

File No.: 2025-788

February 25, 2026

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 21, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

Correspondence (letter or email) where the City of Vancouver deferred the "prior-to conditions" date for Beedie (Keefer Street) Holdings Ltd. / Beedie Living, regarding Development Permit DP-2017-00681 (105 Keefer / 570 Columbia), by or before January 15, 2025.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1), s.15(1)(l), and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-788); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

**Siân Madsen, MA, MAS
Acting Director, Access to Information & Privacy**

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm

From: "James K. M. Cheng" <jcheng@jamescheng.com>
To: "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>
CC: "Curtis Neeser (curtis.neeser@beedie.ca)" <curtis.neeser@beedie.ca>
"Phillip MacDougall (phillip.macdougall@beedie.ca)" <phillip.macdougall@beedie.ca>
"Sasha Kosmajac" <Sasha.Kosmajac@beedie.ca>
"Rueishin Guo" <rguo@jamescheng.com>
Date: 3/11/2024 3:14:11 PM
Subject: 105 Keefer - Formal Request for PTR response extension

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Hi Jaime Lynn,

I just spoke with Curtis, he has agreed to send in an official request from Beedie for a two month extension from March 15. Phillip will draft the letter and send it in tomorrow. It will state that we have successfully completed the public outreach and the feedback was very positive. There were some suggestions from the community that we would like to include in the final PTR re-submission. That is the reason we would like to request an extension so that these suggestions and any from staff could be included in the re-submission. We hope to be able to re-submit within a week, but just to be on the safe side, we would formally request two month extension.

Regards,

James Cheng C.M., FRAIC, Architect AIBC
Principal

James KM Cheng | Architects Inc
200 – 77 West Eighth Avenue
Vancouver, BC V5Y 1M8
Tel 604.873.4333
jcheng@jamescheng.com

From: "Rueishin Guo" <rguo@jamescheng.com>
To: "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>
CC: "Curtis Neeser" <Curtis.Neeser@beedie.ca>
"Phillip MacDougall" <phillip.macdougall@beedie.ca>
"Sasha Kosmajac" <Sasha.Kosmajac@beedie.ca>
"Katya Yushmanova" <kyushmanova@pwlpartnership.com>
"Cheryl Bouwmeester" <cbouwmeester@pwlpartnership.com>
"Eric Wong" <ewong@pwlpartnership.com>
"James K. M. Cheng" <jcheng@jamescheng.com>
"Kelvin Lit" <klit@jamescheng.com>
"Ryan Lau" <rlau@jamescheng.com>
"Like Zhang" <lzhang@jamescheng.com>
Date: 4/5/2024 5:21:00 PM
Subject: 105 Keefer PTR DP Submission

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Hi Jaime Lynn,
We've uploaded the PTR Responses and the DP drawing set via the city portal (Case number: 201001390094) and to our SharePoint for you to download directly.

s.15(1)(l)

Please review and let us know if you have any questions or need anything else.

Have a nice weekend!

Rueishin Guo

James KM Cheng | Architects Inc

200 – 77 West Eighth Avenue

Vancouver, BC V5Y 1M8

Tel 604.873.4333 ext. 128

rguo@jamescheng.com

From: ["Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>](mailto:JaimeLynn.Borsa@vancouver.ca)
To: ["Curtis Neeser" <Curtis.Neese@beedie.ca>](mailto:Curtis.Neese@beedie.ca)
Date: 12/14/2023 11:53:00 AM
Subject: 105 Keefer Request to Extend - PF response

Hi Curtis,

Thank you for letter. The request for additional time to prepare the prior-to response is granted.

The letter has been registered to the project file [Posse], and the 'Applicant' is scheduled comply to PTR by March 15, 2024.

Thank you,
JL

From: Curtis Neeser
Sent: Tuesday, December 12, 2023 2:33 PM
To: Borsa, Jaime Lynn
Subject: RE: 105 Keefer - public consultation

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Hi Jamie Lynn,

Thanks for the message below. We very much agree with the direction of an Applicant led engagement with community leaders with a detailed summary to be provided as part of the PTR. To that end, we've already started laying out an engagement plan for January!

On another note, we've drafted a request for an extension (attached) to the January 15th date. We've respectfully asked for two months to March 15th but are hoping to be wrapped up quicker than that. Is this sufficient for an extension request?

Thank-you in advance,
Curtis

Curtis Neeser
Vice President, Residential Development

Beedie / Living

P604.436.7888 D604.436.7772 F604.687.5346
Suite 900 - 1111 West Georgia St., Vancouver, BC, V6E 4M3

curtis.neeser@beedie.ca
www.beedie.ca [beedie.ca]



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From: Borsa, Jaime Lynn <JaimeLynn.Borsa@vancouver.ca>
Sent: Thursday, December 7, 2023 1:05 PM
To: Curtis Neeser <Curtis.Neeser@beedie.ca>
Subject: 105 Keefer - public consultation

Hi Curtis,

Sorry I have not returned your voicemail. I am waiting for Cultural Services input to finalize COV recommendation as to how to satisfy the DP condition to refine the cladding palette of all facades to better reflect the materiality of the community, including working closely with the Chinatown art, design and cultural community to identify appropriate materials and architectural elements.

We are however leaning towards, 'the Applicant' uses their discretion as to how to engage with the Community Leaders, and provide a detailed report (included within the PTR) that includes a summary of feedback from those in attendance and/or letters of support. I will confirm as soon as I hear back Senior Staff experienced in Chinatown.

Have a good weekend.

Kindest Regards,
Jaime Lynn Borsa | Project Facilitator II
Jaimelynn.borsa@vancouver.ca
604.829.9782



From: "Phillip MacDougall" <phillip.macdougall@beedie.ca>
To: "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>
CC: "Curtis Neeser" <Curtis.Neeser@beedie.ca>
jcheng@jamescheng.com
"Sasha Kosmajac" <Sasha.Kosmajac@beedie.ca>
Date: 3/14/2024 2:37:41 PM
Subject: 105 Keefer Request to Extend PTR second time
Attachments: 2024-04-14 105 Keefer PTL Extension Letter.pdf

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Hi Jaime Lynn,

As discussed, please find attached Beedie Living's request for an extension in submitting our formal Prior-To Letter Response. We look forward to hearing any comments from you and your team regarding the draft package shared last week.

Ley us know if there is anything else you need from us.

Best,

Phillip

Phillip MacDougall
Development Manager, Residential Development

Beedie / Living

[D613.619.5565](tel:613.619.5565)

New Address: Suite 900 - 1111 West Georgia St., Vancouver, BC, V6E4M3

Phillip.MacDougall@beedie.ca

www.beedie.ca [beedie.sysaidit.com]



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March 14, 2024

Jaime Lynn Borsa, Project Facilitator II
Development Review Branch - Development, Buildings & Licensing
City of Vancouver
515 W 10th Ave
Vancouver, BC V5Z 4A8

Re: 105 Keefer Street – Request to Extend DP Prior-To Letter Deadline

Dear Jaime Lynn Borsa,

I hope this letter finds you well. I am writing on behalf of Beedie Living regarding the development permit approval for DP-2017-00681 at 105 Keefer Street. We kindly request an additional extension to April 5th, 2024, 3 weeks beyond the amended deadline of March 15, 2024, to submit our response and fulfill the conditions outlined in the prior-to DP approval letter.

Following our successful community outreach sessions and positive feedback received, our design team has been ensuring community responses have been incorporated and addressed in the architecture and public realm of the project. We do not anticipate requiring the entire duration of the extension to submit our Prior-To Letter Response.

We appreciate the level of attention and cooperation the City has given to the project as we work through thoroughly addressing all conditions, and as such value your understanding in granting this extension. Please let us know if any further materials are required to process our request.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

s.15(1), s.22(1)

Curtis Neeser
Vice President, Residential Development
s.22(1)
curtis.neeser@beedie.ca

From: "Curtis Neeser" <Curtis.Neeser@beedie.ca>
To: "Borsa, Jaime Lynn" <JaimeLynn.Borsa@vancouver.ca>
Date: 12/12/2023 2:33:22 PM
Subject: 105 Keefer Request to Extend PTR
Attachments: 105 Keefer_PTL Extension Request Letter_Signed.pdf

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Hi Jamie Lynn,

Thanks for the message below. We very much agree with the direction of an Applicant led engagement with community leaders with a detailed summary to be provided as part of the PTR. To that end, we've already started laying out an engagement plan for January!

On another note, we've drafted a request for an extension (attached) to the January 15th date. We've respectfully asked for two months to March 15th but are hoping to be wrapped up quicker than that. Is this sufficient for an extension request?

Thank-you in advance,
Curtis

Curtis Neeser
Vice President, Residential Development

Beedie / Living

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Sent: Thursday, December 7, 2023 1:05 PM
To: Curtis Neeser
Subject: 105 Keefer - public consultation

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Have a good weekend.

Kindest Regards,
Jaime Lynn Borsa | Project Facilitator II
Jaimelynn.borsa@vancouver.ca
604.829.9782





December 11, 2023

Jaime Lynn Borsa, Project Facilitator II
Development Review Branch - Development, Buildings & Licensing
City of Vancouver
515 W 10th Ave
Vancouver, BC V5Z 4A8

Re: 105 Keefer Street – Request to Extend DP Prior-To Letter Deadline

Dear Jaime Lynn Borsa,

I hope this letter finds you well. I am writing on behalf of Beedie Living regarding the development permit approval for DP-2017-00681 at 105 Keefer Street. We kindly request an extension to March 15, 2024, two months beyond the original deadline of January 15, 2024, to submit our response and fulfill the conditions outlined in the Prior-To DP approval letter.

The collaborative review with City staff of how 105 Keefer will address the Prior-To conditions has resulted in a need for additional time. This extension will enable us to ensure compliance and enhance our contribution to the community.

We are committed to exceeding the City's expectations and appreciate your understanding in granting this extension. If there are any required forms or procedures, please provide them, and we will promptly complete the necessary documentation.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

s.15(1), s.22(1)

Curtis Neeser
Vice President, Residential Development

s.22(1)

curtis.neeser@beedie.ca