

Date: OCT 20, 2025
Time: 3:00 p.m.
Place: City Hall Joe Wai Room/ Council Chambers

PRESENT:

Board:

Corrie Okell, General Manager, Development, Buildings, and Licensing
Tim Potter, Assistant Director, Special Projects (Chair)
Lon LaClaire, General Manager, Engineering Services
Matt Shillito, Director of Special Projects Planning, Urban Design, and Sustainability

Advisory Panel:

Helen Besharat, Representative of Urban Design
Joe Carreira, Representative of the Development Industry
Hitesh Neb, Representative General Public

570 Columbia Street (Keefer) (COMPLETE APPLICATION) DP-2017-00681

Delegation:

James KM Cheng Architecture

City Staff:

M. So (Chair), Development Services
D. Robinson, Development Planning
P. Cheng, Urban Design & Development Planning
D. Lee, Engineering Services
P. Sheikhakbari, Development Services
JL. Borsa, Development Services

Recording Secretary: M.Sem

1. MINUTES APPROVED

It was moved by Matt Shillito and seconded by Corrie Okell and was the decision of the Board to approve the October 6, 2025, meeting minutes.

2. BUSINESS ARISING FROM THE MINUTES

None.

3. 570 Columbia Street (Keefer) (COMPLETE APPLICATION) DP-2017-00681

Applicant: James KM Cheng Architecture

Request: Seeking minor relaxations to support new design, to support a sensitive architectural response to the established cultural and historic identity of the area, as outlined in the applicable guidelines.

Planner's Comments

Derek Robinson, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report.

Applicant's Comments

The applicant will work with staff to meet the conditions for approval.

The applicant and staff took questions from the Board and Panel members.

Speakers Comments

Chris Evans noted support for the project, the applicant has done a commendable job in de-activating and minimizing the challenges of designing a good building within the frameworks; look forward to seeing the project being built.

Jean Swanson noted opposition to the project; noting the financial impact to the working low-income people in the area, this project will further gentrify the area; shops, restaurants and businesses that use to be accessible to most people will make way for businesses to serve residents with the most money. There is a desperate need for non-market housing for lower income people especially seniors. Further, the building is over seven feet over the maximum allowable height, the oversized glass dome exceeds the height, community space is inadequate and inaccessible, commercial loading on the square will infringe on the community site, all prior to conditions were not met by the

deadline. The permit has expired.

Jessica Hanzelkova noted opposition to the project because the prior to conditions were not met by the January 15, 2024 deadline, a new application should be submitted. Also, condo buildings cause displacement to low income and working-class residents in the community.

Cam Gilbert noted opposition to the project, noting it is a shameful and extreme example of gentrification. This project will have a negative impact to the surrounding area as the cultural spaces and heritage in the downtown east side and Chinatown community would be destroyed at the same time that property values would increase, encouraging further erosion of the cultural spaces and displacement of the very people who have built this community. Cam also noted technical problems with the proposal, poor loading design, lack of community fit, community space is inaccessible and excessive height being seven feet over the maximum height, and prior to conditions were not met by the January 15, 2024 deadline.

Kei Yuk noted opposition to the project, noting non-support for the additional height and width of the building. Most people who live in Chinatown live on old age security or retirement benefits and they can not afford to live in such spaces. The plan will dilute the nature and meaning of Chinatown.

Catrina Xu noted opposition to the project, noting the importance of the Chinese memorial, requesting the Board not approve this project until there is a meaningful setback, proper sightline and sunlight for daily use and a concrete commitment to affordable senior homes. It is the wrong project for this place.

Yong-Li Song noted opposition to the project, noting Chinatown's low-income residents and marginalized people will not be able to afford to live there; Developers are not wanted in the community.

Jillian Maguire noted opposition to the project, noting prior to conditions are not met, there are height violations and loading issues to Chinatown Memorial Square. The community does not want this building and homes are not affordable, decisions should be made with community input.

Daniel de Goutiere noted opposition to the project, speaking to the impacts this proposal will have on the community causing gentrification - increase in prices will displace people in the community, where will people go when the prices in Chinatown increase?

Angelo Moroni noted opposition to the project, noting reduction in cultural spaces in Chinatown, seniors need affordable housing, the working class create the culture and

richness that in the long run will benefit the city. Reject this project to create a more meaningful project that will enrich community diversity and celebrate culture. Listen to the community.

Brittany Garuk noted opposition to the project, noting this project disrespects the Chinatown memorial through imposing and improper use. The height exceeds the maximum limit and the proposed building would be harmful to the Chinese community.

Minnie Ng noted opposition to the project, noting projects like these have an opposite economic and social impact to the community; four of the six retail units will rely on the Memorial square, the only public space in Chinatown. The public courtyard is misleading as it will be privately owned public space. Residents are being displaced from their homes and public spaces. Where are they supposed to go?

Jason Qian noted opposition to the project because it violates the applicable HA1-A zoning in 2017 and 2023, and it does not provide affordable housing options that Chinatown and downtown east side community desperately needs; also spoke to the importance of the Chinatown Memorial Monument.

Arthur Shuren Cheng noted opposition to the project, noting the significance of the plaza as a place of historical, cultural, political and commerce. This new construction suppresses the plaza. it is 20 times the existing. Arthur noted when he designed these heritage pieces with the Chinese cultural history in mind and is requesting this new construction do so too.

Mark Lee noted opposition to the project, noting these new developments don't revitalize Chinatown and instead destroy the character of the neighbourhood. It does not meet the needs of the community.

Cheryl-Lee Madden noted opposition to the project; noting her concerns with gentrification in Chinatown. She cares about Chinatown as it represents generation of culture, resilience that can not be replaced. This project fails to meet Chinatown's heritage and guidelines and it harms the public realm around it and pushing out low-income seniors from their community, For over 10 years people have given the same speech, 3 times over - reject, reject, reject.

Gillian Alexandra Mae Wa Leighton Der noted opposition to the project. The community does not want 105 Keefer project. Community does not want luxury condos, they want affordable and culturally appropriate housing for the people who live there. The neighbourhood is a cultural landmark, not only because its built form but also due to Chinatown's living heritage. The people who live here matter. Their daily lives matters.

Mona Stilwell noted opposition to the project. Noting this project makes it unsafe for the existing community by encouraging gentrification and displacement through the

ripples that caused by bringing in luxury condos and wealthier folks; this is erasure, not revitalization. This project should be rejected because the 2025 design shows a building that is taller and denser than the rules allow, resulting in overshadowing Memorial Square. Four out of six retail units must use the public space adjacent to the Memorial Square for internal loading.

Q Lawrence noted opposition to the project. Beedie's permit is considered expired due to not clearing prior to conditions by their set deadline and a new application should be required. The proposed development includes a so-called public courtyard which is a privately owned public space rather than truly public held space. Community members have been clear they want affordability and formal protection of the cultural and historical significance of this site.

Yao Xiao noted opposition to the project. Sincerely ask the development permit board to set an example for future generations about the values and justice and equity we believe in; to make a responsible decision to say no to greed, no to gentrification, no to speculation, and no to the monopoly of resources and power, no to the erasure of culture, no to the violation of equity and people's dignity.

Gudrun Wai-Gunnarsson noted opposition to the project. The project will be beside the plaza, over- shadowing of the Chinatown memorial square which is an important landmark for Chinese Canadians. The project does not serve the interest or needs of the existing community. The courtyard is completely inadequate as a space for the public, the location on the north side is tucked away, dark and narrow and it is closed after retail hours. The most recent iteration of proposal violates height limits, loading trucks will have to utilise the Memorial Square. The permit expired in January 2024 as it had not met the city's prior to conditions by that date.

Ameet Johal noted support to the project. Looks forward to seeing this project move forward and start the process of construction so we can see some activity and engagement on site.

Ti Zhang noted opposition to the project. Noting this project is unethical and unprofitable. Revitalization implies return on investment. It's unreasonable to build more luxury condos when people are dying on the street and desperate for housing, there is no return to the community and there isn't even return to the city, because homes city empty will not collect property taxes. People are being displaced for no reason.

Becca Soft noted opposition to the project. The deadline to meet conditions by Jan 15, 2024, have not been met. The community has spoken, we want affordable social housing, not privately owned public spaces. We want protection for the rich cultural, historic and beloved Chinatown from future gentrification now and for the future generation of children.

Sean Cao noted opposition to the project. The project failed to meet the HA-1A zoning and design guidelines, the building towers over Memorial Square, major relaxations cutting the rear from 23 feet down to 4 feet. There is a need for social housing and real community spaces, not speculative condos that isolate itself from its surroundings. This project will increase unaffordability, displacement and gentrification that will pushout long term residents and small businesses.

Tintin Yang noted opposition to the project. Please reject this project if the city of Vancouver is committed to deepening housing affordability for the most marginalized residents of our city.

Dave Hamm noted he is in solidarity with the multi-generational Chinese community showing they need this place and not to have eyesores like this go into their community. They need to have a continuity, a history that honors and ability to age with dignity in this area. The Chinese memorial represents the Chinese Canadians contributions and need to be upheld, recognized and not forgotten. Be on the right side of history, be a hero of the community and use it properly in a way that the rest of community would like it to be done.

Isabelle Espanol noted opposition to the project. Noting applicant did not meet prior to conditions by January 15, 2024. Community space is mis-represented, it's buried in a service alley with no meaningful public access. Elders and residents need affordable homes, real community spaces, food security, health care and certainty in the future of the neighbourhood they built.

Kiyoko Hanazawa noted opposition to the project. When you are promoting a home to certain people and taking the home from another group of people who already exist in the area, it's questionable what you're doing and why you are doing this. You must do things a good way and this is not a good way.

Kabir Madan noted opposition to the project, noting more affordable housing is needed.

Melody Hong Yan Pan noted remembrance to the Chinese Canadians who served Chinatown, Canada and us today. Want the city to take accountability and think what is the social injustice in place in the past so many years, not just for Chinatown nor Chinese but also for indigenous people too.

Ian Weniger noted opposition to the project. Noting violated bylaws, violates the neighbourhood. The proposal will take a bit out of the view corridor, fence off parts of the Memorial plaza. It will take away from the area that's supposed to allow for reflection and show respect for people's sacrifices in building their city and country.

Bing Ho noted opposition to the project. Noting the prior to conditions in particular B.1.1 and B.1.2 in the absence of clear and transparent proof of compliance, the public can only conclude that the conditions were not met and that the applicant must stand refused. Also noting your condition stipulates that new development application will be required for any significant changes. Attempt to close these changes is minor, is misleading and disingenuous attempts to hide the ball, the opposite of transparent. For justice to be seen to be done, the Board should strictly and transparently enforce the rules and deadlines as written without fear or favor.

Candie Tanaka noted opposition to the project. The new proposal violates HA-1A that alone should deny the development permit process. Urge the city to examine the application carefully and reject it due to the major changes from 2017 version that the court mandated for review as that is only just and fair.

Alyssa Sy de Jesus noted opposition to the project. Noting it presents some concerning interpretations of the recommendations the Board made in 2023. Alyssa noted how the technical designs will impact the neighbourhood.

Zoe Leung noted opposition to the project. Appropriate social services, service spaces, and housing, these are improvements that matter to us and the building does not represent any of these. By putting a Chinese façade on the building and referencing lanterns, dragons and other iconography, this does not change the fact this is culturally and spatially in-appropriate building. It does not serve the community and will remove the cultural space that is left.

Anastasiya Stolyarov noted opposition to the project. Beedie did not meet the city's prior to conditions by the deadline and therefore permit has expired. Four of the six retail units lack internal loading. Trucks will spill into the Memorial square disrupting cultural and community use. Luxury condos bring a wave of gentrification that prices out the very people who make Chinatown vibrant and it does not benefit the low-income residents. You do not improve a neighbourhood by stealing its cultural symbols and slapping them onto luxury condos.

Sam Zimmerman noted opposition to the project. The project doesn't meet the rezoning guidelines, it doesn't benefit the community, and it negatively impacts Chinatown. The height is above the zoning laws and the public courtyard is inside a private building,

Alger Liang noted opposition to the project. The project neglects the community needs and wants for social housing, dignity and respect of a culturally significant site. The building violates the height limit, differing significantly from 2017 and should therefore be rejected and resubmitted as a new application. Chinatown is not just a relic of the past but living, breathing communities that still have futures worth fighting for, a living

culture, not a historic exhibit to be built over, especially overshadowing a monument that represents the hundreds of Chinese veterans who gave their lives and were systematically excluded in Canadian society.

Jin He noted opposition to this project. Noting technical concerns with the proposal: incompatible courtyard and exterior corridor design, private owned public spaces, significant design changes triggering new application, deadline of the prior to condition was not met by the applicant team.

Sean Gunn noted opposition to the project. These condos will reduce the Chinatown memorial monument that was meant to honour Chinese railway workers. We need Chinatown Memorial Plaza to remain an open public space that's free of luxury condos where Chinatown seniors and youth can practice our culture together. We are fighting for a Chinatown that takes care of its people, a Chinatown where low-income residents have homes, where seniors can live with dignity and where youth can carry our culture forward. Beatty's project has no place in Chinatown.

Mariah Javadi noted opposition to this project. Beedi has modified critical aspects of this project after missing the deadline for prior to conditions, the permit has expired. The new proposal violates the height maximum for the area. Four out of six of the retail unit lacks internal loading forcing trucks to spill out onto Memorial Square. The new community space being proposed is buried in a service alley with no meaningful public access.

Beck Feifan Ochiai noted opposition to the project. These luxury condos will cause displacement of Chinese seniors which is not acceptable in this community. Stop gentrification.

Rachel Lau noted opposition to the project. Request the Board to consider an application that is inclusive to the residents of the neighbourhood by prioritizing culturally appropriate space usage and benefits for low income residents and seniors.

Carmen Best noted opposition to the project. This project will displace seniors who rely on SROs, supportive and senior housing, force out culturally relevant and affordable shops and services in Chinatown that low-income residents rely on.

Emily Haibeck noted opposition to the project. Luxury condos building does not reflect the needs of the community, with 133 units in this proposal and zero units of affordable housing it is clear Beedie cares about nothing but profit. Vancouver is reaching record high vacancy and homeless rates , the last thing we need is another luxury condo building to sit empty.

Gauhar Hayat noted opposition to the project. The current application contains no plans for social housing; plans like this will endanger economic activity within the city as people are continually pushed out of the area. Reject this application that is months past its expiration date and push them to consider social housing for this lot.

Paul Holden noted opposition to the project. The proposal overshadows Memorial Square. This shows insufficient respect to our war veterans. No one would think of putting such a thing next to Victory Square. The plan needs to provide for generous social housing so that the elderly residents of Chinatown can age in place where they have connections to their community through language and culture.

Madelyn Prevost noted opposition to the project. Madelyn urged the Board to reject this proposal according to their own mandate – The Board “cannot approve the development if it does not fall within the official development plan. The current plan carries foundational principle , housing reframed as equity, climate protection reframed as resilience. The new draft plan adds to these the goal of reconciliation. The proposed development is not only misaligned with those goals but it is counter to them.

Caitlin Millham noted opposition to the project. A new application should be submitted due to the many changes since the initial submission including increasing the density and removing any social housing. The permit has expired. The proposal is disruptive to the Memorial Square. The space proposed for the community is in a service alley which is small and not accessible to many of the seniors and people with mobility disabilities. Caitlin, also noted the social and cultural impacts this project will have on the Chinatown community.

Emily Luba noted opposition to the project. There is so much potential for that space that it needs to maintain affordable for the people who are living there.

Julia Wong noted opposition to the project. Residents of Chinatown rely on this public space to honor our ancestors. Many of the low-income tenants and senior residents often don't leave this neighbourhood because of language access, there are culturally appropriate amenities, grocers and places for them to eat and a sense of community. This project will push marginalized, racialized people out of this neighbourhood.

Laura Stannard noted opposition to the project. The prior to conditions were not met by the January 15, 2024 deadline, a new application should be required. This project adds another 133 luxury condos to the current empty condos in Vancouver. The project does not meet the intent of the design guidelines that demand a contemporary, new development is that is responsive to the Chinatown communities established cultural and historical identity.

Adriana Cumming-Teicher noted opposition to the project. Beedie had its permit expire January 15, 2024. It is illegally breaching the height zoning requirements. We are fighting for the appropriate process to be followed.

Tanya Webking noted opposition to the project. Beedie failed to meet its basic threshold on January 15, 2024 , this application has expired. There is enough differences in this application that go beyond the scope of the original application. This is no longer the applicable to the service needs of this community, it is not honoring the cultural relevance that this community demands and deserves.

Russell Chiong noted opposition to the project. 33 luxury condos towering over the Chinatown Memorial Square will be irreversible damage to the sense of place and community vibrancy. The number of units being proposed when it failed to get rezoning in 2017 and at that time included social housing. Beedie got what it wanted in 2023 with conditional approval but came back with an even taller building with additional bulk, failed to response to requirements for increased setback, livability and improved massing. Also, failing to meet the conditions required by the deadline should warrant a new proposal.

Jonathan Petrov noted opposition to the project. Beedie's failure to meet prior to requirements by January 2024 and violations to HA-1A design guidelines, application should be rejected solely based on these violations. In 2023 the Board imposed conditions to the applicant to address a number of concerns that the current application does not appear to satisfy. This project will cast shadows and limit accessibility to an already beloved public amenity, Memorial Square. This development is inappropriate and dishonours the heritage of Chinatown residents.

Kung Ku Yung noted opposition to the project. The new proposal is higher and wider and it's blocking the Memorial Square Plaza. The plaza is important to respect our ancestors and this development is obstructing. Requesting the Board to reject this proposal and create space and amenities for seniors while allowing the Chinese culture to flourish on this site. I hope this site will be reserved for cultural purposes. Visitors to Vancouver, Chinatown want to see Chinese heritage and culture.

Danielle Wong noted opposition to the project. Noting concerns around setbacks, loading, height and the project's massive visual impact and incompatibility, emphasizing how the privatization of what should be common space that ought to be shared by the public. Applicant has presented a new proposal, that is denser, larger and should be considered a new application. There is a sincere need to commit to social housing.

Kathy Shimizu noted opposition to the project. Project must acknowledge and address the impacts of this development on living heritage which is integral to any building heritage. This project's request for additional concessions, the zoning policies that exist already push the benefits towards developers to the detriment of those from low income and marginalized communities. The height of the development overshadows Chinatown Memorial Square where Chinese seniors and low income tenants gather. The community is fighting to save their housing, culture and their right to remain.

Hailey Mah noted opposition to the project. The density and height overshadow the Memorial Square. The new proposal breaks the building height restrictions and in doing so eclipses the cultural and historical significance of the Square.

Meeting adjourned at 8:11pm