
Chair, Development Permit Staff Committee

G. Papers
Senior Development Planner

J. Bosnjak
Project Coordinator

Project Facilitator: M. So

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Design Conditions

A.1.1 Design development of the small level 2 outdoor deck to improve their specific climate and shadow conditions functionality and place-specific design:

- level 2 deck: reduce trees and / or canopies to maximize sunlight, increase usable paving to support adjacent amenity functions, provide privacy screening to unit, and integrate shade tolerant plant species.
- level 10 deck: incorporate more playful, organic shapes and/or patterns, custom furnishings and play equipment; seriously consider plant species and design themes that reference Asian culture or other characteristics specific to Chinatown and this location;

A.1.2 consideration to add a window, overlooking the lane, from the south-west corner commercial retail unit (CRU);

Note to Applicant: The suggested window will improve the lane activation and provide greater safety on the lane.

Standard Technical Conditions

A.1.3 submission of a detailed elevation of the clock tower, as related to the existing grades on site;

A.1.4 compliance with Section 4.3.3 - Non-Dwelling Uses HA Districts Parking, of the Parking By-Law;

Note to Applicant: A maximum of 5 parking spaces are permitted for the non-dwelling uses for the proposed application.

A.1.5 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law;

Note to Applicant: A total of five disability parking spaces are required (four spaces for the residential and one for the commercial). Required disability parking spaces may be bonused and counted as two [2] parking spaces toward meeting the minimum parking requirement, as per Section 4.1.14 of the Parking By-law.

A.1.6 compliance with Section 4.1.7 - Number of Small Car Spaces, of the Parking By-law;

Note to Applicant: A maximum of 15 small car spaces are permitted for this application.

A.1.7 provision of a minimum of one (1) Class A loading space and one (1) Class B loading space in accordance with the Parking By-law;

A.1.8 details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- a minimum of 20 percent of the bicycle spaces to be secured via lockers;
 - a maximum of 30 percent of the bicycle spaces to be vertical spaces;
 - a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;
-

- notation (on the plans) that “construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law”;

A.1.9 confirmation that at least 20 percent of all off-street parking spaces will be available for charging of electric vehicles;

Note to Applicant: Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link: <http://vancouver.ca/sustainability/EVcharging.htm>

A.1.10 deletion of all references to the proposed signage, or notation on plans confirming that: “All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits”;

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building’s open space and the Public Realm;

A.1.12 an acoustical consultant’s report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.13 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design, based on the consultant’s recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);
- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and
- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.14 written confirmation is to be submitted that the notification signs on the site have been removed;

Standard Landscape Conditions

A.1.15 deletion of the following items from the Landscape Plans:

- the three trees from the inner courtyard on Level 1, as the light levels will not be high enough to sustain growth;
 - the roof trellis attached to the mechanical and elevator housing shown on page L4, but not illustrated on the architectural plans; and
-

- the notation of the 'movie screening wall' from the roof terrace plans on page L4 of the Landscape Plan;

A.1.16 illustration on the Landscape Plans of the locations of existing lamp standards and pedestrian level lights, with the added notation "Existing street lighting to be retained";

A.1.17 provision of a full public realm, including curb, sidewalk and special granite paving for the street tree surrounds;

Note to Applicant: Please add notation "Public realm in accordance with the approved Chinatown public realm treatment and to the satisfaction of the General Manager of Engineering".

A.1.18 provision of the following notations to be added to the Landscape Plan on Page L1:

- "Existing Driveway to be removed" for the existing curb cut and parking entrance on Keefer St; and
- "Existing street planter at the corner of Main St and Keefer St to be replaced with equal or better quality";

A.1.19 provision of a high efficiency irrigation system for all common areas, including the terraces and including the roof terrace. Hose bibs shall be provided for the urban agriculture garden plots designed for the roof terrace.

Note to Applicant: The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

Standard Social Development Conditions

A.1.21 design development to the amenity room on level 2 to include a kitchenette, storage closet, and an accessible washroom with diaper change table; and

A.1.22 design development to the roof garden to provide a tool storage closet or bin.

A.2 Standard Engineering Conditions

A.2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 8,9,10, Block 15, DL 196, Plan 184;

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services for the relocation of some or all of the Class B Bicycle parking spaces from their current location adjacent the lane to public property and be provided in a location to best serve the tenancies of the building;

Note to Applicant: A separate application to the General Manager of Engineering Services is required. Please contact Street Activities staff at 604-829-2036 for details and application forms.

A.2.3 arrangements are to be made to the satisfaction of the General Manager of Engineering Services for the adjustment of parking regulation signage on Keefer St as a result of changes to vehicular access;

A.2.4 deletion of the window ledges and other building projections shown encroaching over the east, south and west property lines as illustrated on pages A3-1 to A3-4;

A.2.5 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required;

Note to Applicant: Please submit a copy of the landscape plan directly to Engineering for review. Curb ramp areas do not get Chinatown paving pattern, must be standard broom finish scored concrete.

A.2.6 provision of design elevations at all entrances, to the satisfaction of the General Manager of Engineering Services;

A.2.7 provision of a canopy application to the General Manager of Engineering Services is required;

Note to Applicant: Canopies must be demountable and drain internally into the buildings drainage system.

A.2.8 provision of separate residential and commercial garbage storage areas;

Note to Applicant: The guidelines for residential use requires space for 3 - 5 ft x 8 ft bins and 7 recycle carts and for commercial uses 1 - 5 ft x 8 ft bin and 3 recycle carts. To respect the lane activation objectives, all garbage and recycling should be contained within the building. Revision to the internal space should be made to accommodate this.

A.2.9 provision of loading access to all commercial retail units from the loading bays;

A.2.10 provision of a cross section for the loading bay showing the vertical clearance;

A.2.11 compliance with the Parking and Loading Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- Provision of 20 ft ramp width at the lane entrance as 17 ft is shown;
- provision of a 5 ft (1.5 m) access corridor for disability space 16 located on levels P2 and P3; and
- provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints to be able to calculate slopes and cross falls. Provide elevations on sections drawings.

The slope of the ramp must not exceed 10% for the first 20 ft from the property line. Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information.

A.2.12 consideration of a 6 ft x 6 ft (1.8 mx1.8 m) corner cut at gridline E/P5 on P1 and P2 to reduce the pinch point created by full sized stalls 7 and 8;

A.2.13 provision of a standard Greenways bench on Keefer St to the satisfaction of the General Manager of Engineering Services;

A.2.14 written confirmation that all utilities will be underground, within private property and a pad mounted transformer is within private property is required. The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformer are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Please contact Bill Moloney at 604.873.7373 for further information.

Note to Applicant: Water entry room containing water meter must be located on either P1 level or level 1.

B.1 Standard Notes to Applicant

- B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 4, 2012. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.
- B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 5, 2012**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.
- B.2.5 In the event contamination is discovered during subsurface work, the following will be required:
- Environmental Soil Reports to be provided and forwarded to Environmental Protection for further review and comment;
-

- A Ministry of Environmental instrument of approval (Certificate of Compliance) to the applicable land use; and
- Submission for a Waste Discharge permit for dewatering activities for the project.

B.2.6 The site shall be maintained in a neat and tidy condition.

B.2.7 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at vancouver.ca/financegrowth. The next increase is scheduled for September 30, 2012; projects without a Building Permit in process will be charged at a higher rate. Additional information about the increase can be found at vancouver.ca/commsvcs/planning/infobul1.pdf.

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on February 21, 2012 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings submitted for the proposed Development Permit. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law #9419 and its amendments. A review of compliance with Subsection 3.2.5 ("Provisions for Firefighting") of the Building By-law has also been done.

1. *The area of the roof-top deck is large enough that its occupant load will potentially exceed 60 persons therefore a second means of egress will be required as per Sentences 3.3.1.3.(2) and (4) of the Building By-law. A second means of egress is also required since the travel distance to an egress doorway and the area of the deck exceed the limits for a single means of egress in Clause 3.3.1.5.(1).(c) and Tables 3.3.1.5.A and 3.3.1.5.B of the Building By-law.
 2. * The upper floor space within each of the 3 CRU suites facing Keefer Street exceeds 40% of the horizontal plane which separates this floor space from the main floor space below. i.e. this upper level of the Keefer St CRU suites will be reviewed as a storey rather than a mezzanine and must terminate at a vertical fire separation as per Sub-Clause 3.2.8.1.(1).(a), or, protected as per Sub-Clause 3.2.8.1.(1).(b) and Articles 3.2.8.3 to 3.2.8.9 of the Building By-law. The upper storey of the 3 CRU suites facing Keefer St must also be accessible as per Sentence 3.8.2.1.(1) of the Building By-law unless it can be demonstrated that it qualifies for exemption via Clause 3.8.2.1.(2).(b) of the Building By-law. It is noted that this storey is not currently proposed to be served by an elevator.
 3. The building shall comply with the Energy Utilization requirements of the Vancouver Building By-law No. 9419 and ASHRAE standard 91.1-2007.
 4. The enhanced accessibility requirements of Sentence 3.8.2.27.(4) apply to the residential occupancy. There are some suites entry door that do not have the required 1.5 ft (450 mm) clearances to the latched side as per Sub-Clause 3.8.2.27.(4).(f).(i). Washrooms in suites must have 2.62 ft (800 mm) clear opening width at doors plus 2.5 ft x 3.7 ft (750 mm x 1200 mm) clear space in front of water closets and sinks as per Clause 3.8.2.27.(4).(i). All common amenity rooms and spaces must also be accessible as per Clause 3.8.2.27.(4).(e) and have clearances and clear and level areas that comply with Clause 3.3.1.12.(10) of the Building By-law. This will be reviewed in detail at the Building Permit stage however a cursory review shows that not all amenity rooms comply with this 3.3.1.12.(10) nor do all residential suites comply with Clauses 3.8.2.27.(4).(f) or (i).
 5. If the level 2 residential storage locker room exceeds 1,614.5 sq ft (150 sq m) it must have a second separate means of egress as per Clause 3.3.1.5.(1).(d) and Table 3.3.1.5.B.
 6. The vestibules between the levels of the parking garage and the elevators that serve the residential floor levels above must comply with Sentences 3.3.5.4.(1) and 3.3.5.7.(3) of the Building By-law plus the vestibules must also comply with the security requirements of Sentence 3.3.6.7.(2) of the Building By-law.
 7. Exit exposure protection is required as per Sentences 3.2.3.13.(3) and (4) of the Building By-law where the ground level exterior exit door of the Northeast exit stairwell of the parking garage is exposed to a hazard from openings at the exterior walls of the adjacent Main Street
-

facing CRU where the openings are within 9.84 ft (3 m) horizontal distance and less than 16.4 ft (5 m) above the exit door from the parking garage, at an intersecting angle of less than 135 degrees.

8. At Level 1 there is an exit door that opens from a Westside stairwell in a manner that restricts the effective width of the means of egress at the west end of the rear public corridor serving the CRU suites to less than 2.5 ft (750 mm) in contravention of Sentence 3.3.1.23.(1) of the Building By-law.

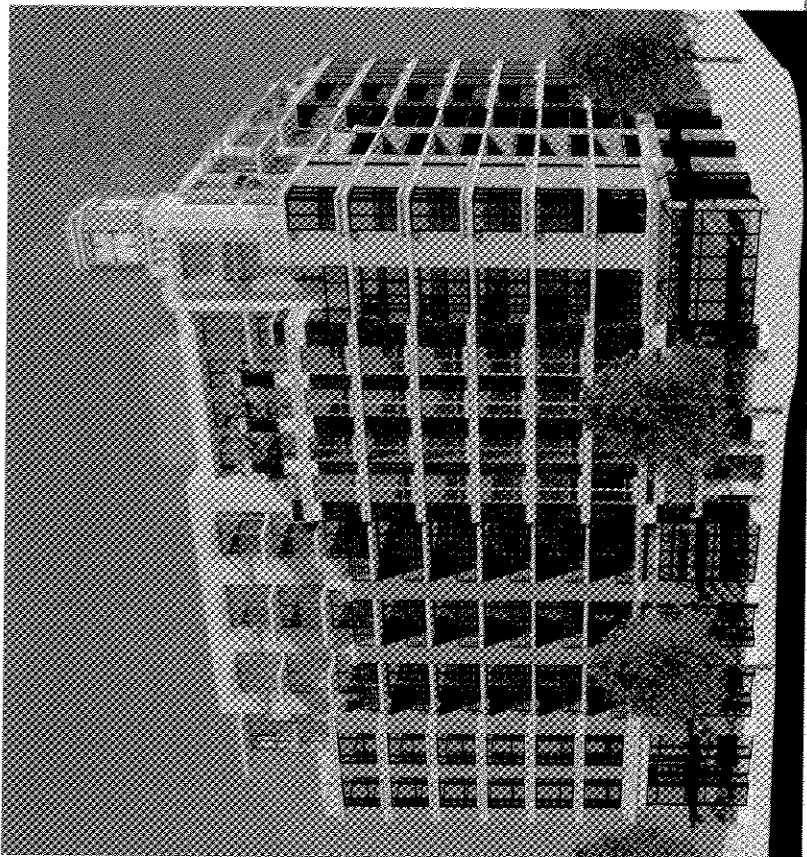
* Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

PROPOSED MIXED USE PROJECT

AT KEEFER & MAIN STREETS, VANCOUVER, B.C.



NORTH WEST PERSPECTIVE VIEW

RECEIVED
CITY OF VANCOUVER

JAN 27 2012

DE 415496

COMMUNITY SERVICES GROUP
DEVELOPMENT SERVICES

Appendix D ; page / of 36

D R A W I N G S L I S T

NO.	DATE	DESCRIPTION	BY
1	10/12/11	ISSUED FOR PERMITS	RAFI

ARCHITECTURE	
A.00	COVER & DRAWINGS LIST
A.01	CONCEPT & DESIGN RATIONALE
A.02	CONTEXT PLAN
A.03	CONTEXT PHOTOS
A.04	CONTEXT 3D
A.05	PERIMPOSE
A.06	STEREORAM
A.07	SHADOW ANALYSE
A.10	STEP PLAN
A.21	PARKING LEVEL P3
A.22	PARKING LEVEL P2
A.23	PARKING LEVEL P1
A.24	LEVEL 1 MARK
A.25	LEVEL 1 (MEZZANINE)
A.26	LEVEL 2
A.27	LEVEL 3
A.28	LEVELS 4-6
A.29	LEVELS 7-9
A.30	LEVEL 10
A.31	LEVEL 11
A.32	LEVEL 12
A.33	LEVEL 13
A.34	LEVEL 14 (MECHANICAL)
A.35	ROOF TOP ELEVATION
A.36	NORTH ELEVATION
A.37	WEST ELEVATION
A.38	EAST ELEVATION
A.39	SECTION A
A.40	SECTION B
A.41	BUILDING SECTION A
A.42	BUILDING SECTION B
A.43	UNIT PLANS
A.44	UNIT PLANS

LANDSCAPE	
L.1	LEVEL 1 - LANDSCAPE PLAN
L.2	LEVEL 2 - LANDSCAPE PLAN
L.3	LEVEL 3 - LANDSCAPE PLAN
L.4	ROOF TOP - LANDSCAPE PLAN

OWNER & CONSULTANTS LIST

OWNER SOLTERA GROUP OF COMPANIES G. NICOLE 460 FRASER VIEW PLACE VANCOUVER, B.C. TEL: 604-528-4010	DEVELOPER SOLTERA DEVELOPMENT CORP. PETER KREIN 460 FRASER VIEW PLACE VANCOUVER, B.C. TEL: 604-528-4010
ARCHITECT RAFI ARCHITECTS INC. FOAD RAFI SUITE 219, 1600 HOWE STREET VANCOUVER, B.C. TEL: 604-688-5655 FAX: 604-688-3522	LANDSCAPE ARCHITECT CURBANTE DESIGN LTD. PETER KREIN 109-1150 MARINE DRIVE VANCOUVER, B.C. TEL: 604-684-4611 FAX: 604-684-0577
LAND DEVELOPER UNDERHILL & UNDERHILL 823 DAVIDSON STREET VANCOUVER, B.C. TEL: 604-733-3384 FAX: 604-732-4709	

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1	10/12/11	ISSUED FOR PERMITS	RAFI

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Project:
**KEEFER & MAIN ST.
 VANCOUVER, B.C.**

Drawing No:

**COVER &
 DRAWINGS LIST**

Date:	DECEMBER 2011
Scale:	AS IS
Sheet No.:	00
Total Sheets:	0-0

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P R O J E C T D A T A

KEEFER & MAIN STREET COMMERCIAL & RESIDENTIAL DEVELOPMENT

PROJECT DATA:
 215 WEST MAIN STREET, VANCOUVER, BC
 GROUP 1 NEW RESIDENTIAL SERVICE PLAN #4
 104-11, 1407-9

REQUIREMENT	PROVIDED	REMARKS
REQUIREMENT 1: MINIMUM LOT AREA	1407.9	1407.9
REQUIREMENT 2: MINIMUM LOT WIDTH	30.0	30.0
REQUIREMENT 3: MINIMUM LOT DEPTH	45.0	45.0
REQUIREMENT 4: MINIMUM FRONT SETBACK	3.0	3.0
REQUIREMENT 5: MINIMUM SIDE SETBACK	1.0	1.0
REQUIREMENT 6: MINIMUM REAR SETBACK	1.0	1.0
REQUIREMENT 7: MINIMUM FRONT YARD GREEN SPACE	10%	10%
REQUIREMENT 8: MINIMUM SIDE YARD GREEN SPACE	10%	10%
REQUIREMENT 9: MINIMUM REAR YARD GREEN SPACE	10%	10%
REQUIREMENT 10: MINIMUM FRONT YARD TREE	1	1
REQUIREMENT 11: MINIMUM SIDE YARD TREE	1	1
REQUIREMENT 12: MINIMUM REAR YARD TREE	1	1
REQUIREMENT 13: MINIMUM FRONT YARD PERMEABLE PAVEMENT	10%	10%
REQUIREMENT 14: MINIMUM SIDE YARD PERMEABLE PAVEMENT	10%	10%
REQUIREMENT 15: MINIMUM REAR YARD PERMEABLE PAVEMENT	10%	10%

ITEM NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL	REMARKS
1	CONCRETE	100	100	10000	
2	STEEL	50	200	10000	
3	BRICK	1000	100	100000	
4	GLASS	200	500	100000	
5	PAINT	100	100	10000	
6	LABOUR	1000	100	100000	
7	PERMITS	1	10000	10000	
8	INSURANCE	1	10000	10000	
9	PROFESSORIAL FEES	1	10000	10000	
10	MARKETING	1	10000	10000	
11	CONTINGENCY	1	10000	10000	
12	TOTAL			350000	

ITEM NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL	REMARKS
1	CONCRETE	100	100	10000	
2	STEEL	50	200	10000	
3	BRICK	1000	100	100000	
4	GLASS	200	500	100000	
5	PAINT	100	100	10000	
6	LABOUR	1000	100	100000	
7	PERMITS	1	10000	10000	
8	INSURANCE	1	10000	10000	
9	PROFESSORIAL FEES	1	10000	10000	
10	MARKETING	1	10000	10000	
11	CONTINGENCY	1	10000	10000	
12	TOTAL			350000	

D E S I G N R A T I O N A L E

The project is located at the North-West corner of Main & Keefer Streets in Vancouver, Chinatown, in N.A.1.A District. The site is approximately 80x120 (120' along Keefer Street and 80' along Main Street), and slopes more than 6' from North-East to South-West.

The building design, in response to the guidelines, is a contemporary interpretation of the character of the buildings in Chinatown, to contribute to the "Chinatown Vision" and enhance Chinatown's distinct sense of place.

Without replicating the heritage facades, effort has been made to create a level of complexity and an engaging architectural expression, compatible with the heritage character of the area.

As the footprints of the site on both streets exceeds the smaller footprint of the buildings in the area, and to comply with the guidelines, the building is designed to feature a combination of narrower buildings, each with different details, but all within the same overall character of the area.

Although the overall height of the building, as per the guidelines, is 90 feet, the upper facade has setbacks at different elevations, to give the building a stepped appearance. The setbacks are achieved by a regular rhythm of planes, changes in window and vestibule street-level and ceiling. Both facades are articulated over the entire height into vertical bays with the maximum width of less than 25'. The building has an architecturally distinct ground floor, with a minimum height of 16', reinforcing the commercial character of the base. The "store front" base has turned into the lane to further enhance street level character at the corner of Keefer and the lane.

The principal facade, above the ground floor, have fenestration pattern, characterized by a symmetry of the elements within each building bay, and a repetitive pattern of the symmetrically arranged elements, both horizontally and vertically, from bay to bay, and from floor to floor.

Upper massing is designed to be visually subordinate to the principal facade. This has been achieved by upper floor setbacks, use of lighter colours and materials.

The West facade of the mass has been articulated with the introduction of generous windows and balconies, and setbacks of the northerly unit and the top 2 floors of the building.

To significantly upgrade the appearance of the lane, the store front has been turned into the lane from the corner C&B, and the garbage and recycling facilities have been pushed behind the loading area, with no direct frontage to the lane. This recessed in the lane will enable us to have adequate lighting from the soffit of these recesses.

The North wall of the property line has been designed with patterns and colours compatible with the East elevation, and the top floor has been setback from the property line.

The materials proposed for the project include 2 colours of brick, both compatible with the brick colours extensively used in Chinatown, along with a variety of finishes of concrete, including cast-in-place concrete, with metal and glass railing with contrasting colours. The materials include brick, concrete, metal and glass railing with contrasting colours. The materials include brick, concrete, metal and glass railing with contrasting colours. The materials include brick, concrete, metal and glass railing with contrasting colours.

NO.	DATE	REVISION
1	JAN 2012	ISSUED FOR PERMIT
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soltera
 GROUP OF COMPANIES

KEEPER & MAIN ST.
VANCOUVER, B.C.

Checked By: _____
 Date: _____
 Drawn By: _____
 Date: _____
 Scale: _____

PROJECT DATA & DESIGN RATIONALE

Date: DECEMBER 2011
 Time: 11:00
 Drawing No: _____
 Scale: _____
 Project No: _____
 Client: _____

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REVISIONS

No.	Date	Description	By
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RAFI ARCHITECTS INC.

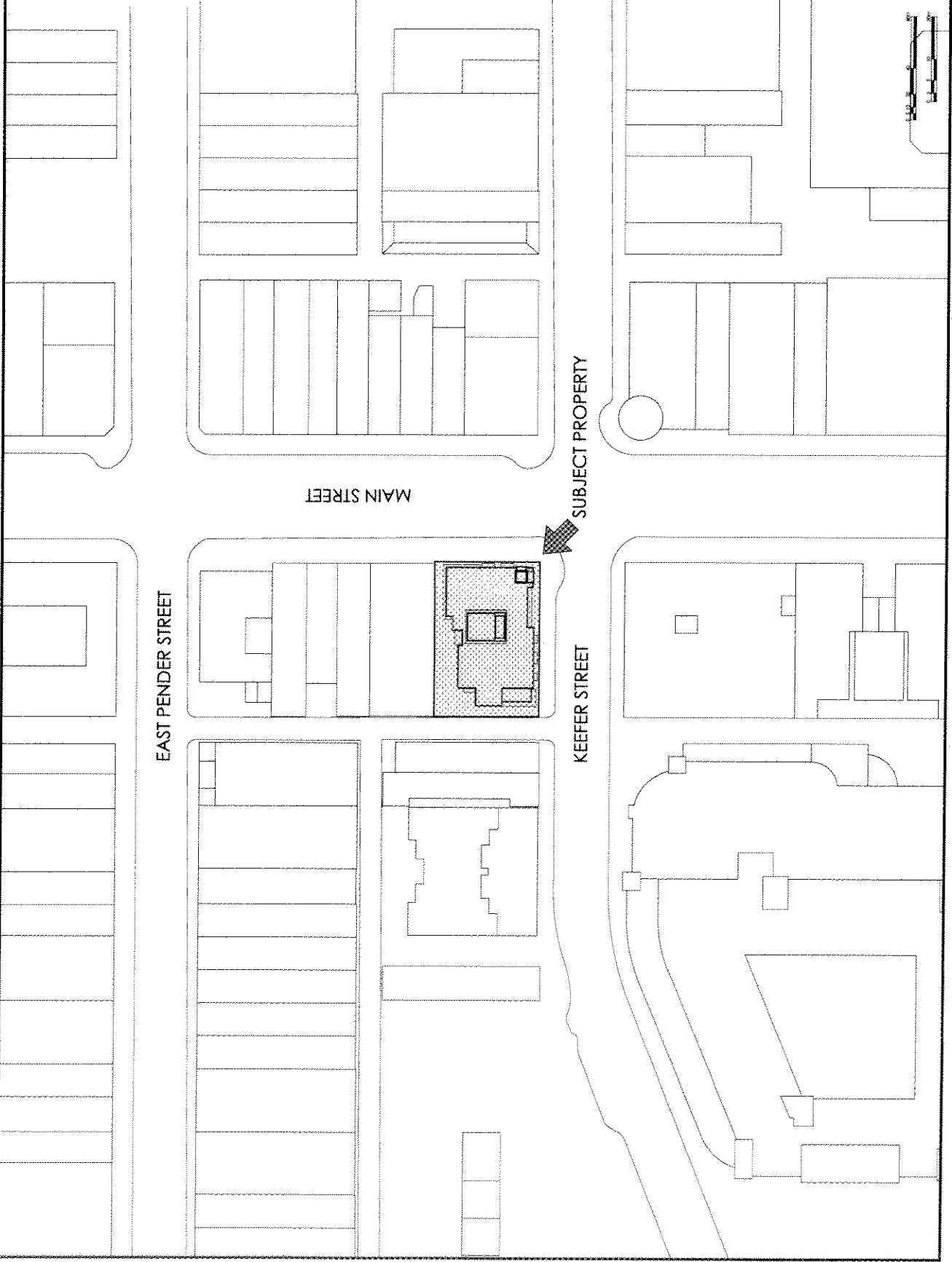
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604 688 3455
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**KEEPER & MAIN ST.
VANCOUVER, B.C.**

CONTEXT PLAN

DATE: DECEMBER 2013	PROJECT NO: 1100
DATE: 1/23/13	DRAWING NO: A-0-2
DATE: 1/23/13	SCALE: 1:100



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NO.	DATE	DESCRIPTION	BY
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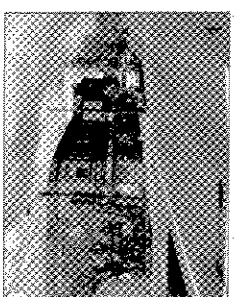
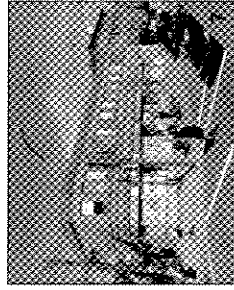
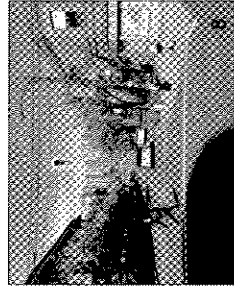
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Client: **solitera**
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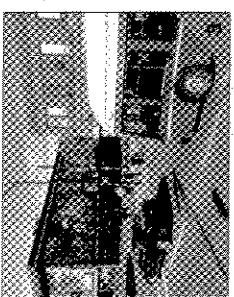
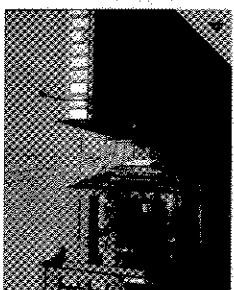
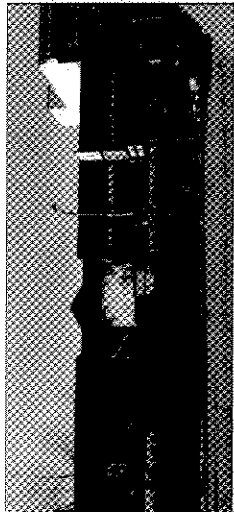
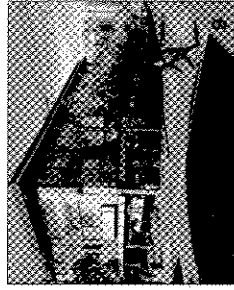
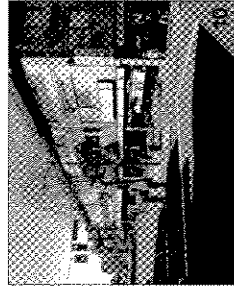
Project: **KEEPER & MAIN ST.
 VANCOUVER, B.C.**

Working Title: **CONTEXT PHOTOS**

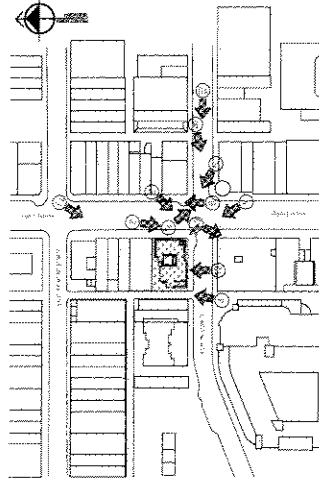
Issue No. 1	Issue Date DECEMBER 2011
Client S.L.E.	Project No. 0-3
Design No. N/A	Drawn By N/A
Checked By N/A	Plot Scale 300% (24" x 36" sheet)



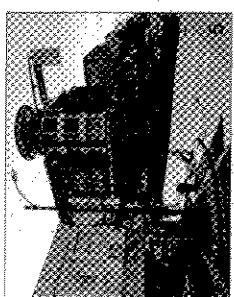
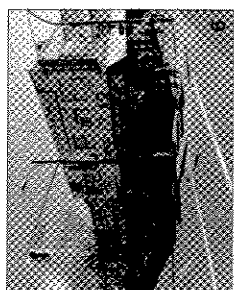
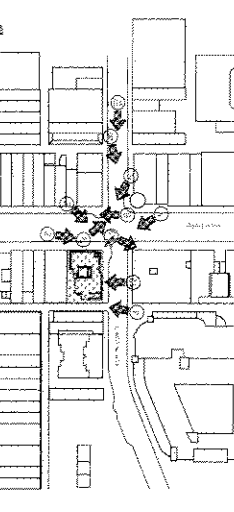
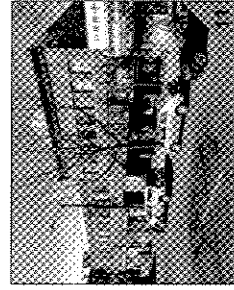
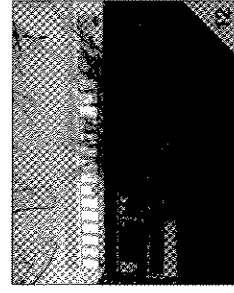
NEIGHBOURHOOD



NEIGHBOURHOOD



CONTEXT PHOTOS KEY MAP



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1	2013.08.27	ISSUE FOR PERMIT	JR

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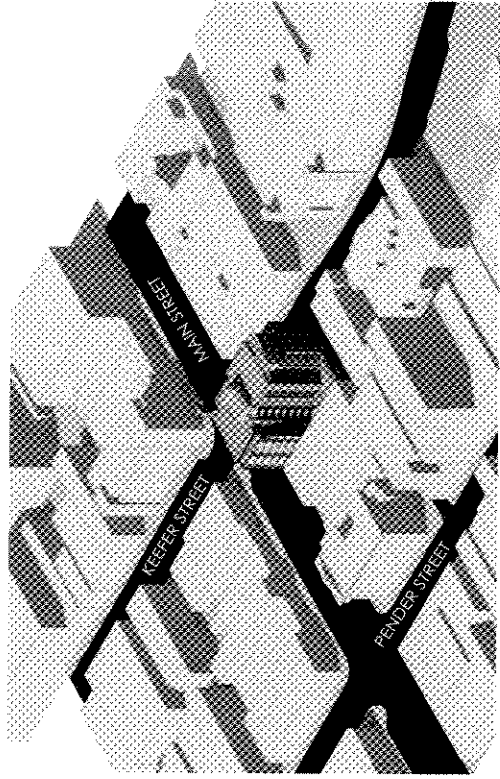
TEL: 604.688.3455
 604.688.3322
 info@rafi.ca
 rafi.ca
 SUITE ONE
 1600 HOWE ST.
 VANCOUVER BC
 V6Z 2J9 CANADA

Group of Companies
 soltera

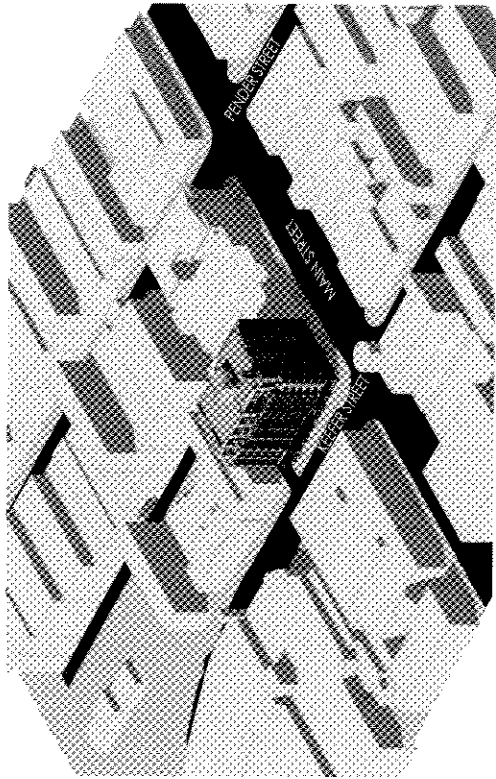
KEEPER & MAIN ST.
 VANCOUVER, B.C.

CONTEXT 3D

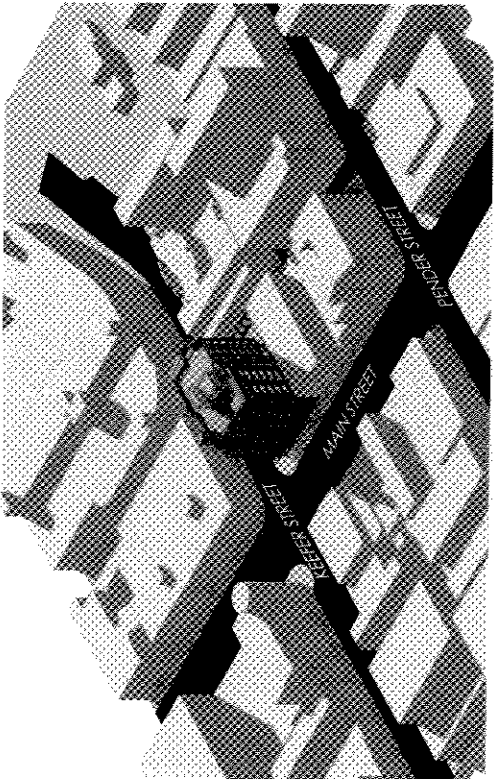
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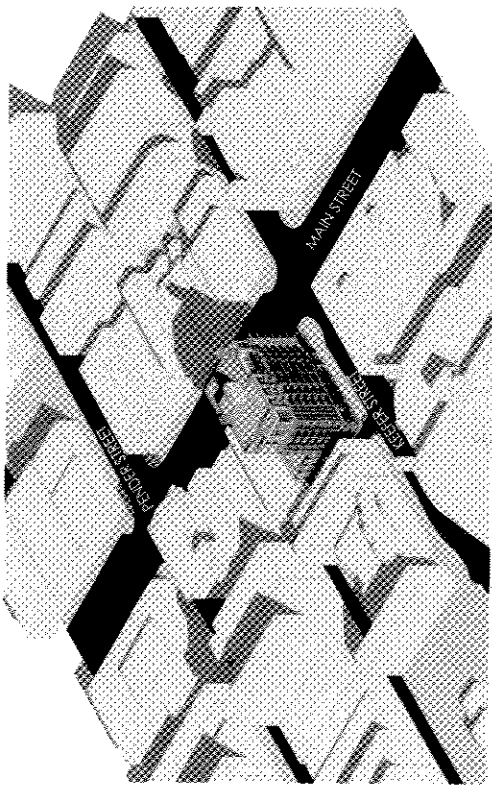
ISOMETRIC VIEW FROM THE NORTH WEST



ISOMETRIC VIEW FROM THE SOUTH EAST



ISOMETRIC VIEW FROM THE NORTH EAST



ISOMETRIC VIEW FROM THE SOUTH WEST

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 Suite 200
 Vancouver BC
 V6P 2E9 Canada

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 Group of Companies

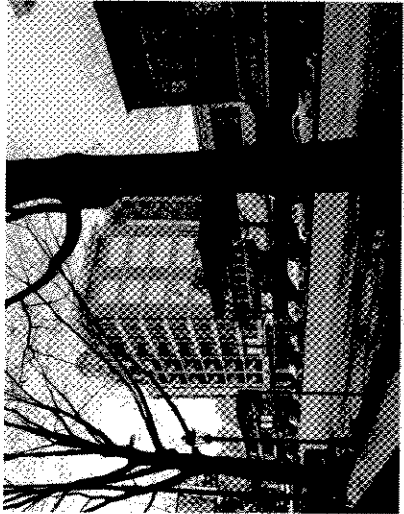
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Drawing Title: **CONTEXT SUPERIMPOSED**

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Sheet:	A
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Scale:	
Author:	
Checked:	
Approved:	



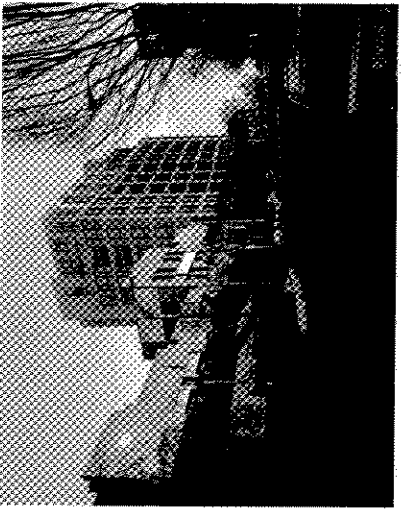
ORIGINAL VIEW FROM MAIN AND PENDER



SUPERIMPOSED RENDERING FROM MAIN AND PENDER



ORIGINAL VIEW FROM KEEFER
 (200' WEST FROM SITE)



SUPERIMPOSED RENDERING FROM KEEFER
 (200' WEST FROM SITE)



ORIGINAL VIEW FROM MAIN AND GEORGIA



SUPERIMPOSED RENDERING FROM MAIN AND GEORGIA

REVISIONS

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1608 HOWE ST.
VANCOUVER BC
V6Z 2T9 CANADA

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Group of Companies

Project:
**KEEPER & MAIN ST.
VANCOUVER, B.C.**

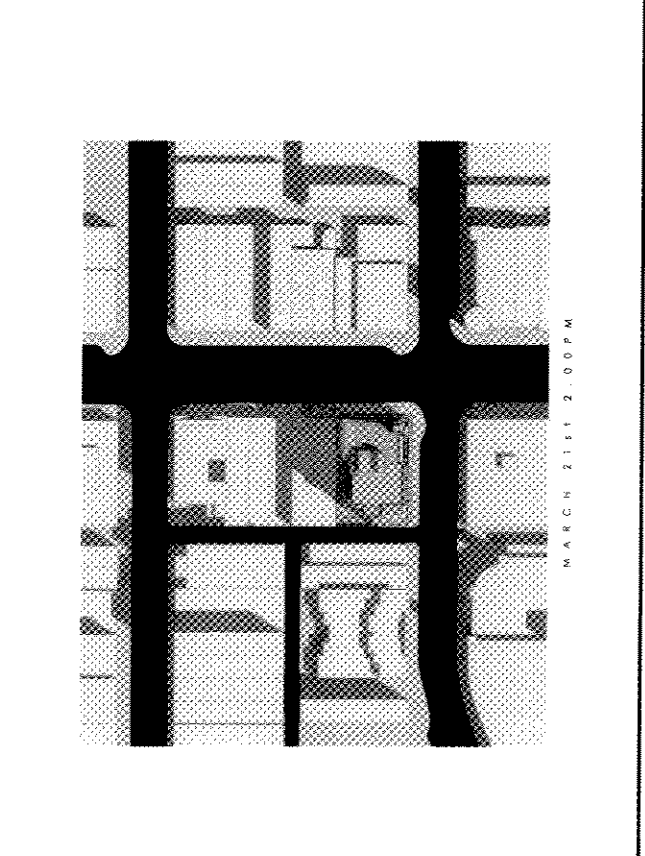
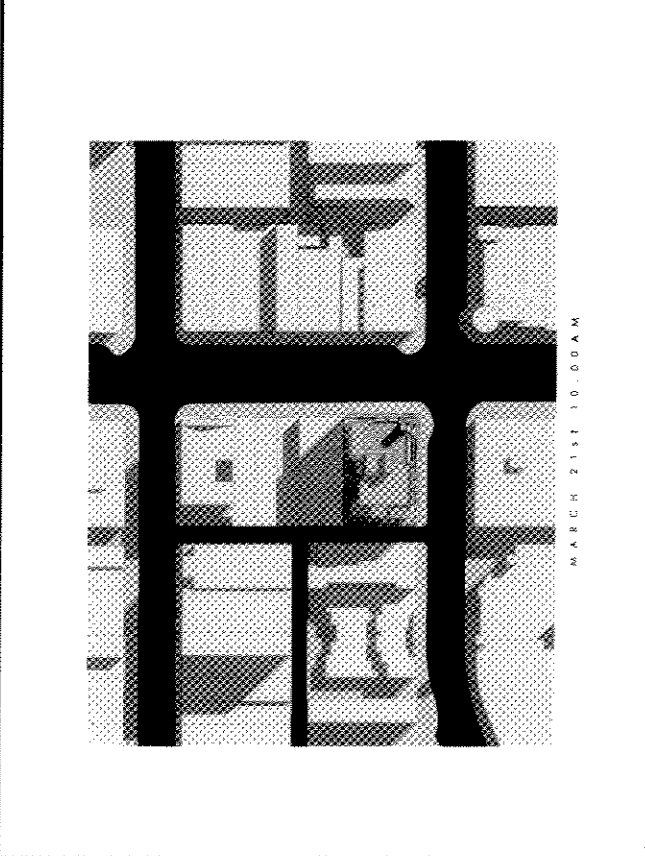
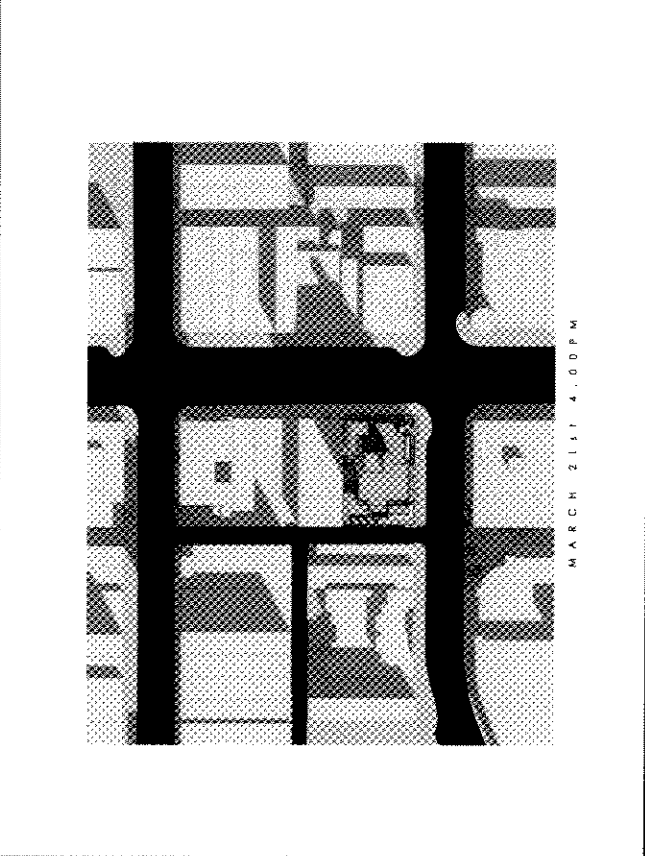
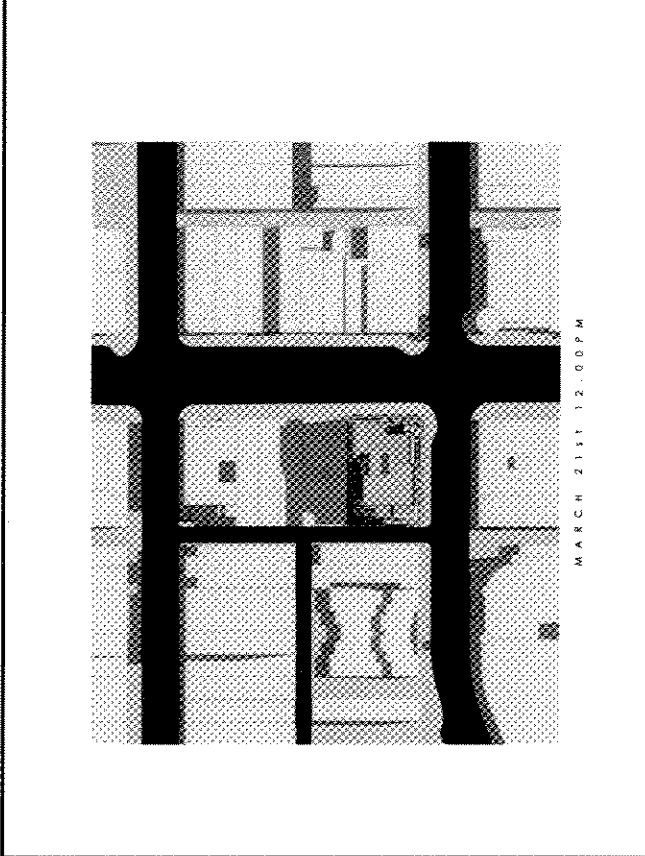
Shaded By:
SHADOW ANALYSIS

Issue No.	1/2011-07
Issue Date	15
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Issue No.	1/2011-07
Issue Date	15
File Name	S:\11-03\shadows\p1.rvt

DATE: **DECEMBER 2011**
TIME: **11:00**
SHADING: **YES**

A
0-7



Appendix 8 ; page 8 of 36

NO.	DATE	DESCRIPTION
1	JAN 23 2012	ISSUED FOR PERMIT

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604 488 3655
154
604 689 3322
rafi@rafiarchitects.com
www.rafiarchitects.com

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1400 KOWAT ST
VANCOUVER BC
V6Z 2J9 CANADA

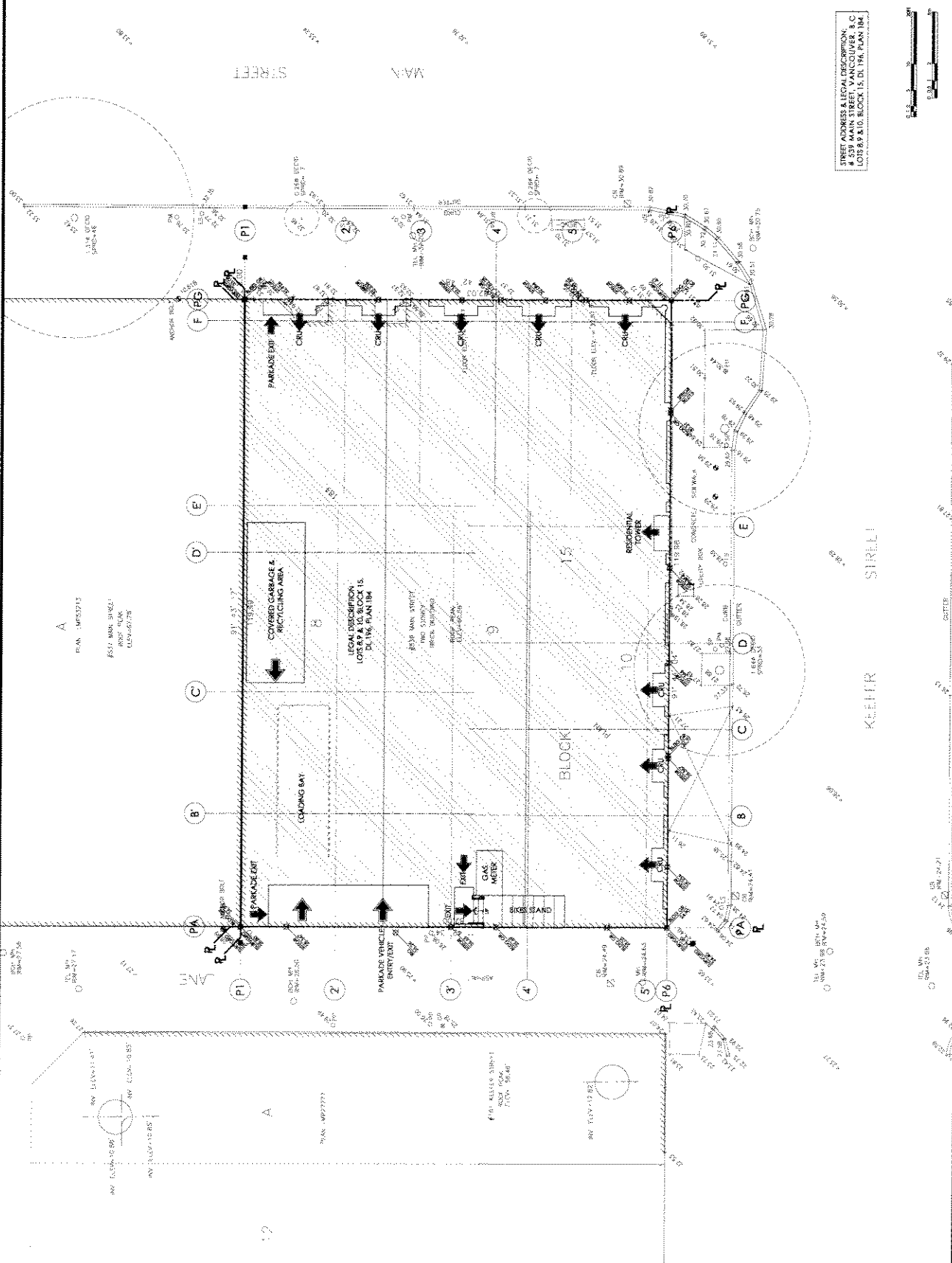
soltera
GROUP of COMPANIES

Client
**KEEFER & MAIN ST.
VANCOUVER, B.C.**

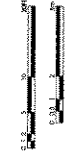
SITE PLAN

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DRAWING NO: 118-1107
SCALE: 1/8" = 1'-0"

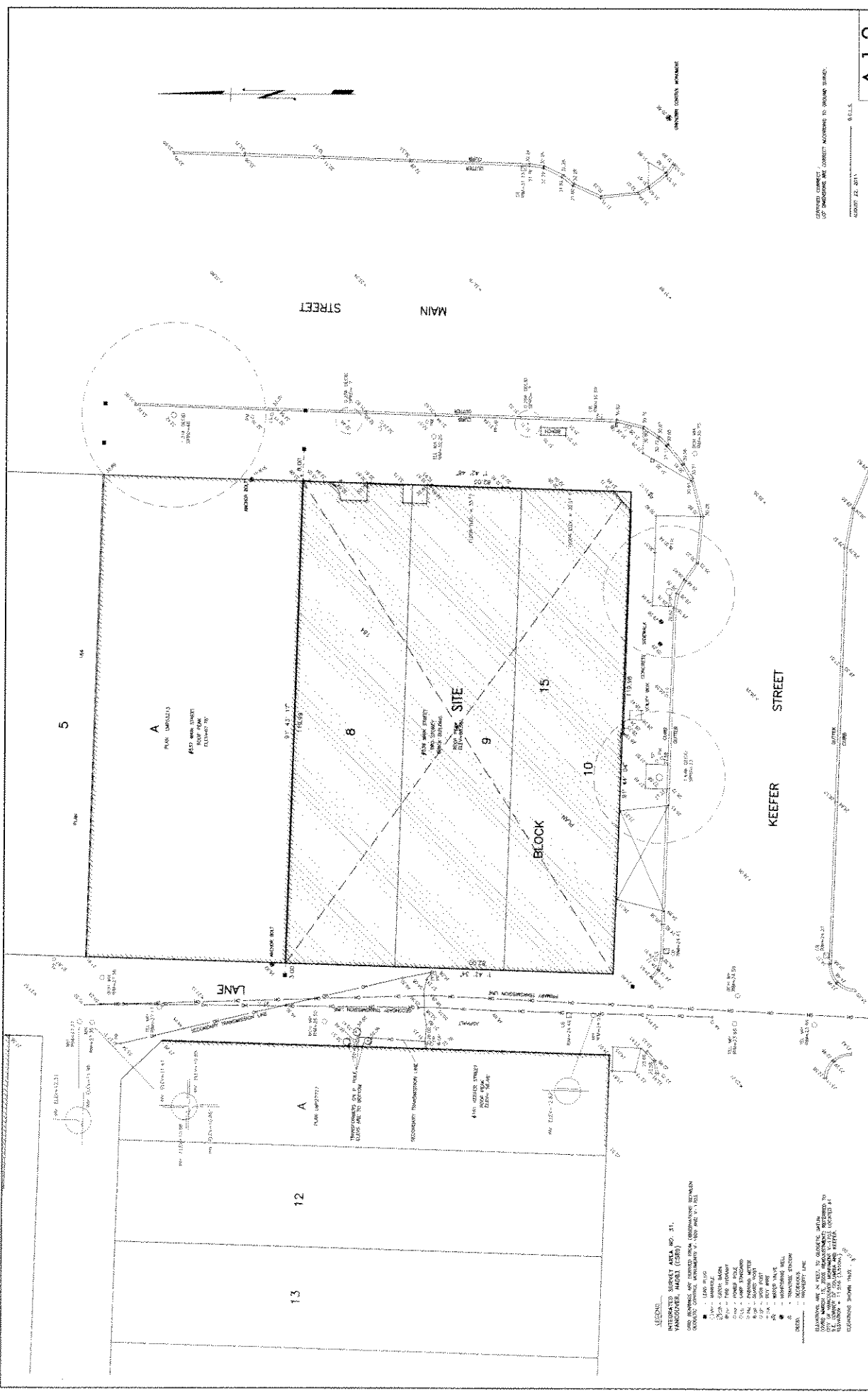
Sheet No. **A**
Total Sheets: **1-1**



STREET ADDRESS & LEGAL DESCRIPTION:
4 339 MAIN STREET, VANCOUVER, B.C.
LOT 15, BLOCK 15, THE PLAN 104



Appendix D ; page 9 of 36



DATE: 08/22/2011
 TIME: 11:11:35
 USER: J...
 PROJECT: ...

A1-2
 SHEET 1 OF 1

PLAN OF SURVEY OF LOTS 8, 9 AND 10,
 BLOCK 15, DL 196, PLAN 184
 COUNTY OF SOLTERRA DEVELOPMENT CORP.

UNDERHILL & UNDERHILL
 PROFESSIONAL LAND SURVEYORS
 2000 W. BROADWAY AVENUE
 SUITE 100
 SAN JOSE, CA 95128
 TEL: (408) 297-1000 FAX: (408) 297-1009
 WWW.U&U.SURVEYORS.COM

DATE: 08/22/2011
 TIME: 11:11:35
 USER: J...
 PROJECT: ...

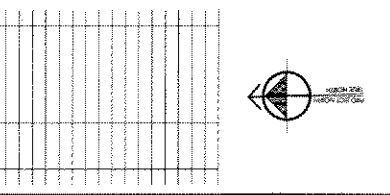
DATE: 08/22/2011
 TIME: 11:11:35
 USER: J...
 PROJECT: ...

DATE: 08/22/2011
 TIME: 11:11:35
 USER: J...
 PROJECT: ...

Appendix D; page 1001 of 36

NOT TO SCALE
 1 JAN 27 2011 10:00 AM (10:00 AM)
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NO.	DATE	DESCRIPTION	BY
1	JAN 27 2011	ISSUED FOR PERMIT	...



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 111
 604 686 3655
 604 686 3222
 1080 KOWE ST
 VANCOUVER BC
 V6Z 2J9 CANADA
 WWW.RAFIIAARCHITECTS.COM

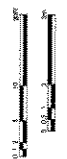
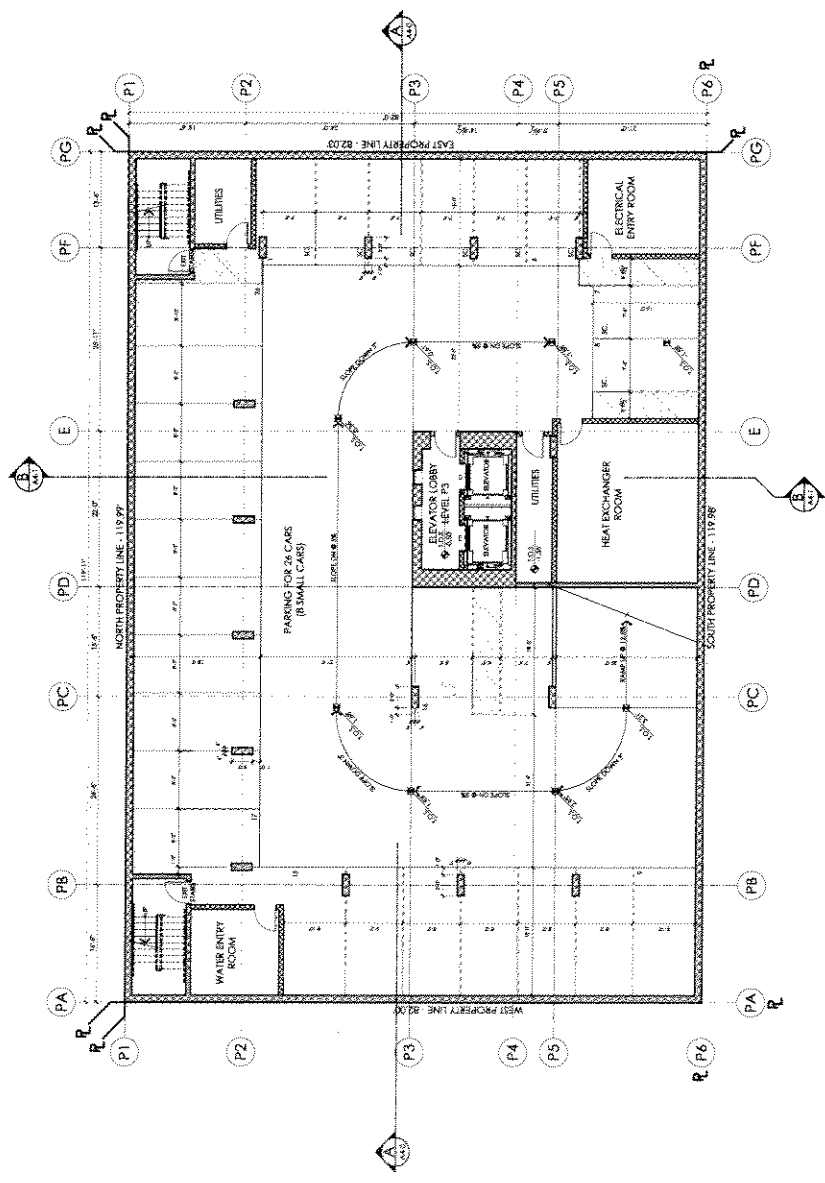
sotera
 Group of Companies

Project:
**KEEPER & MAIN ST.
 VANCOUVER, B.C.**

Drawing Title:
**PARKING LEVEL P3
 PLAN**

DATE: DECEMBER 2011	DRAWING NO.:
SCALE: 1/8"=1'-0"	PROJECT NO.:
DRAWN BY: SG	CHECKED BY:
DATE: 12/15/2011	PROJECT NAME:

**A
 2-1**



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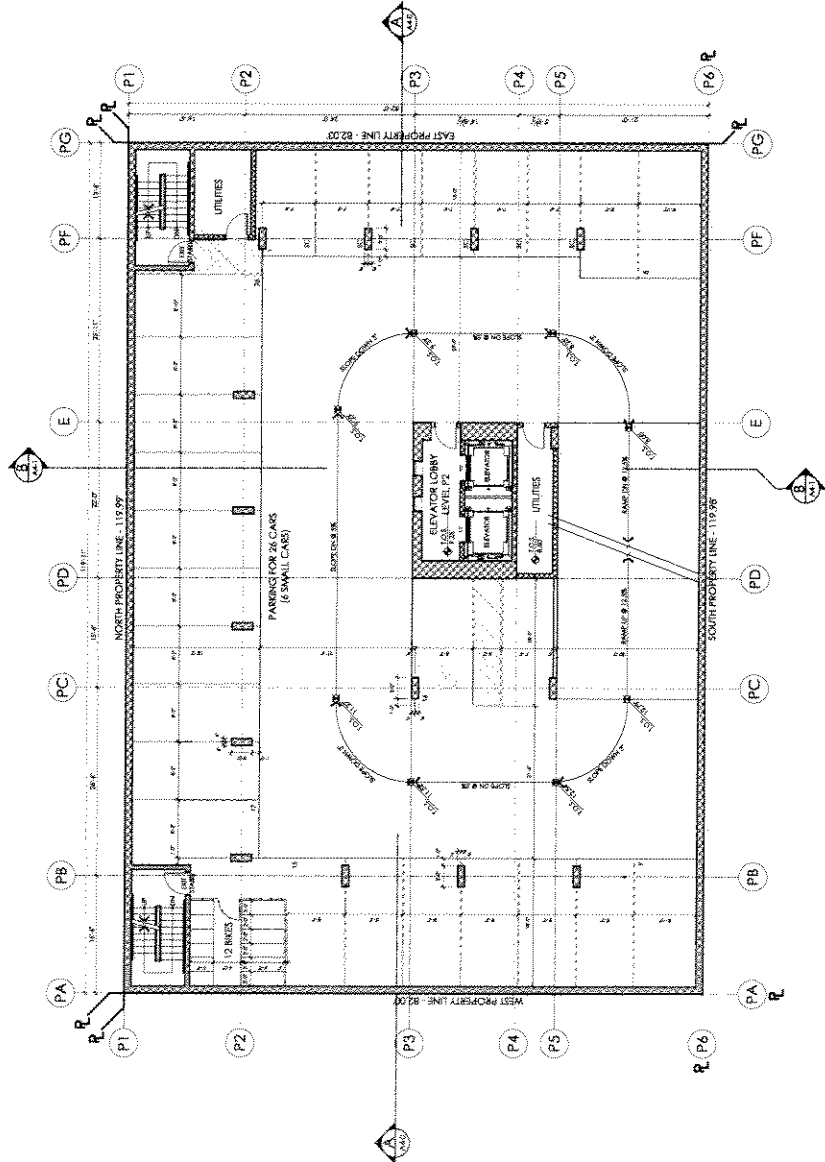
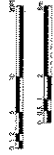
V.P.
604 488 3455
T.A.S.
604 689 3322
info@raffia.com
raffia.com
SUITE ONE
1430 HOWE ST
VANCOUVER BC
V6Z 1V7 CANADA

Client: **sofitera**
Group of Companies

Project: **KEEFER & MAIN ST.
VANCOUVER, B.C.**

Drawing Title: **PARKING LEVEL P2
PLAN**

DATE: DECEMBER 2011	THUMB NO.:
SCALE: 1/8" = 1'-0"	DRAWING NO.:
DATE: 1/27/11	BY: TD
SCALE: 1/8" = 1'-0"	PROJECT NO.:



Appendix D : page 12 of 36

NOTES:
 1. This plan is based on the site plan of the building and the site plan of the parking area. It is intended to show the location of the parking spaces and the location of the building. It is not intended to show the location of the building and the location of the parking spaces. It is not intended to show the location of the building and the location of the parking spaces.

NO.	DATE	DESCRIPTION	BY
1	1/1/2011	ISSUED FOR PERMIT	AS



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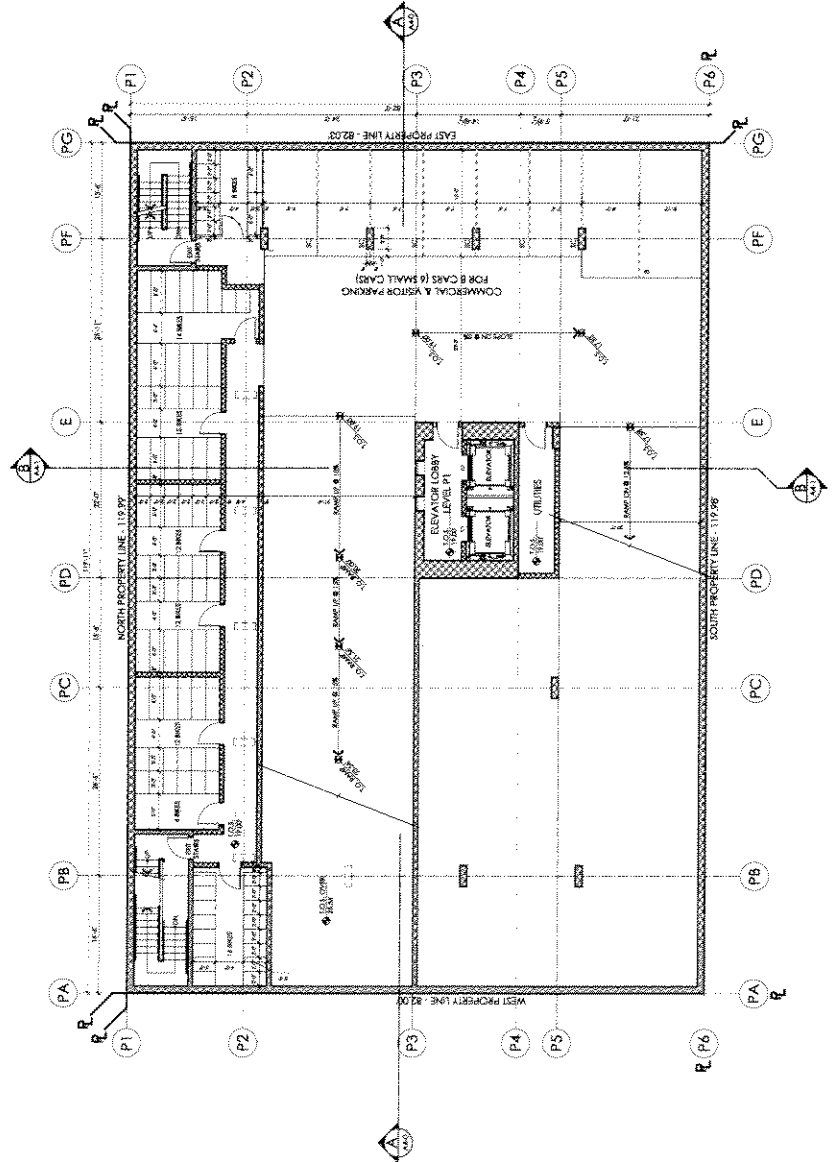
TEL: 604.688.3655
 FAX: 604.688.3222
 INFO@RAFIARCHITECTS.COM
 WWW.RAFIARCHITECTS.COM
 SUITE 101
 1400 HOWE ST.
 VANCOUVER BC
 V6Z 2V7 CANADA

softera
 Group of Companies

KEEPER & MAIN ST.
 VANCOUVER, B.C.

Drawing No:
**PARKING LEVEL P1
 PLAN**

DATE: OCTOBER 2011	PROJECT NO: 1100
SCALE: 1/8" = 1'-0"	PROJECT NO: 2-3
DATE: 1/1/2011	PROJECT NO: 2-3
SCALE: 1/8" = 1'-0"	PROJECT NO: 2-3



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 Suite 101
 Vancouver, BC
 V6Z 2P9 Canada

soltera
 Group of Companies

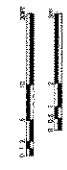
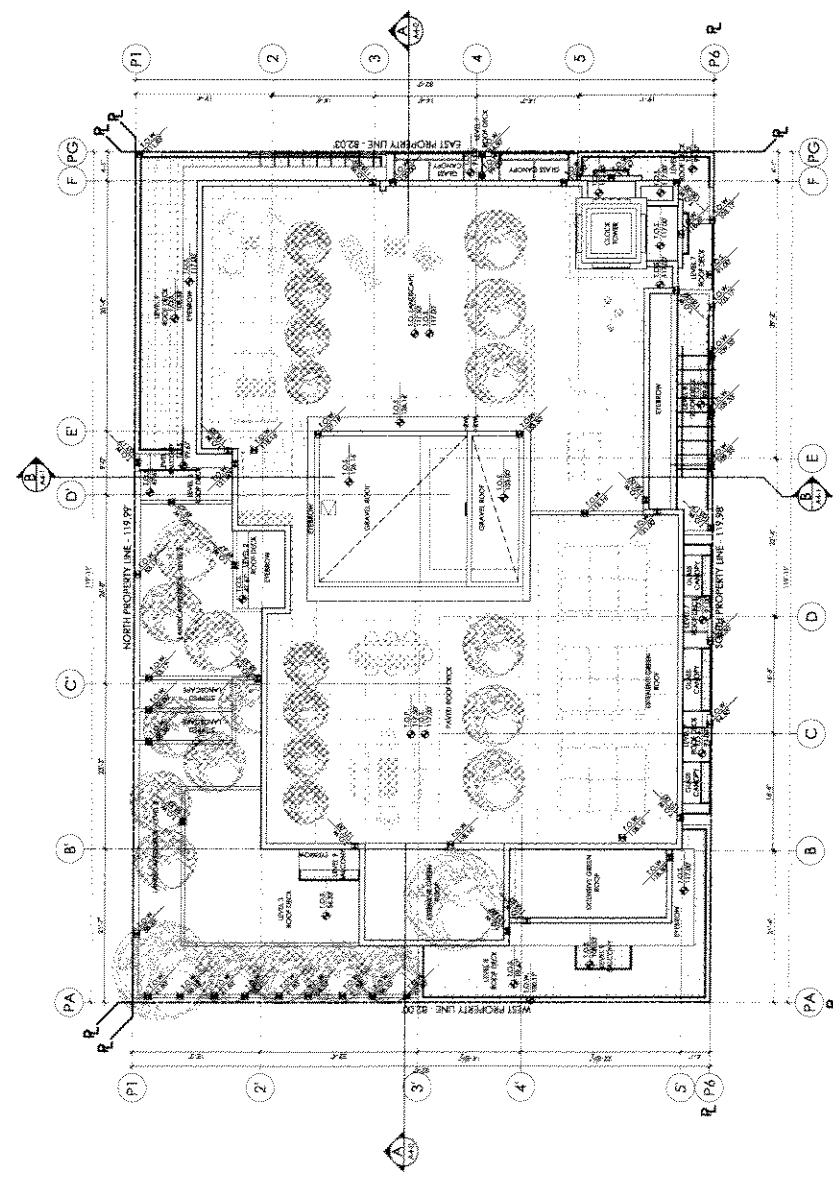
Client: **KEEPER & MAIN ST. VANCOUVER, B.C.**

Project: **KEEPER & MAIN ST. VANCOUVER, B.C.**

Sheet: **A 2-4**


Scale: 1/8" = 1'-0"

Date: DECEMBER 2011



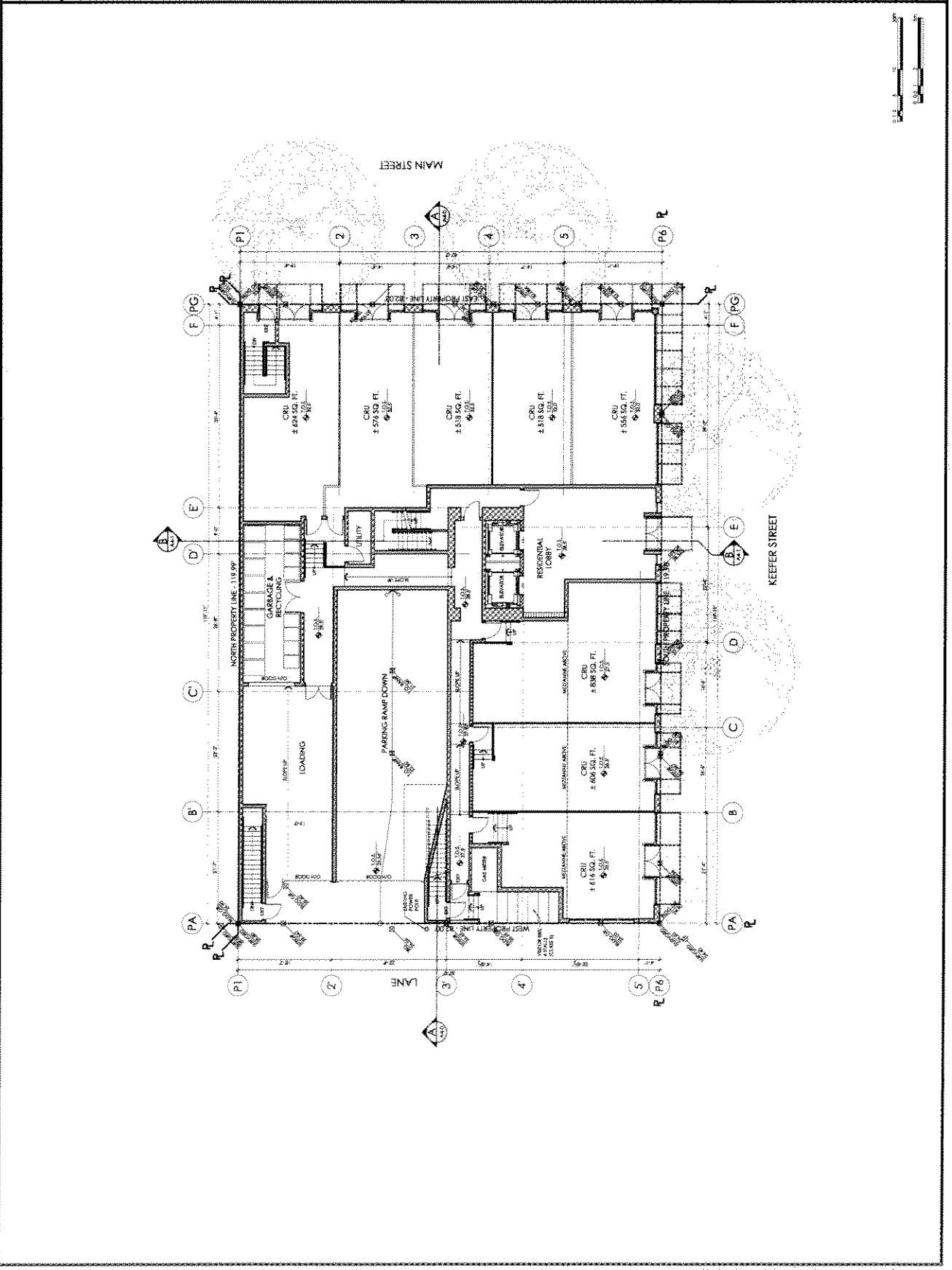
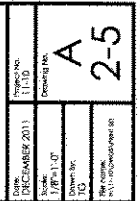
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18	18/11/2011	ISSUED FOR PERMIT	...
19	18/11/2011	ISSUED FOR PERMIT	...
20	18/11/2011	ISSUED FOR PERMIT	...


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 V6Z 2J9 CANADA

solitera
 Group of Companies
 Project: **KEEFER & MAIN ST.
 VANCOUVER, B.C.**
 Drawing No: **LEVEL 1 (MAIN FLOOR)
 PLAN**

Issue Date: **DECEMBER 2011**
 Scale: **1/8"=1'-0"**
 Drawing No: **A**
 Revision: **2-5**



Appendix D; page 15 of 36

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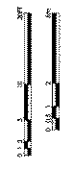
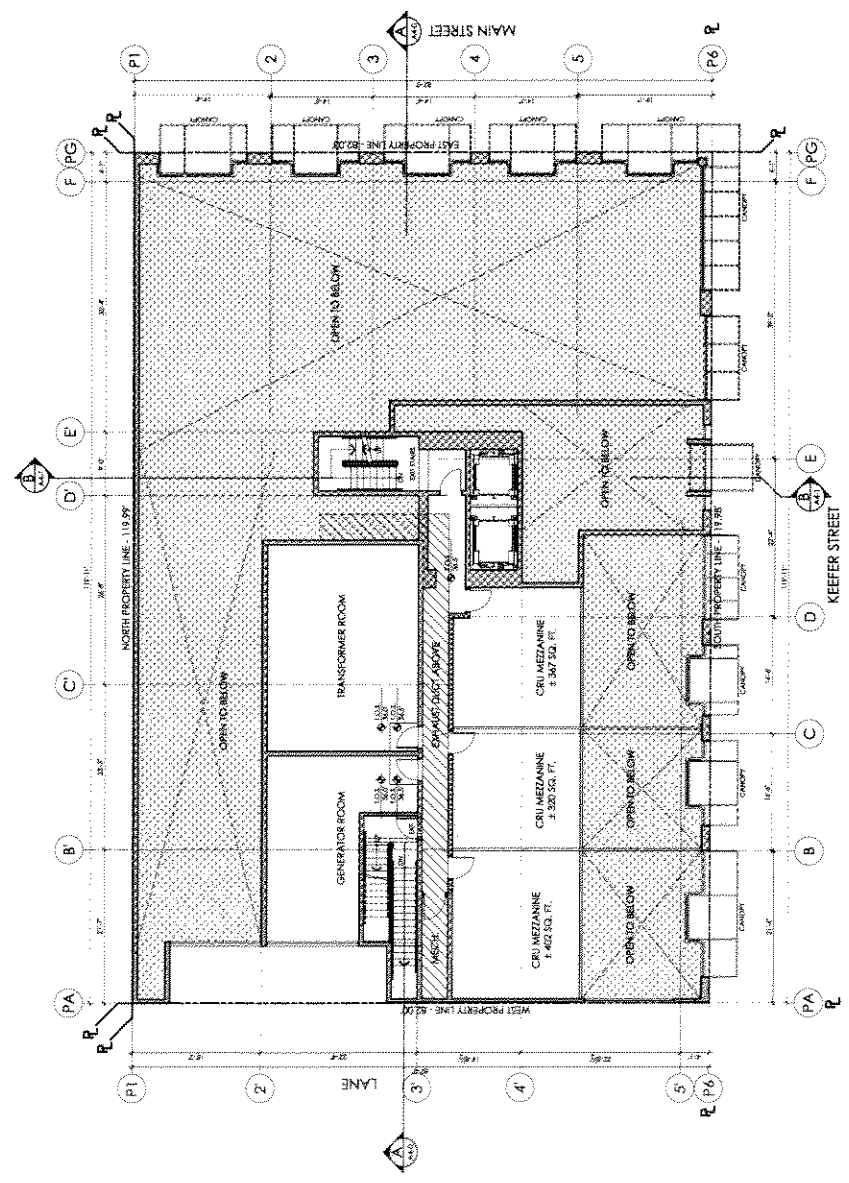
TEL: 604 688 3455
 604 688 3522
 604 688 3522
 (604) 688-3522
 www.rafiichitects.com
 137 HASTINGS ST. #100
 SUITE 101
 1800 HOWE ST.
 VANCOUVER, BC
 V6Z 2T9 CANADA

Client: **soltera**
 Group of Companies

Project: **KEEFER & MAIN ST.
 VANCOUVER, B.C.**

Drawing Title: **LEVEL 1 (MEZZANINE)
 PLAN**

DATE: DECEMBER 2011	SCALE: 1/8"=1'-0"	PROJECT NO: A
DATE: 11-10	SCALE: 1/8"=1'-0"	PROJECT NO: 2-6
DATE: 11-10	SCALE: 1/8"=1'-0"	PROJECT NO: 2-6



Appendix D; page 16 of 36

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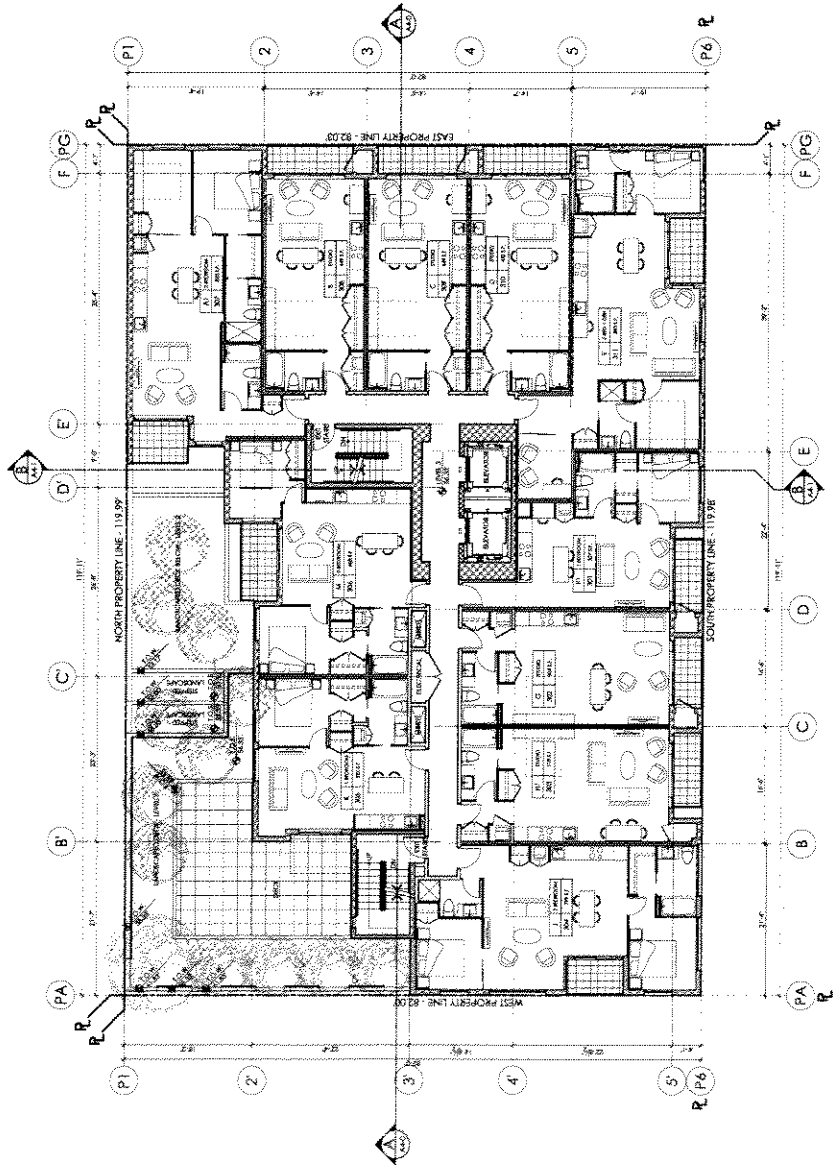
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info@rafiarch.com
www.rafiarch.com
SUITE ONE
1800 HOWE ST
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V6Z 2P9 CANADA

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Group of Companies

**KEEPER & MAIN ST.
VANCOUVER, B.C.**

**LEVEL 3
PLAN**

DATE DECEMBER 2011	SCALE 1/8" = 1'-0"
PROJECT NO. 1011-10000000000000	DATE 1/8/11
A 2-8	



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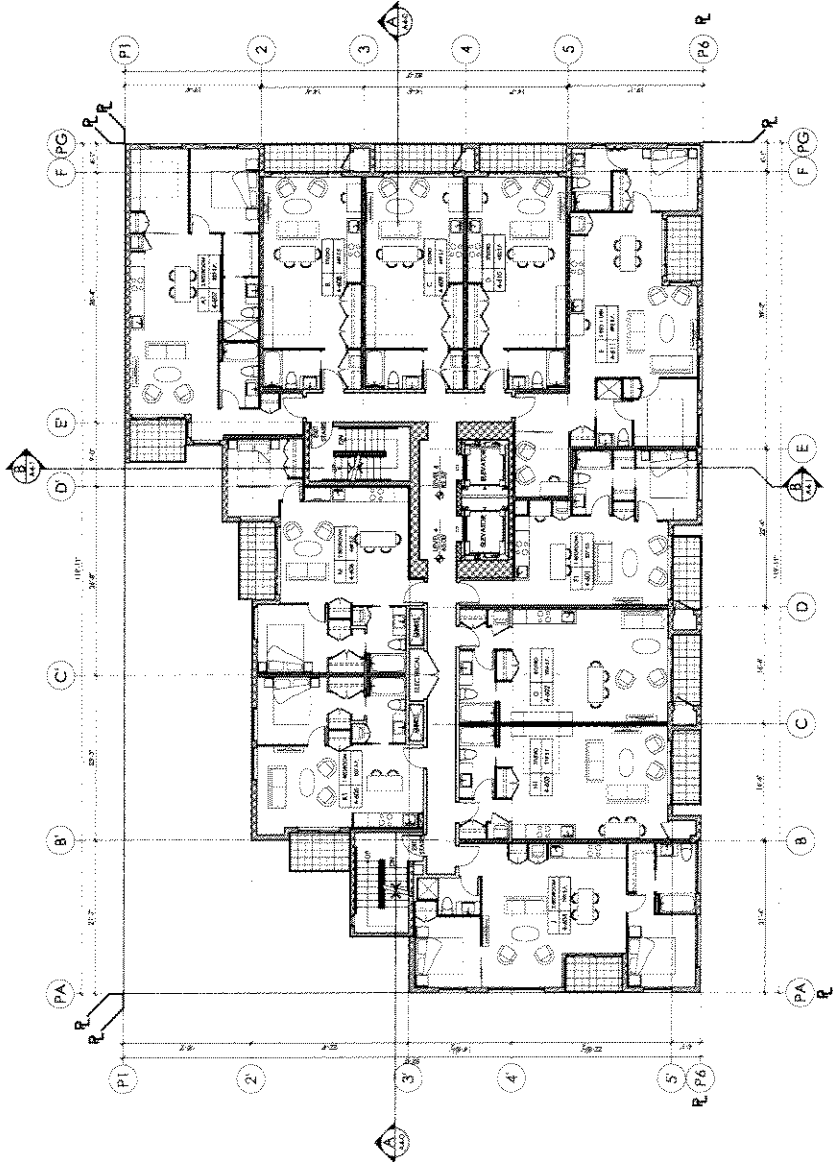
TEL 604.688.3655
 604.688.3322
 info@rafiarchitects.com
 rafiarchitects.com
 SUITE DNE
 1600 HOWE ST
 VANCOUVER BC
 V6Z 2T9 CANADA

Client: **softera**
 Group of Companies

Project: **KEEFER & MAIN ST.
 VANCOUVER, B.C.**

DRAWING TITLE: **LEVELS 4-6
 PLAN**

DATE: DECEMBER 2011	PROJECT NO.: 1110
SCALE: 1/8"=1'-0"	DRAWING NO.: A
DRAWN BY: YD	CHECKED BY: YD
DATE: 11/23/11	DATE: 11/23/11
PROJECT: SOFTERA GROUP OF COMPANIES	PROJECT: SOFTERA GROUP OF COMPANIES



Appendix D ; page 19 of 36

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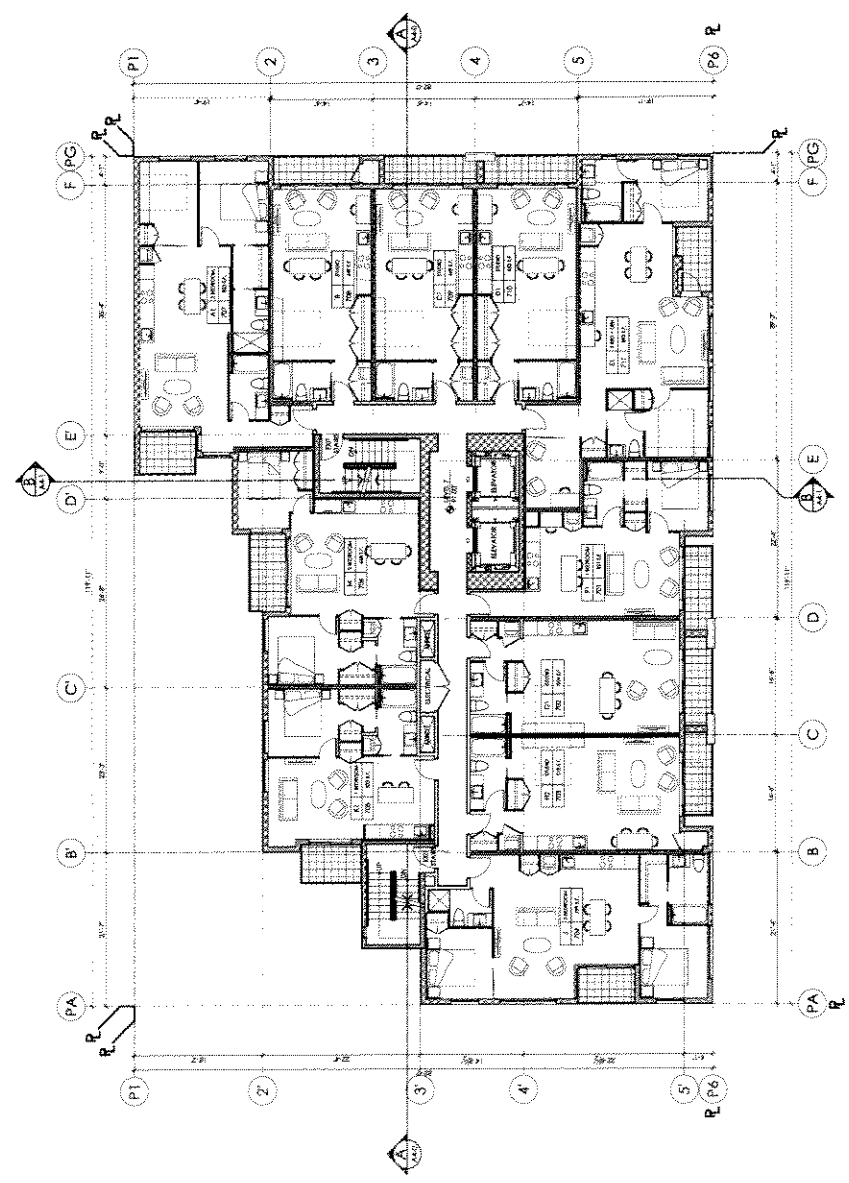
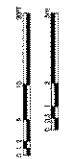
604 688 3655
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 info@rajiarchitects.com
 1001-1111 BURNHAMTHORPE BLVD
 SUITE ONE
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 V6Z 2R9 CANADA

Client: **softera**
 Group of Companies

Project: **KEEFER & MAIN ST.
 VANCOUVER, BC**

Drawing No: **LEVEL 7
 PLAN**

Date: **DECEMBER 2011**
 Scale: **1/8" = 1'-0"**
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 Checked By: **IC**
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 1600 HOWE ST.
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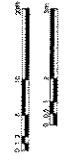
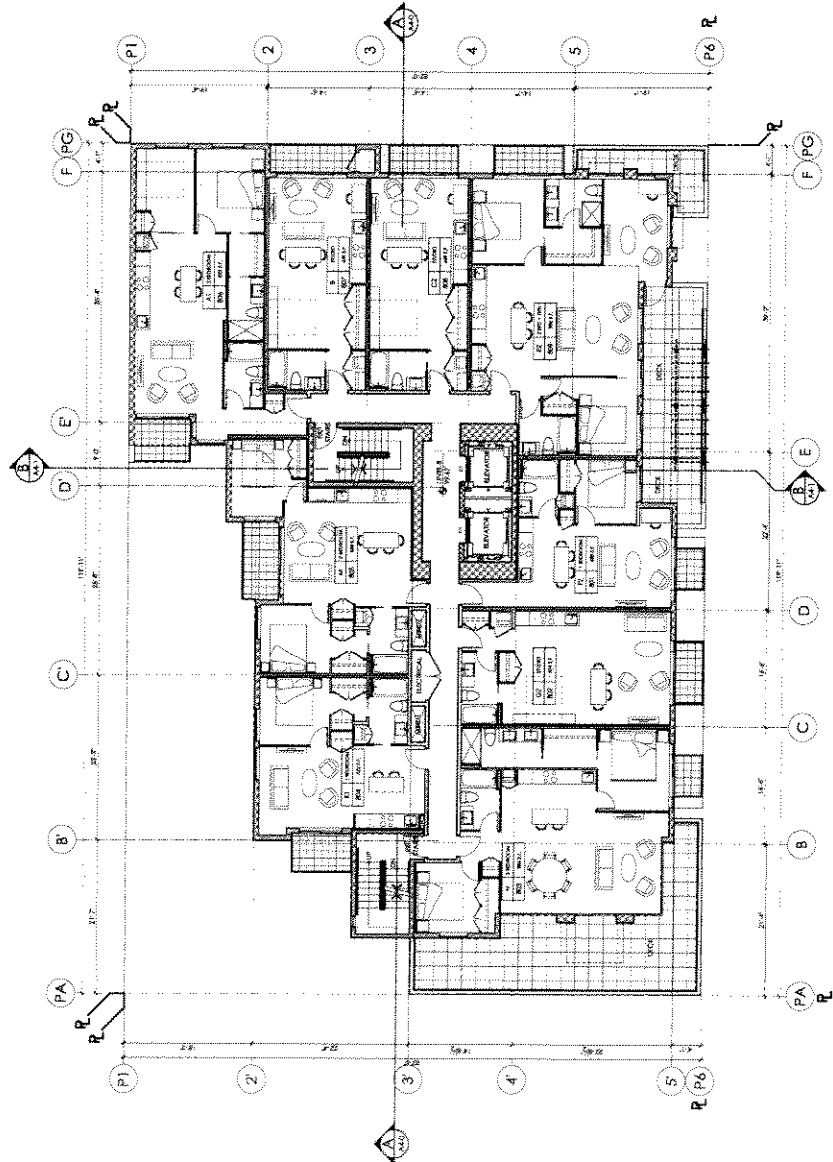
GROUP: **Sotera**
 Group of Companies

PROJECT: **KEEPER & MAIN ST.
 VANCOUVER, B.C.**

DRAWING TITLE: **LEVEL 8
 PLAN**

DATE: DECEMBER 2011	PROJECT NO.: 1110
SCALE: 1/8" = 1'-0"	DRAWING NO.: A
DATE: 12/1/11	SCALE: 1/8" = 1'-0"
DATE: 12/1/11	SCALE: 1/8" = 1'-0"

2-11



Appendix D : page 2 / of 36

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 VANCOUVER, B.C. V6E 3K9
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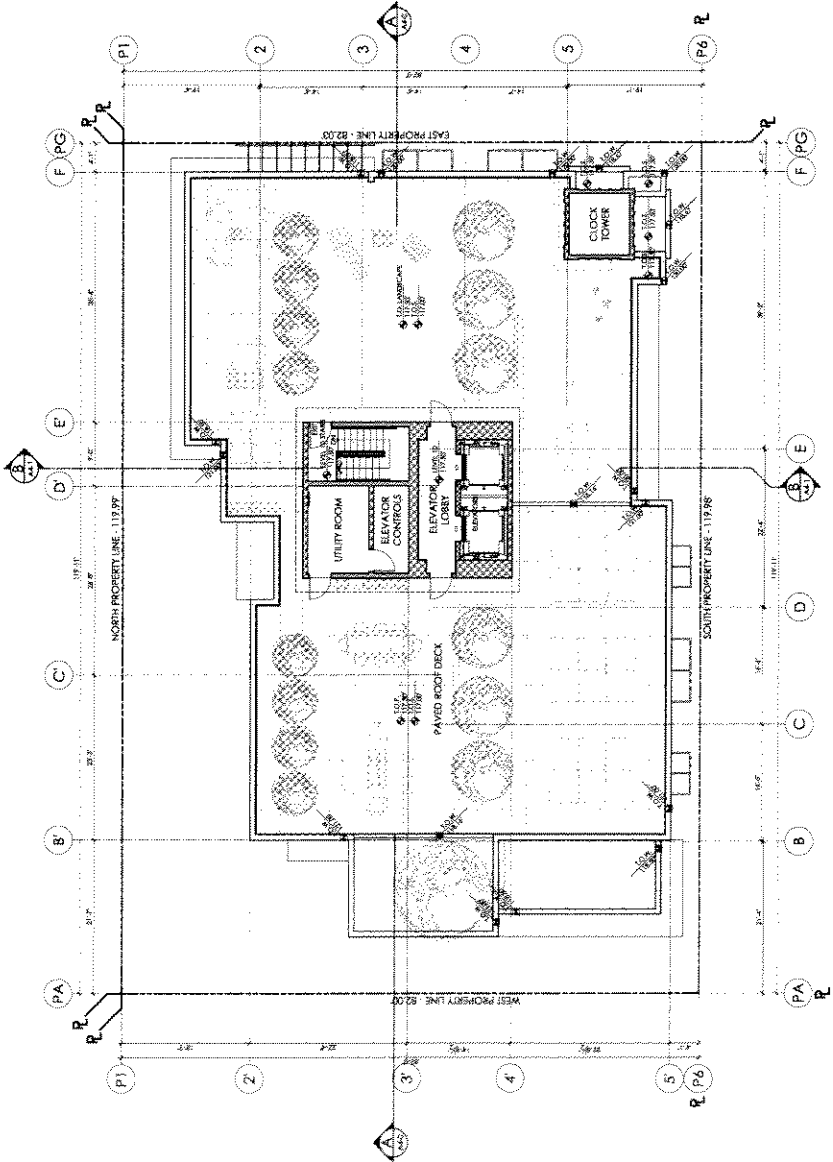
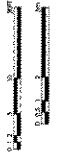
Group of Companies

PROJECT: KEEFER & MAIN ST. VANCOUVER, B.C.

DATE: DECEMBER 2011
 SCALE: 1/8"=1'-0"

LEVEL 10 (ROOF DECK) PLAN

DATE: DECEMBER 2011	DRAWING NO.: 110.0
SCALE: 1/8"=1'-0"	
TITLE: LEVEL 10 (ROOF DECK) PLAN	
PROJECT: KEEFER & MAIN ST. VANCOUVER, B.C.	



Appendix D ; page 23 of 36

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No.	Date	Description
1	10/10/2011	ISSUED FOR PERMIT



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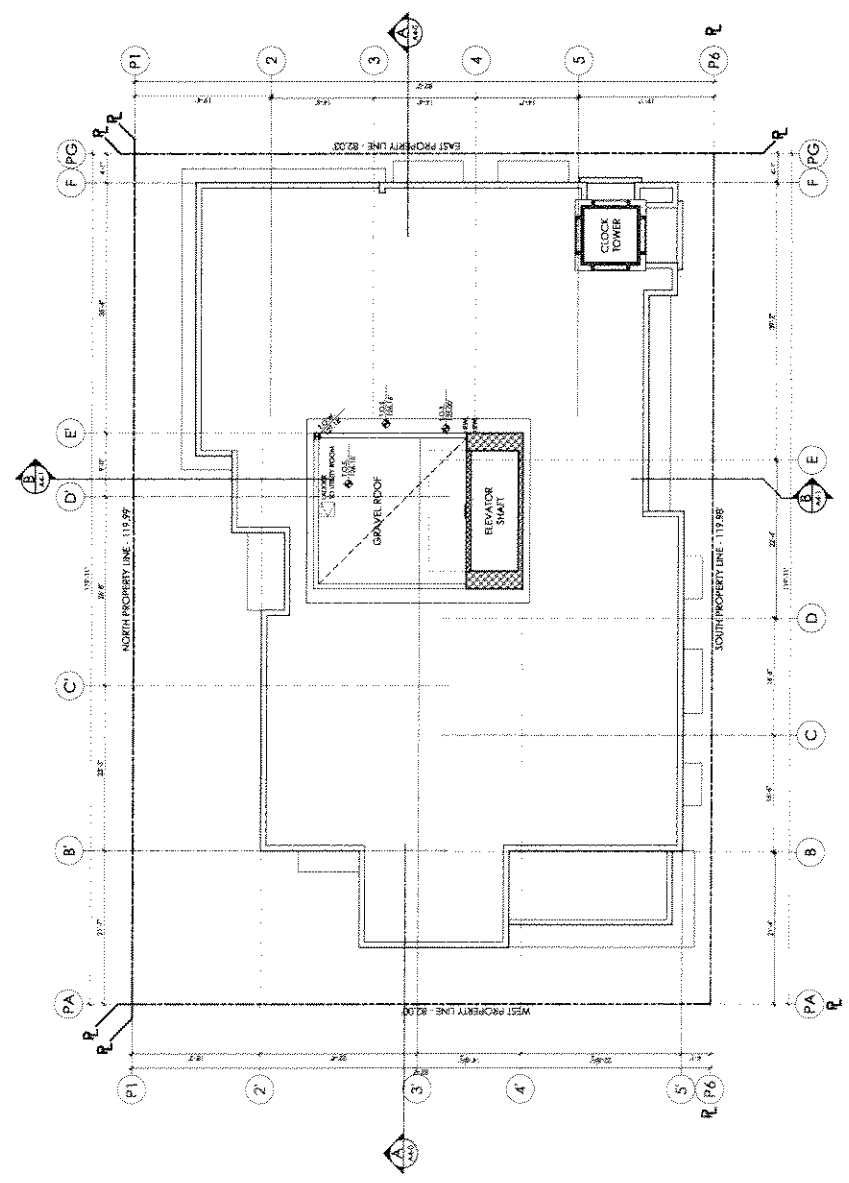
Client
**KEEPER & MAIN ST.
VANCOUVER, B.C.**

Drawing Title
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PLAN**

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Issue Date	11/10
Scale	1/8" = 1'-0"
Drawn By	JMA
Checked By	JMA
Project No.	2011-010400000000

A

2-14



Appendix D : page 24 of 36

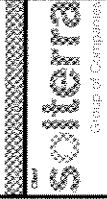
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	144/2/2013	ISSUED FOR I.F.T.	LS

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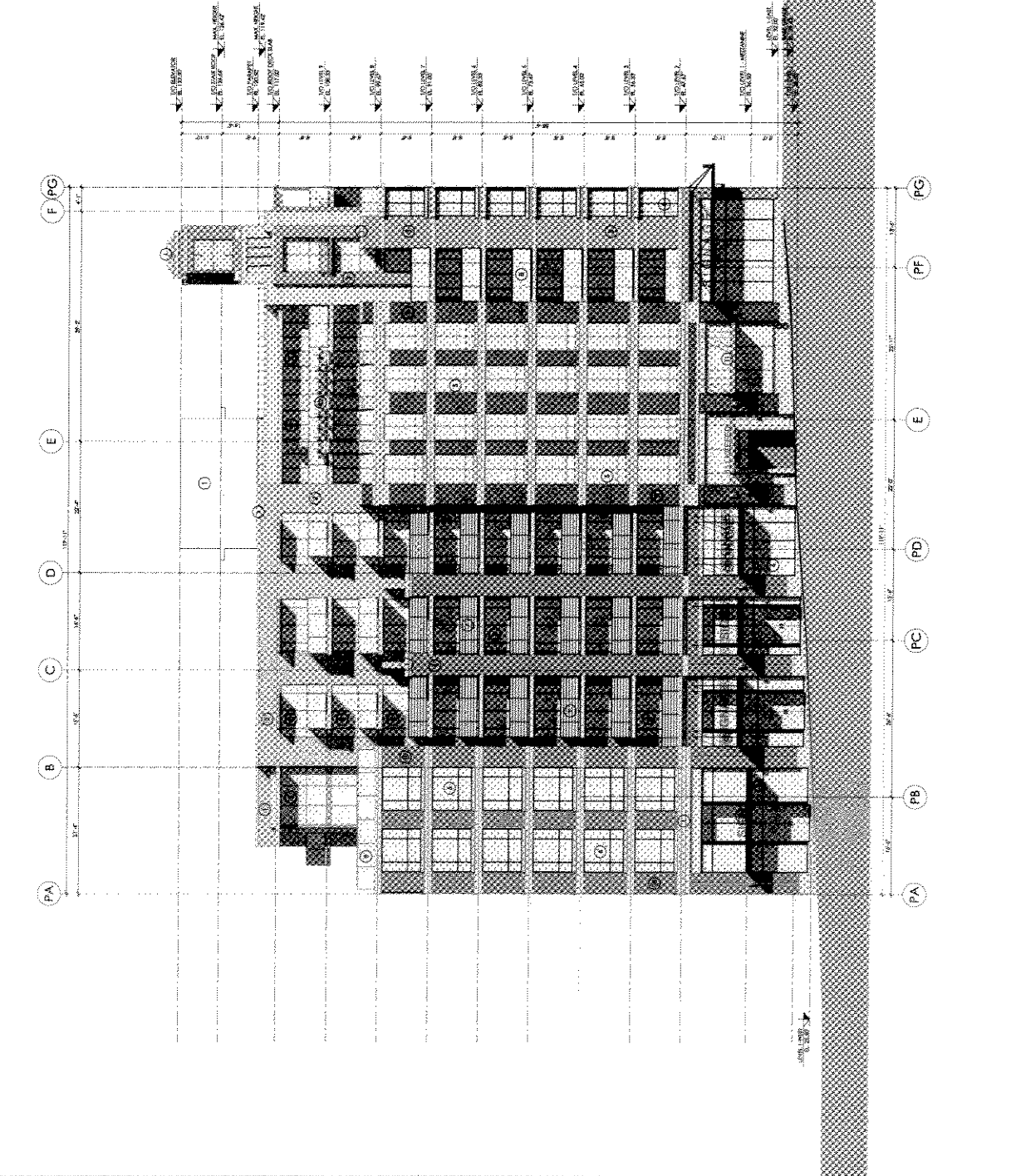
KEEPER & MAIN ST.
VANCOUVER, B.C.

SOUTH ELEVATION

DATE: DECEMBER 2011
 SCALE: 1/8" = 1'-0"
 DRAWN BY: LS

A
3-1

- MATERIAL SCHEDULE**
- ① COATED CONCRETE - BM-2 (06-70) (LACEY PEARL)
 - ② COATED CONCRETE - BM-2 (06-46) (BALONE)
 - ③ COATED CONCRETE - BM-2 (06-50) (SILVER FOX)
 - ④ COATED CONCRETE - BM-2 (06-40) (STARTDUST)
 - ⑤ CLEAR LOW "E" GLASS IN SILVER ANODIZED FRAMES
 - ⑥ CLEAR LOW "E" GLASS IN BLACK METAL RAILING & FRAMES
 - ⑦ CLEAR GLASS AND LUMINOUS POLYURETHANE ANODIZED ALUMINUM
 - ⑧ BRICKS - INCA RED IN MISSION TEXTURE
 - ⑨ COATED CONCRETE
 - ⑩ BRICKS - CASTLE GRAY IN MISSION TEXTURE
 - ⑪ COATED CONCRETE FORMED TO MATCH CASTLE GRAY (SILVER) BRICKS IN CASTLE GRAY
 - ⑫ PRESSURE TREATED WOOD PENGOLO



Appendix D ; page 25 of 36

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NO.	DATE	DESCRIPTION	BY
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 10881 BURNBURY RD
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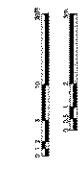
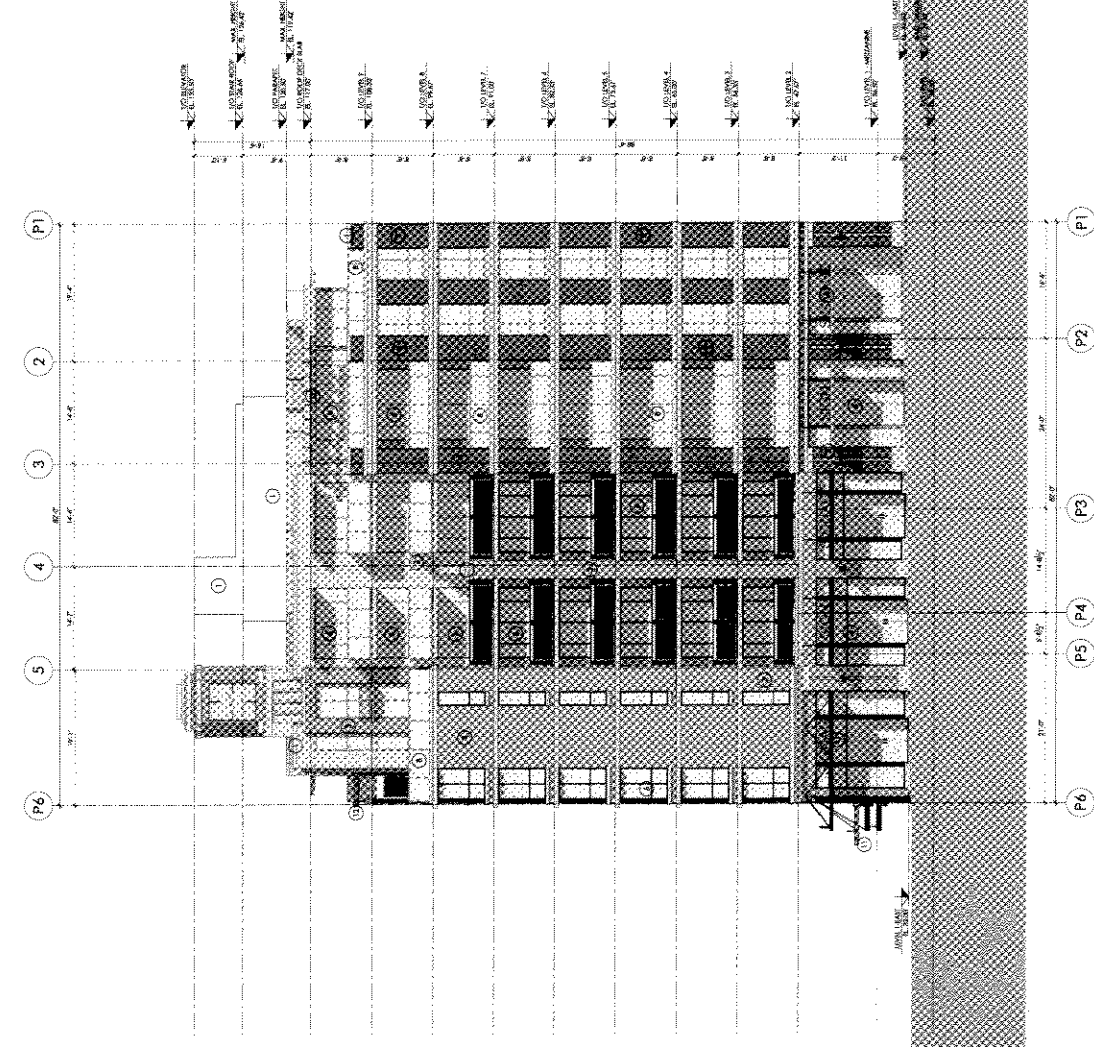
Project: KEEFER & MAIN ST.
 VANCOUVER, B.C.

Sheet No: EAST ELEVATION

Scale: 1/8" = 1'-0"
 Date: DECEMBER 2011
 Drawing No: A
 Revision: 3-2

MATERIAL SCHEDULE

- COATED CONCRETE - BM-2108-70 (LACEY PEARL)
- COATED CONCRETE - BM-2108-60 (KHALOHE)
- COATED CONCRETE - BM-2108-50 (SILVER FOX)
- COATED CONCRETE - BM-2108-40 (STARBUST)
- CLEAR LOW "E" GLASS IN SILVER ANODIZED FRAMES
- CLEAR LOW "E" GLASS IN BLACK ANODIZED FRAMES
- CLEAR GLASS IN BLACK METAL SILING & FRAMES
- CLEAR GLASS AND METAL SILING
- BRICKS - INCA RED IN MISSION TEXTURE
- COATED CONCRETE
- BRICKS - CASTLE GRAY IN MISSION TEXTURE
- COATED CONCRETE
- BRICKS - CASTLE GRAY IN MISSION TEXTURE
- PRESSURE TREATED WOOD PERGOLIA



NO.	DATE	DESCRIPTION	BY
1	10/12/11	ISSUED FOR I.P.	

RAFI ARCHITECTS INC.

TEL: 604 688 3655
 604 688 3522
 1000 WEST 10TH AVENUE
 SUITE 1000
 VANCOUVER BC
 V6Z 2P9 CANADA

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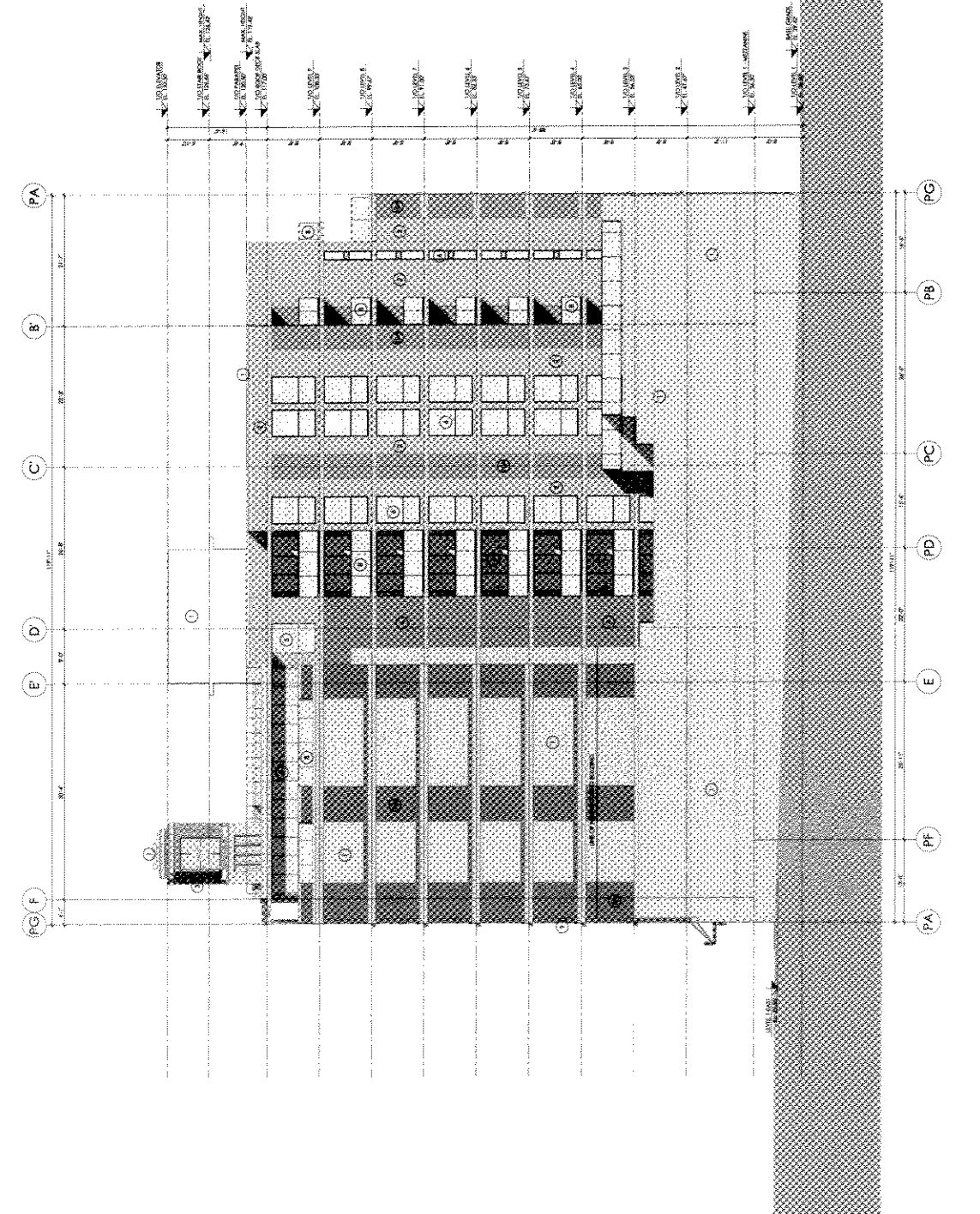
**KEEFER & MAIN ST.
 VANCOUVER, B.C.**

NORTH ELEVATION

DATE: DECEMBER 2011
 DRAWING NO: 1110
 SCALE: 1/8" = 1'-0"
 SHEET NO: A
 OF: 3-3

MATERIAL SCHEDULE

- 1 COATED CONCRETE - BM-2108-70 (LACEY FEAK)
- 2 COATED CONCRETE - BM-2108-60 (ABALONE)
- 3 COATED CONCRETE - BM-2108-50 (SILVER FOX)
- 4 COATED CONCRETE - BM-2108-40 (STARBUST)
- 5 CLEAR LOW T^e GLASS IN SILVER ANODIZED FRAMES
- 6 CLEAR LOW T^e GLASS IN BLACK ANODIZED FRAMES
- 7 CLEAR GLASS IN BLACK METAL FINISHING & FRAMES
- 8 CLEAR GLASS AND METAL FINISHING
- 9 BRICKS - INCA RED IN MISSION TEXTURE
- 10 BRICKS - CASTLE GRAY IN MISSION TEXTURE
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- 100 COATED CONCRETE



Appendix D page 27 of 36

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604 688 3655
 404 488 3522
 info@rafiarchitects.com
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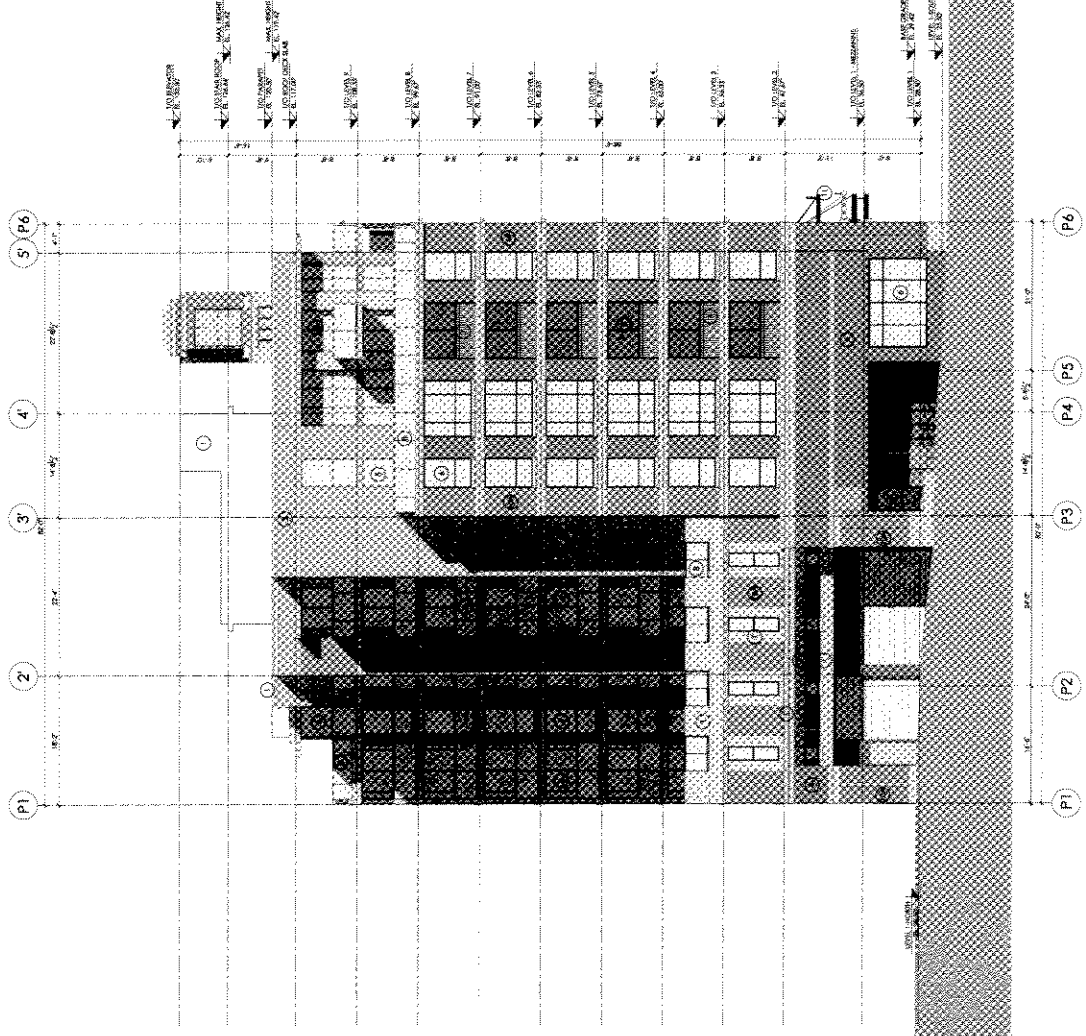
RAFI ARCHITECTS INC.
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solterra
 KEFFER & MAIN ST.
 VANCOUVER, B.C.

WEST ELEVATION
 DECEMBER 2011
 1/8" = 1'-0"
 3'-0" = 1'-0"

A
3-4

MATERIAL SCHEDULE

- COATED CONCRETE - BM-2108-70 (LACEY FEARL)
- COATED CONCRETE - BM-2108-60 (BALDONE)
- COATED CONCRETE - BM-2108-50 (SILVER FOX)
- COATED CONCRETE - BM-2108-40 (STARGUST)
- CLEAR LOW E GLASS IN SILVER ANODIZED FRAMES
- CLEAR LOW E GLASS IN BLACK ANODIZED FRAMES
- CLEAR GLASS IN BLACK METAL RAILING & FRAMES
- CLEAR GLASS AND METAL RAILING
- BRICKS - INCA RED IN MISSION TEXTURE
- COATED CONCRETE
- BRICKS - CASTLE GRAY IN MISSION TEXTURE
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- COATED CONCRETE
- BRICKS - CASTLE GRAY IN MISSION TEXTURE
- PRESSURE TREATED WOOD PERGOLA



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NO.	DATE	DESCRIPTION	BY
1	1/11/2011	ISSUED FOR PERMIT	RAFI

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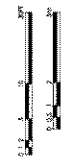
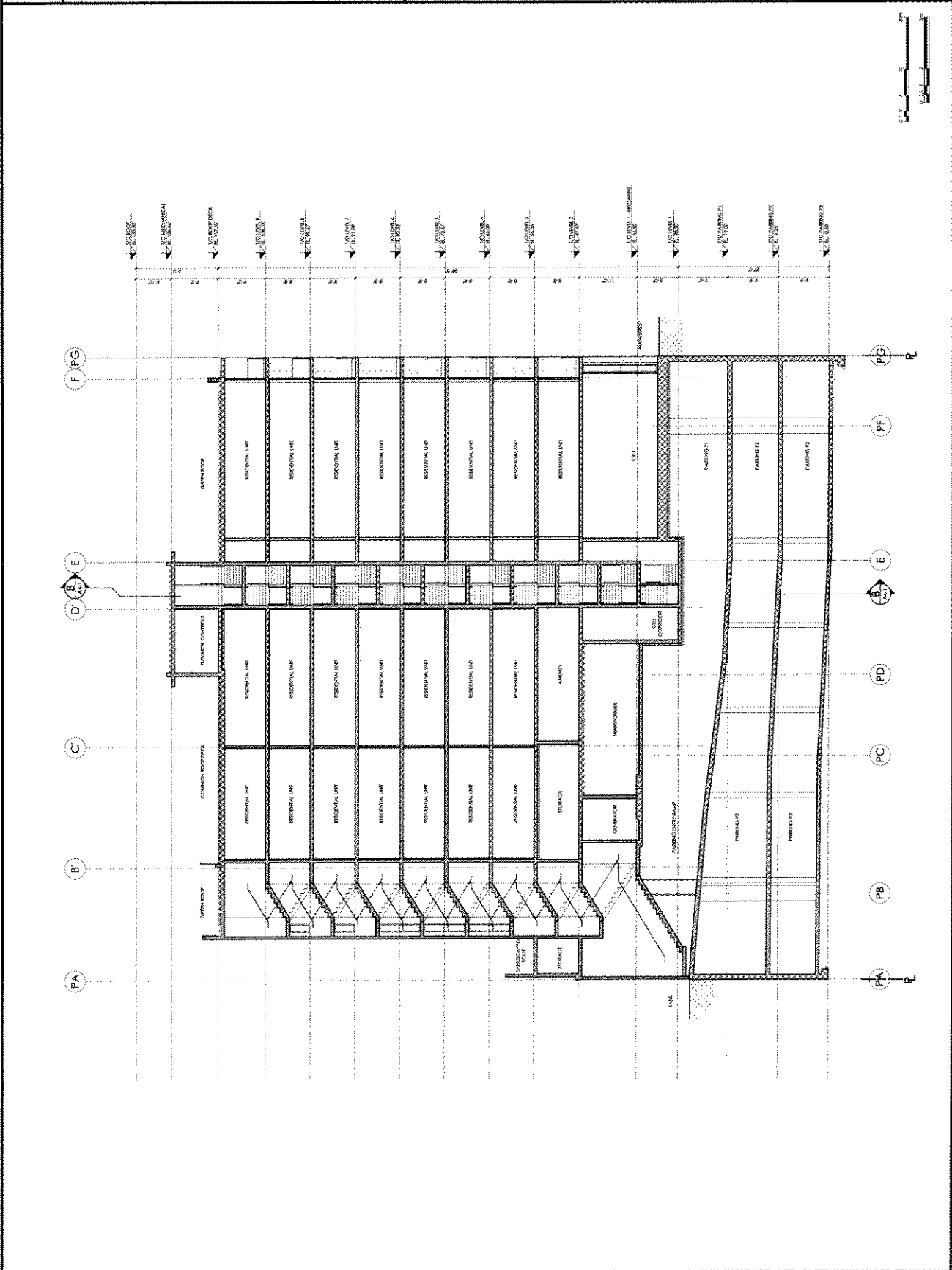
TEL: 604 688 3855
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 1080 BURNBURY DRIVE
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 Group of Companies

Project: **KEEPER & MAIN ST. VANCOUVER, B.C.**

Drawing No: **SECTION A**

DATE: DECEMBER 2011
 DRAWN BY: RAFI
 CHECKED BY: RAFI
 PROJECT NO: 1110
 SHEET NO: 4-1



Appendix D ; page 27 of 36

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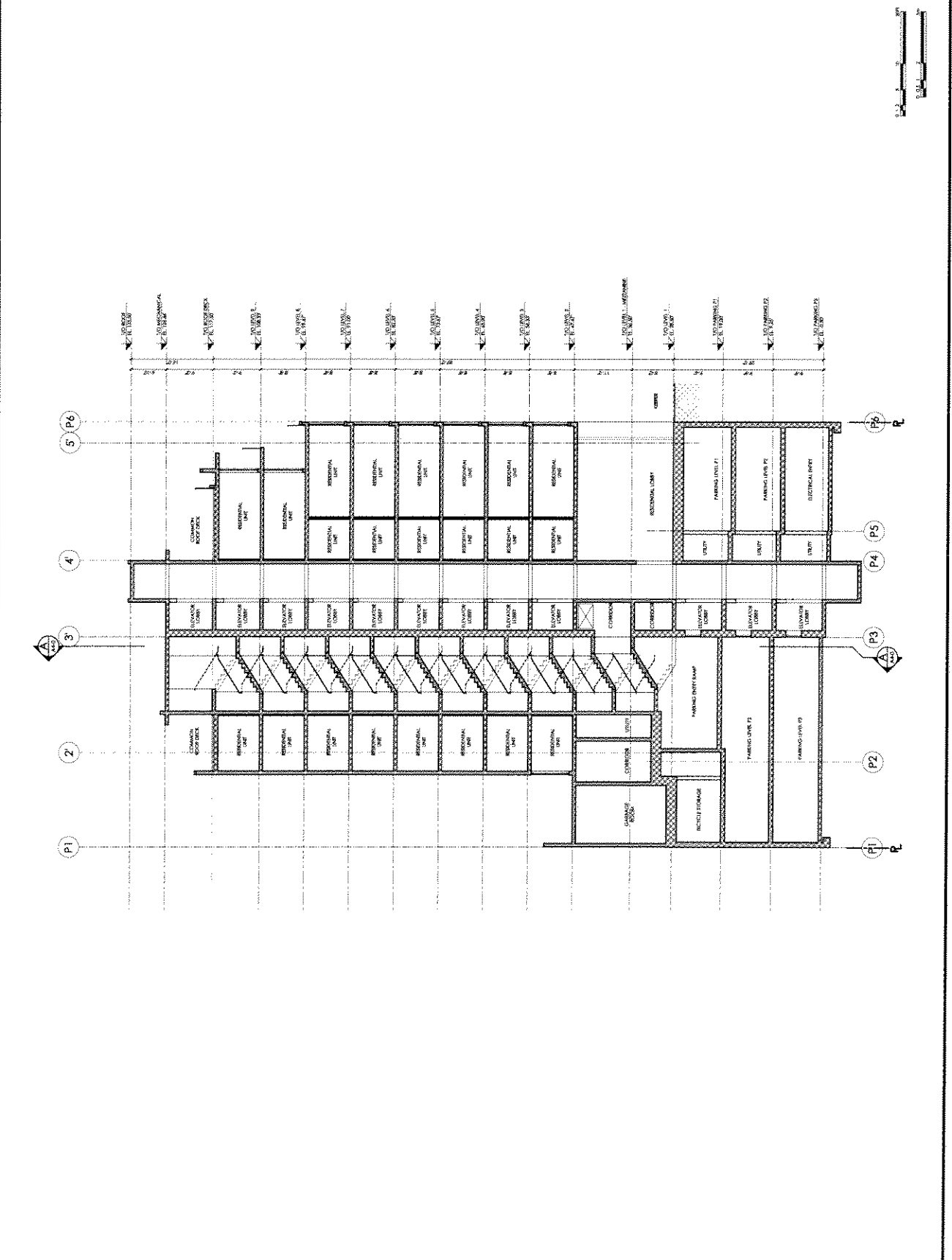
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FAX: 604 988 3322
RECEPTION: 604 988 3322
WWW.RAFIARCHITECTS.COM
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Group of Companies
PROJECT: KEEFER & MAIN ST.
VANCOUVER, BC
DRAWING TITLE: SECTION B

DATE: DECEMBER 2011
PROJECT NO: 11010
DRAWING NO: 11010-1101
SCALE: P.A.
DRAWN BY: M. COLEMAN

SECTION B
A
4-2



Appendix D ; page 30 of 36

UNIT PLAN
 1. UNIT 2011
 2. UNIT 2012
 3. UNIT 2013
 4. UNIT 2014
 5. UNIT 2015
 6. UNIT 2016
 7. UNIT 2017
 8. UNIT 2018
 9. UNIT 2019
 10. UNIT 2020
 11. UNIT 2021
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 29. UNIT 2039
 30. UNIT 2040

NO.	DATE	DESCRIPTION
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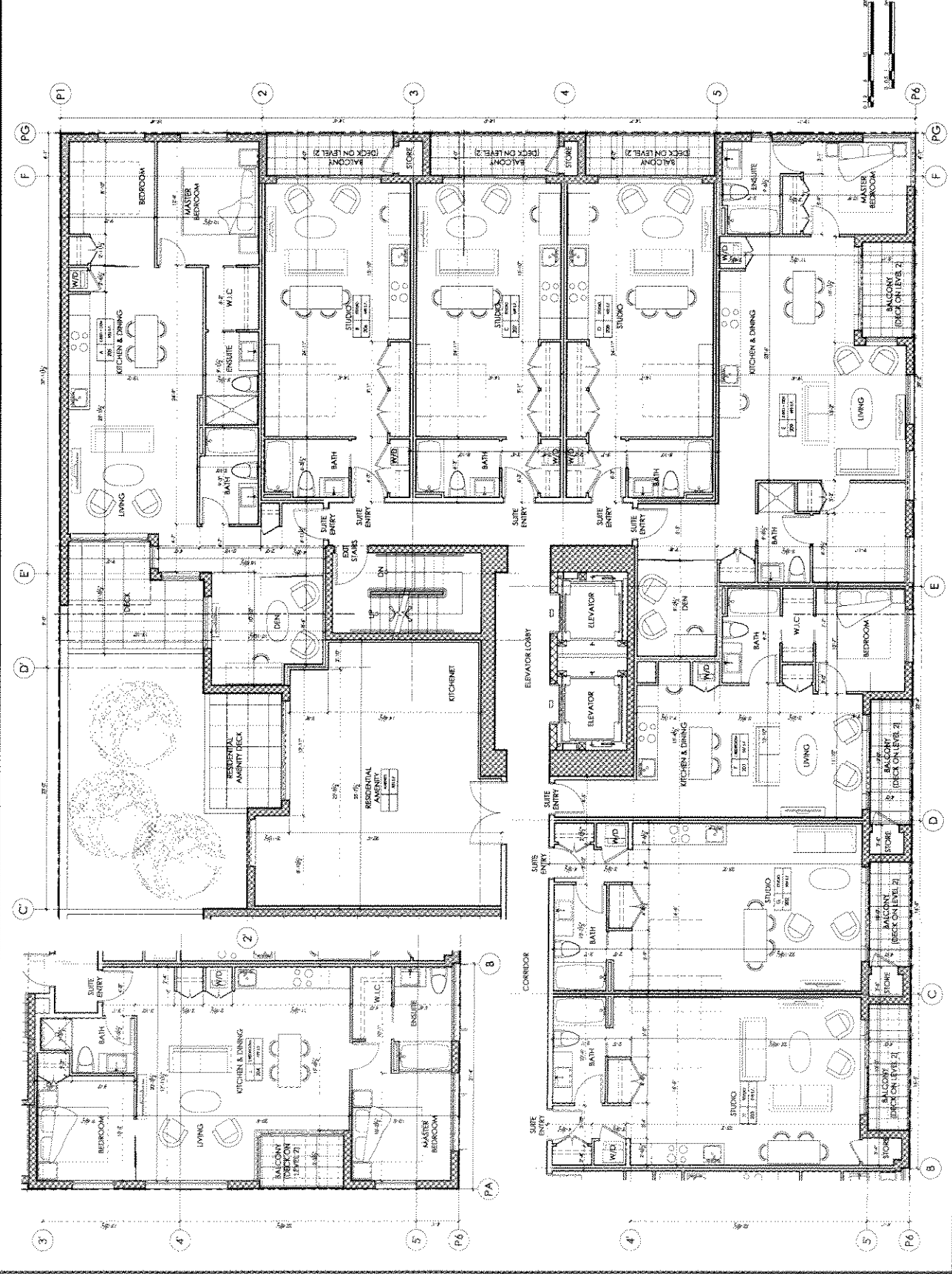
Tel: 604.688.3655
 Fax: 604.688.3322
 info@rafi.com
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 5 SUITE ONE
 1608 HOWE ST
 VANCOUVER BC
 V6Z 1V9 CANADA

soterra
 Group of Companies

PROJECT: KEFFER & MAIN ST.
 VANCOUVER, B.C.

UNIT PLANS

DATE: FEBRUARY 2011	PROJECT NO:
SCALE: 1/8"=1'-0"	ISSUE NO:
BY: [Signature]	CHECKED BY: [Signature]
NO. OF SHEETS: 1	TOTAL SHEETS: 1
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NO.	DATE	DESCRIPTION	BY	CHK
1	14/11/10	ISSUED FOR PERMIT	RAFI	RAFI
2	16/03/10	REVISED	RAFI	RAFI



RAFI ARCHITECTS INC.

Vancouver, BC
 604 688 3455
 604 688 3422
 www.rafiarchitects.com
 rafidesign@rafi.com

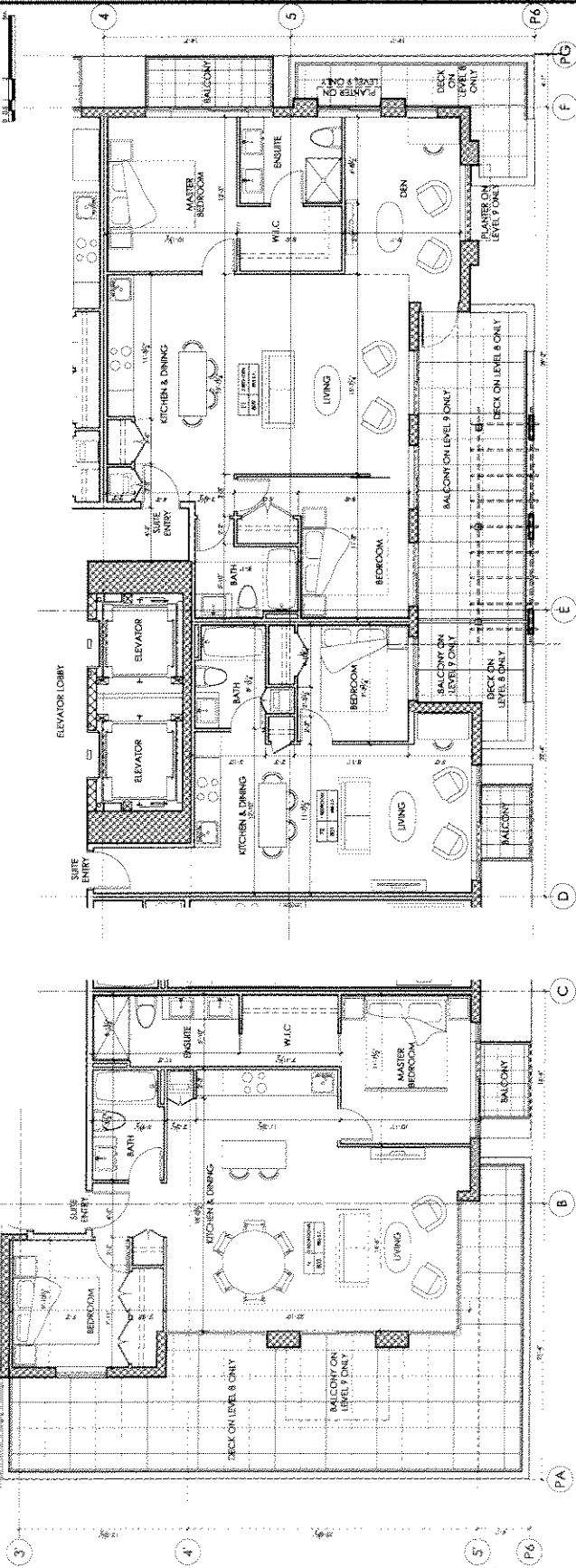
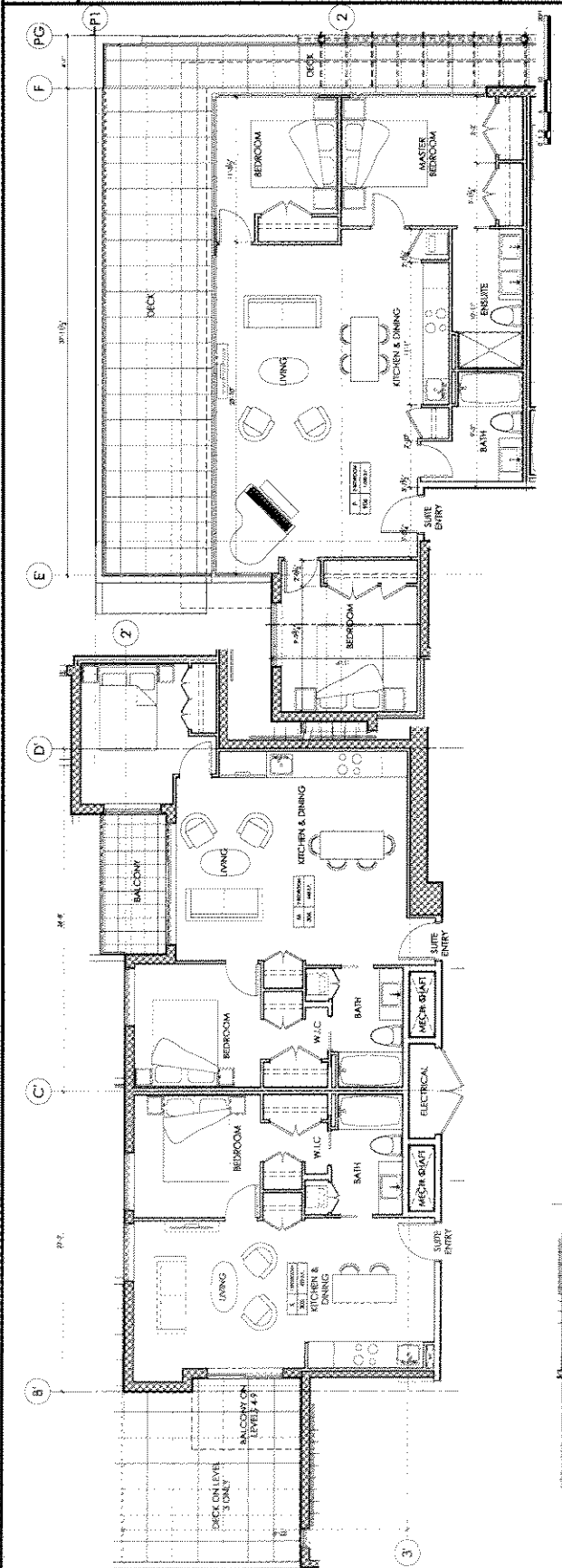
SUITE ONE
 1460 HOWE ST.
 VANCOUVER, BC
 V6Z 1V9 CANADA

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 Group of Companies

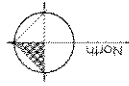
Project: **KEEFER & MAIN ST. VANCOUVER, B.C.**

Unit Plans

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Checked By:	RAFI
Scale:	1/4" = 1'-0"
Project No.:	111100000000000000
Sheet No.:	A
Total Sheets:	5-2



Appendix D : page 32 of 36



General Planting Notes

- Plant uses are shown on the drawings as indicated in the current edition of the B.C. Landmarks Handbook.
- Plant uses are shown on the drawings as indicated in the current edition of the B.C. Landmarks Handbook.
- Plant uses are shown on the drawings as indicated in the current edition of the B.C. Landmarks Handbook.
- Plant uses are shown on the drawings as indicated in the current edition of the B.C. Landmarks Handbook.
- Plant uses are shown on the drawings as indicated in the current edition of the B.C. Landmarks Handbook.

Site and Comments

Big, 3m H, multi-trunk
 10m dia, 10m H
 10m dia, 10m H
 10m dia, 10m H

Common Name

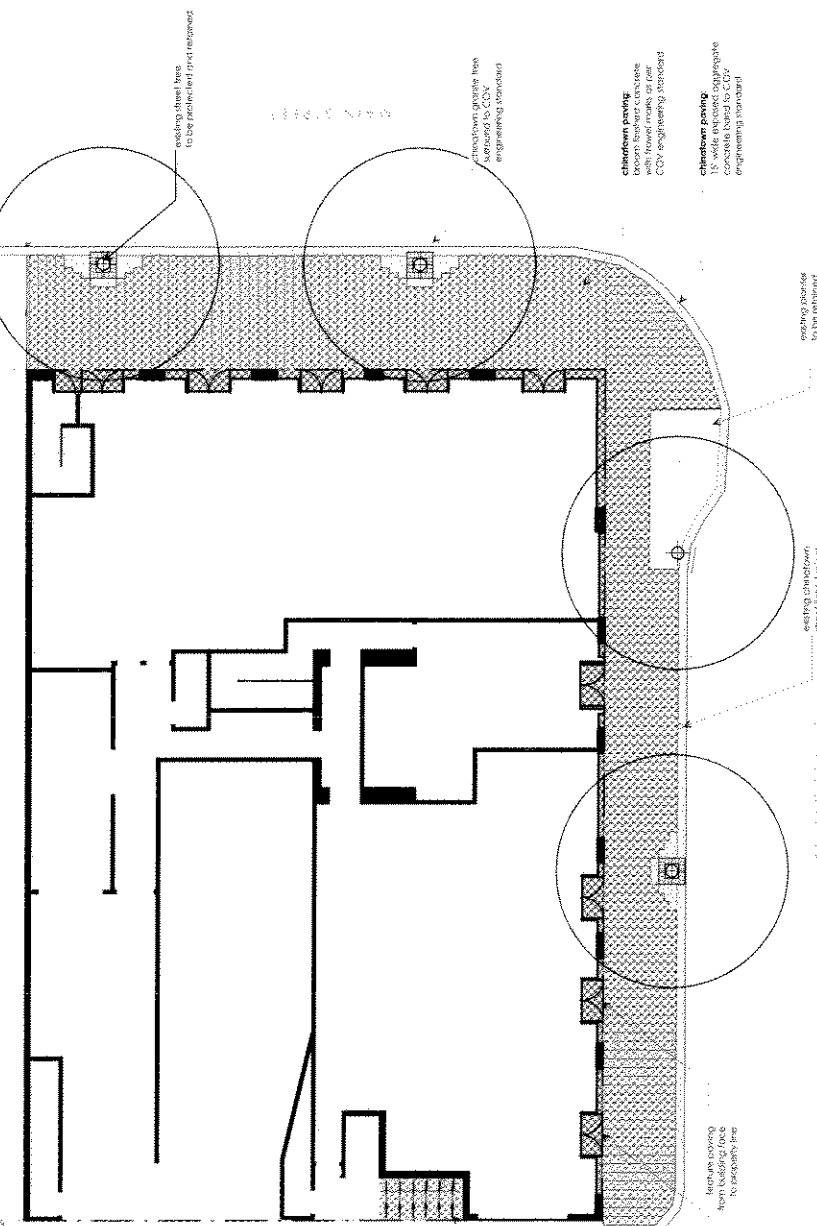
White Birch
 Yellow Birch
 Japanese Cherry
 Japanese Maple
 Japanese Maple

Plant List

Symbol	Qty	Botanical Name	Common Name	Site and Comments
A	1	Abies balsamea	White Fir	Big, 3m H, multi-trunk
B	1	Betula papyrifera	White Birch	10m dia, 10m H
C	1	Betula alleghaniensis	Yellow Birch	10m dia, 10m H
D	1	Prunus serrulata	Japanese Cherry	10m dia, 10m H
E	1	Aquilegia canadensis	Japanese Maple	10m dia, 10m H

Perennials, Grasses, Ground Covers, Vines

Symbol	Qty	Botanical Name	Common Name	Site and Comments
A	1	Abies balsamea	White Fir	Big, 3m H, multi-trunk
B	1	Betula papyrifera	White Birch	10m dia, 10m H
C	1	Betula alleghaniensis	Yellow Birch	10m dia, 10m H
D	1	Prunus serrulata	Japanese Cherry	10m dia, 10m H
E	1	Aquilegia canadensis	Japanese Maple	10m dia, 10m H



Appendix D : page 33 of 36

PROJECT: Keefe and Main Street Vancouver, BC

RAPI ARCHITECTS INC.
 1221 West 41st Avenue
 Vancouver, BC V6J 3L1
 Tel: 604.686.9077
 www.rapi.ca

sotera
 Group of Companies

PROJECT: Keefe and Main Street Vancouver, BC

DATE: 2013

SCALE: 1:50

PROJECT NO: 11113

SHEET NO: 4



Project No. 11113
 Date: 01/20/12
 Drawing No. L-2 of 4



Rafia Architects Inc.
 1107 West 5th Avenue
 Vancouver, BC V6C 1A5
 Tel: 604.681.8577
 www.rafia.ca

RAFIA ARCHITECTS INC.

sotera
 Group of Companies

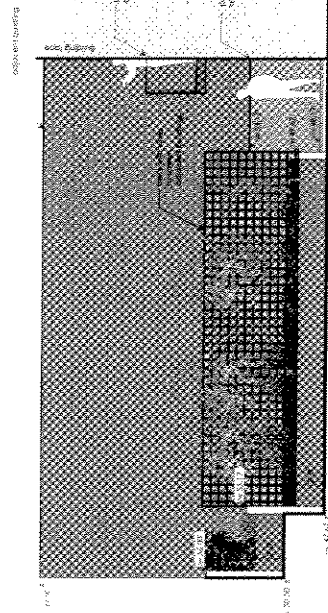
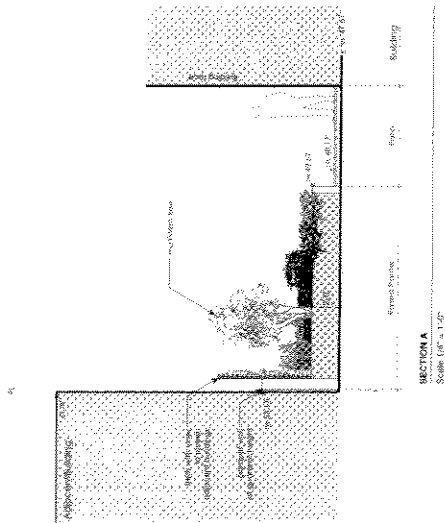
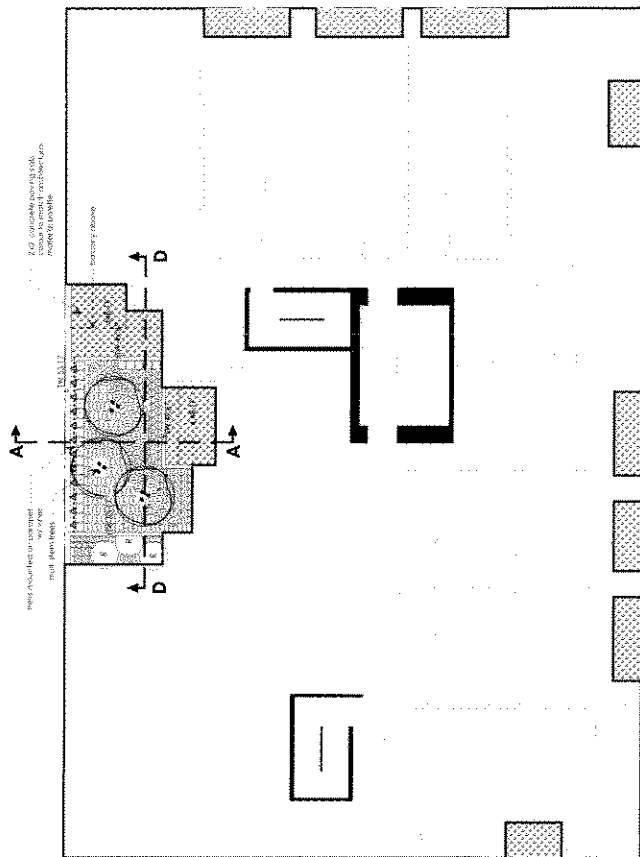
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**Keeler and Main Street
 Vancouver, BC**

Drawn by: A2
 Checked by: G
 Date: Jan 2012
 Scale: 1/8" = 1'-0"

Drawing Title:
**Level 1
 Landscape Plan**

Project No:
 11113
 Sheet No:

L-2 of 4





DATE: 04/27/2010
 PROJECT: 1001-1000-0000



Rafia Architects Inc.
 1001-1000-0000
 VANCOUVER, BC V6A 1K2
 TEL: 604-681-1111
 WWW.RAFIA.COM

RAFIA ARCHITECTS INC.

solterra
 GROUP of Companies

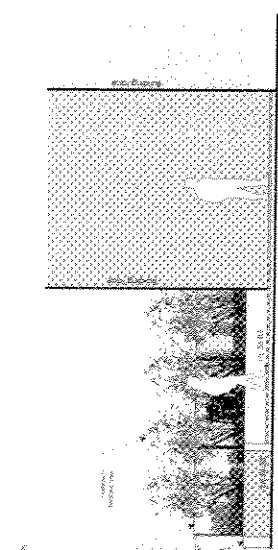
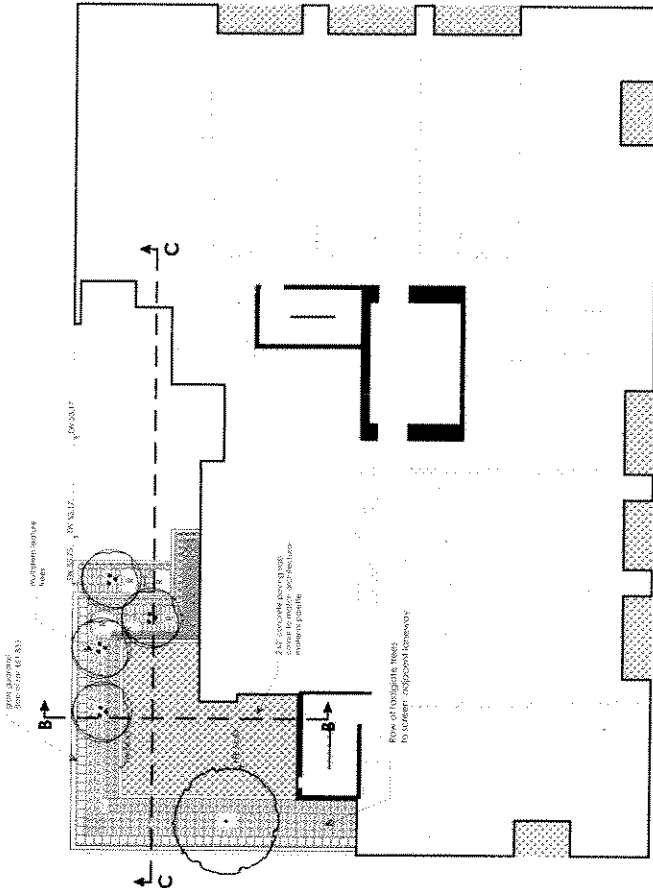
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**Keeler and Main Street
 Vancouver, BC**

Drawn By: AG
 Checked By: JS
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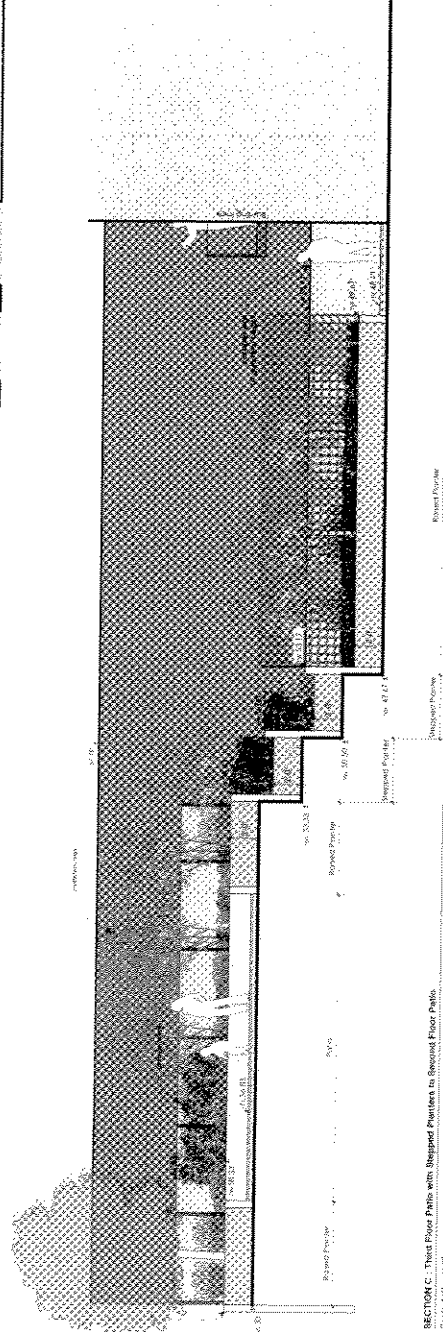
Sheet No:
Level 3 - Landscape Plan

Project No.:
1113
 Date Plotted:

L-3 of 4



SECTION B - Third Floor Patio
 Scale: 1/8" = 1'-0"



SECTION C - Third Floor Patio with Neopend Planters in Second Floor Patio
 Scale: 1/8" = 1'-0"

DESIGN RATIONALE

MAIN & KEEFER, IN CHINATOWN, VANCOUVER BC

The project is located at the North-West corner of Main & Keefer Streets, in Vancouver's Chinatown, in HA-1A District. The site is approximately 80x120 (120' along Keefer Street and 80' along Main Street), and slopes more than 8' from North-East to South-West.

The building design, in response to the guidelines, is a contemporary interpretation of the character of the buildings in Chinatown, to contribute to the "Chinatown Vision" and enhance Chinatown's distinct sense of place.

Without replicating the heritage facades, effort has been made to create a level of complexity and an engaging architectural expression, compatible with the heritage character of the area.

As the frontages of the site on both streets exceeds the smaller rhythm of the buildings in the area, and to comply with the guidelines, the building is designed to resemble a combination of narrower buildings, each with different details, but all within the same overall character of the area.

Although the overall height of the building, as per the guidelines, is 90 feet, the upper facade has setbacks at different elevations, to give the impression of varied building heights. The break-up of facades has been achieved by a regular rhythm of pilasters, changing in massing, and variegated street-wall and rooflines. Both facades are segmented over the entire height, into vertical bays with the maximum widths of less than 25'.

The building has an architecturally distinct ground floor, with a minimum height of 16', reinforcing the commercial character of the base. The "store front" base has turned into the lane to further enhance street level character at the corner of Keefer and the lane.

The principal facades, above the ground floor, have fenestration pattern, characterized by a symmetry of the elements within each building bay, and a repetitive pattern of the symmetrically arranged elements, both horizontally and vertically, from bay to bay, and from floor to floor.

Upper massing is designed to be visually subordinate to the principal facade. This has been achieved by upper floor setbacks, use of lighter colours and materials.

The West facade at the lane has been articulated with the introduction of generous windows and balconies, and setbacks of the northerly unit and the top 2 storeys of the building.

To significantly upgrade the appearance of the lane, the store front has been turned into the lane from the corner CRU, and the garbage and recycling facilities have been pushed behind the loading area, with no direct frontage to the lane. The recesses in the lane will enable us to have adequate lighting from the soffits of these recesses.

The North wall at the property line has been designed with patterns and colours compatible with the East elevation, and the top floor has been setback from the property line.

The materials proposed for the project include 2 colours of brick, both compatible with the brick colours extensively used in Chinatown's older buildings, and 3 different colours of coated concrete. Both metal and glass railings, with contemporary detailing are used for balconies and decks. All the roof areas and different levels are landscaped.

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

March 13, 2012

189 Keefer Street - DE 415496

The proposal was received to develop a new mixed-use building containing commercial use on the ground and mezzanine floors and 81 residential units on the 2nd to 9th floor, over three levels of underground parking. The project is located at the northwest corner of the Main and Keefer Streets in HA-1A area of Chinatown.

Although the overall height of the building, as per the HA-1A Guidelines, is 90 feet the upper façade has setbacks at different elevations, to give an impression of varied building heights. The break-up of facades has been achieved by a regular rhythm of pilasters, changing in massing, and variegated street-wall and rooflines. Both principle facades are segmented over the entire height, into vertical bays with the maximum widths of less than 25 feet. Upper massing is designed to be visually subordinate to the lower portion of the principle façade. The materials proposed for the project include two colours of brick, both compatible with the brick colours extensively used in Chinatown, and three different colours of coated concrete.

Without replicating the heritage facades, effort has been made to create a level of complexity and an architectural expression, compatible with the heritage character of the area.

Zlatan Jankovic, Heritage Planner, introduced the project, noting that it was the second development being processed through the newly developed Guidelines. The technical review by staff indicated that the proposal was quite responsive to the key elements of the Guidelines.

Garry Papers, Development Planner, reviewed detailed design drawings, building renderings, and composite renderings illustrating the proposed development in the existing context, to scale and with shadowing. Staff felt the proposal supported the Guidelines well, and would take it forward to the Urban Design Panel the following week. Staff had no major issues to be brought to the attention of CHAPC and was of the view that this was a very thoughtful and well resolved proposal.

Referencing displayed presentation materials, Foad Rafii, Rafii Architects Inc., offered a further detailed review of the proposal.

Discussion ensued on: incorporation of car share spaces and electric car charging facility; use of materials; mix and affordability of residential units; ability to facilitate a restaurant; site size; separate addresses for residential and commercial; parkade access; use of the clock tower and potential use of neon; sign bylaw permitting process; usability of the landscaped deck off the amenity room; landscaping on rooftop areas; accessibility of the building; firewall finish; accommodation of commercial and residential garbage and recycling; programmatic needs of the site; potential to provide electrical supply for public use, in the context of City planning for the area.

Members were complimentary about the execution of the project; use of materials and colours; thoughtfulness in breaking up of storefronts; separated visitor parking; roof top gardens and common spaces; consideration given to lane animation, lighting and plantings; contemporary expression respecting the Chinatown character; and the mix of units which allowed for family housing.

Members expressed minor reservations about the incorporation of a clock tower as an icon with consideration to the residential across the street; minimizing impacts on the Night Market especially during construction; and suggested consideration of the following: incorporation of artistic elements; lessening contrast between the brick and the light on the firewall; provide for attaching blade neons; opportunity at corner of Keefer and Main to make the individual bay characters stronger by raising the cornice line; and need for sufficient space to allow for businesses to encroach on the sidewalk without creating an issue for pedestrians.

MOVED by Alan James
SECONDED by William Ma

THAT the Chinatown Historic Area Planning Committee support as presented the proposal for 189 Keefer Street - DE 415496.

CARRIED UNANIMOUSLY

* * * * *



VANCOUVER HERITAGE COMMISSION

MINUTES

MARCH 26, 2012

A meeting of the Vancouver Heritage Commission was held on Monday, March 26, 2012, at 11:08 am, in Strathcona Meeting Room, Subground, Vancouver City Hall.

**189 Keefer Street
DE415496**

Applicant: Foad Rafii, Rafii Architects Inc.
Craig Marcyniuk, Solterra Development Corp.

Staff and the applicants explained the application and responded to questions.

Staff: Garry Papers, Development Planner
Zlatan Jankovic, Heritage Planner

Issues:

- (i) Compatibility with HA-1A Design Guidelines

MOVED by Kim Maust
SECONDED by Jenny Sandy

THAT the Vancouver Heritage Commission supports the development application for 189 Keefer Street as presented at its meeting on March 26, 2012.

CARRIED UNANIMOUSLY