

INTRODUCTION

BEEDIE

Driven by thoughtful and intelligent design, every Beedie Living community is built on a foundation of quality craftsmanship and attention to detail. Each home is carefully designed, creating spaces that inspire a sense of pride of ownership.

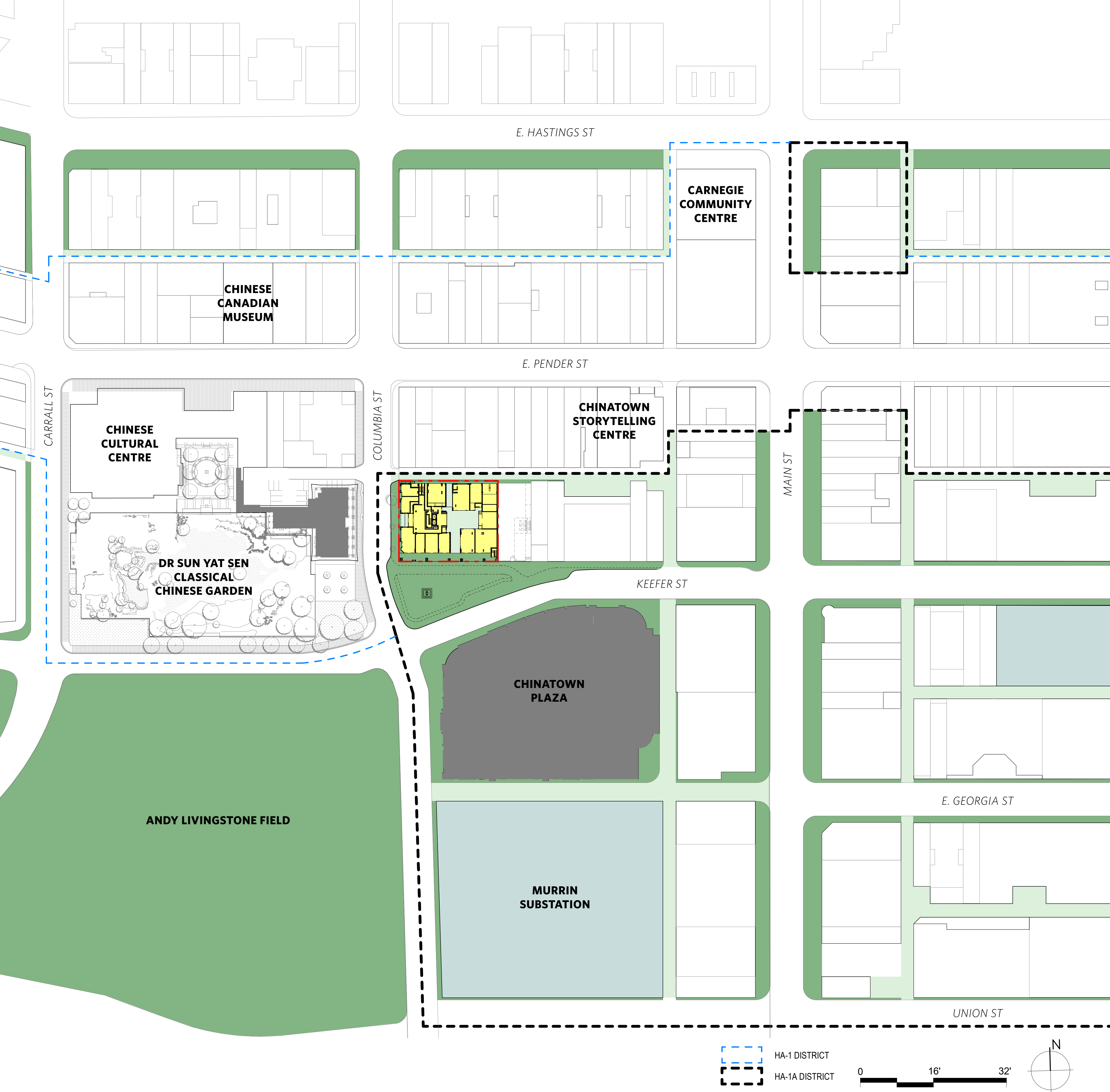
Beedie Living boasts an exceptionally dynamic and agile development team that leverages its diverse expertise in architecture, design, and community relations to enhance every aspect of a Beedie Living community.

With an in-house construction team, Beedie Living upholds the highest standards of quality and craftsmanship. Every detail is carefully considered, and each home is built to stand the test of time, creating communities that last for generations.

JAMES K.M. CHENG ARCHITECTS INC.

James K.M. Cheng Architects Inc. was established in 1978 upon winning the province-wide competition for the Chinese Cultural Centre (with Romses Kwan & Associates). The firm is a collaborative architecture & urban design practice that prides itself on creating meaningful and dynamic built environments. Over the past 40 years, James K.M. Cheng Architects has been dedicated to pursuing excellence in design and consistently delivering high-quality, professional services to its clients. Based in Vancouver, Canada, our firm is recognized for its pioneering contribution to west coast architecture and city building.

James K.M. Cheng Architects Inc. has considerable experience in local and international master planning, as well as residential, commercial, mixed-use and institutional projects. The ability to enhance neighborhoods, communities and basic human experiences has motivated all of our work. Since the firm's establishment, it has received some of Canada's most prestigious awards, which include the Order of Canada and the Royal Architectural Institute of Canada's Governor General's Medal. Local Vancouver projects include: Pacific Centre Redevelopment, Shangri-La Vancouver, Fairmont Pacific Rim, Shaw Tower, Port Moody City Hall, Burnaby Metrotown Library/Civic Square, River Green in Richmond, 1133 Melville, and Ambleside-1300 Block. The firm's work has been published and exhibited in Canada, the United States, Germany, England, Japan, China, Taiwan, London, and Hong Kong.



PLAN OF SURROUNDING CHINATOWN CONTEXT

CONTEXT PLAN

- Chinatown is subdivided into different district schedules, 570 Columbia is situated in the HA-1A District.
- Nearby the project there is:
 - The Chinese Cultural Centre
 - The Dr Sun Yat Sen Garden
 - The Chinese Canadian Museum
 - Ho Ho Restaurant
 - The Chinatown Storytelling Centre
 - The Chinatown Memorial Square

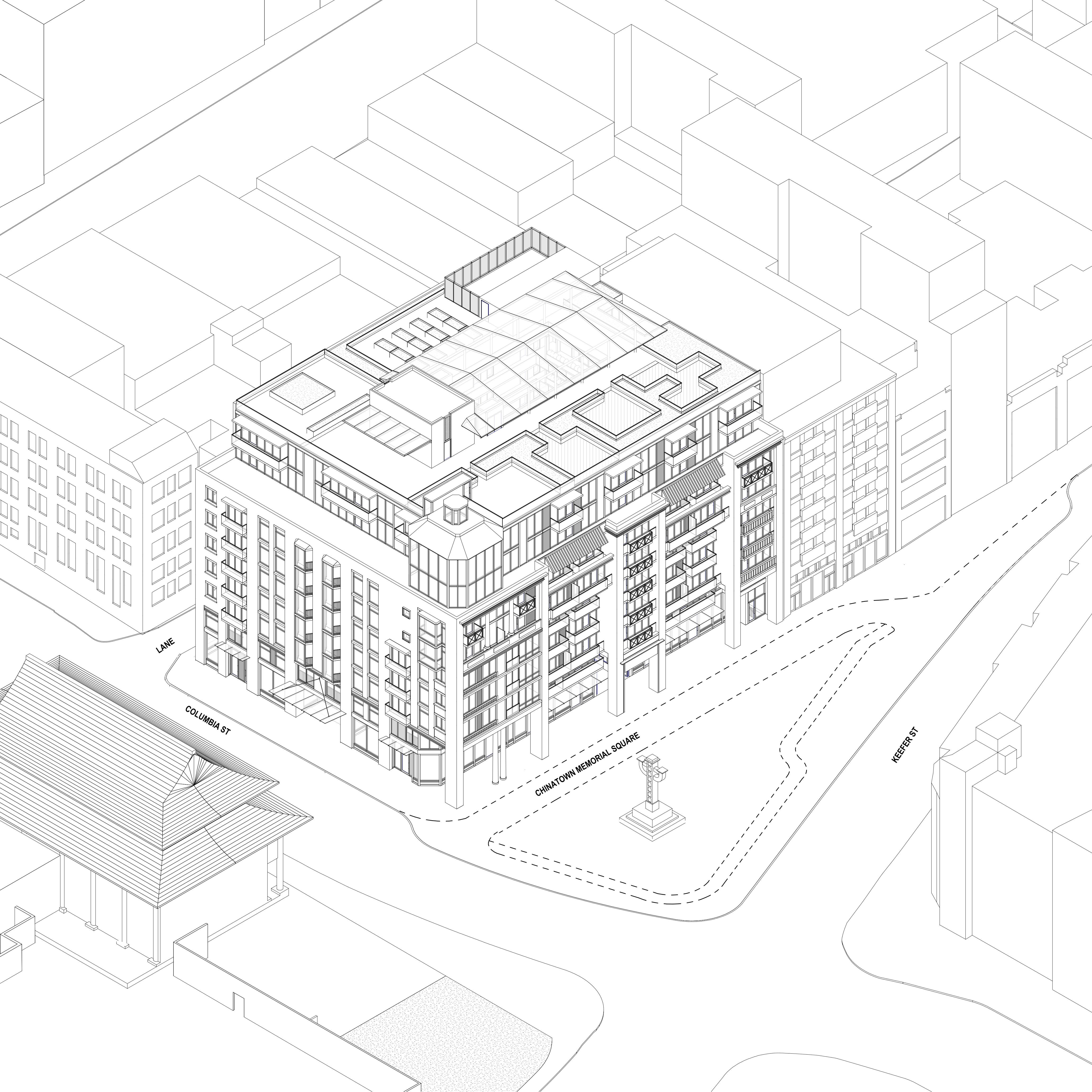


PLAN OF 570 COLUMBIA AND ADJACENT SQUARE AND BUILDINGS

PROPOSAL DESIGNED IN RESPONSE TO HA-1A DESIGN GUIDELINES

SITE PLAN

- The design team is coordinating with the consultants redesigning and expanding the Square to ensure a seamless transition to the new Square.
- A central passageway provides public access to the courtyard and lane, recalling the history of Chinatown laneway use and secrete passages.
- Historically, the lanes in Chinatown were vibrant and lively centres for social and commercial activity.
- The Social Service Centre and the building’s passageway front the lane to animate the lane with activity and foot-traffic.



AXONOMETRIC PERSPECTIVE OF 570 COLUMBIA AND NEIGHBOURING SQUARE AND BUILDINGS

THE CHINATOWN MEMORIAL SQUARE

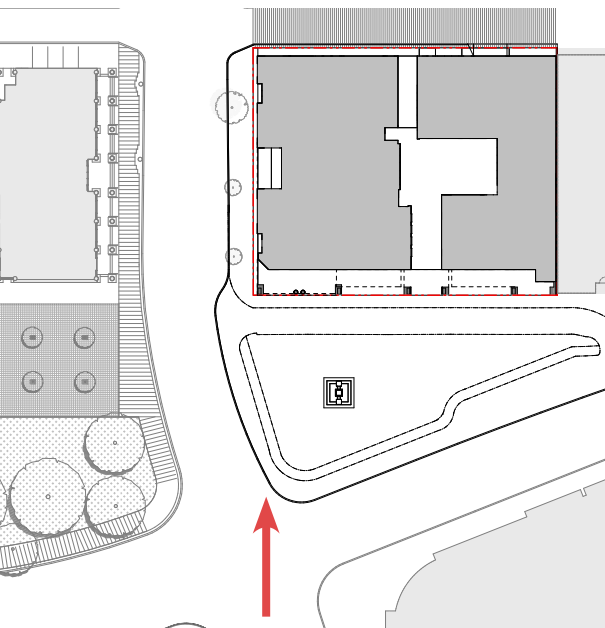
- The Chinatown Memorial Square is an important part of the public realm and hosts different events throughout the year.
- The Keefer Street façade forms the backdrop for the Chinatown Memorial Square.
- The design team is coordinating with the consultants redesigning and expanding the Square to ensure a seamless transition to the new Square.



GATEWAY INTO CHINATOWN FROM COLUMBIA ST AT KEEFER ST

ON THE CORNER

- o The introduction of the cupola strengthens the building’s corner presence, anchoring it as a gateway element into Chinatown.
- o The shape of the cupola and the lantern respond to the traditional Chinese roofs of the existing Chinese Cultural Centre building and the Chinese garden across the street. The lantern serves as a distinctive punctuation in the skyline, echoing the characteristic peaks of traditional Chinese architecture.
- o The cupola does not have a visual impact on the Dr. Sun Yat-Sen Classical Chinese Garden.



IN RESPONSE TO DP BOARD CONDITIONS 1.3a AND 1.4



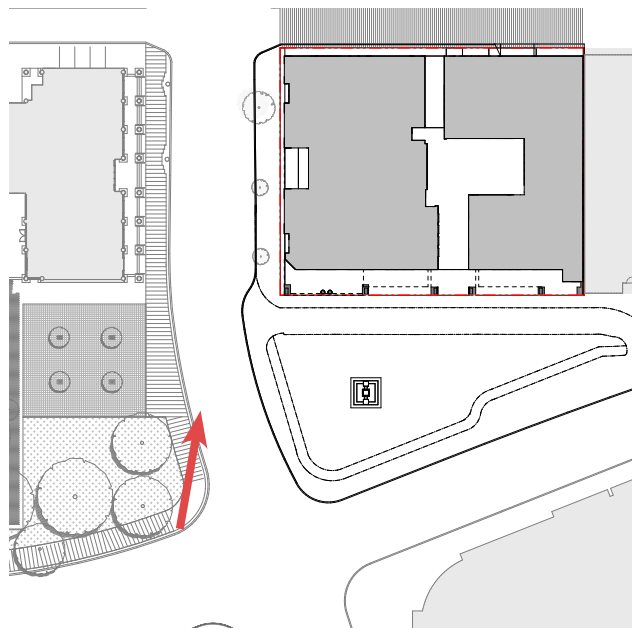
2017 PROPOSAL KEEFER ST ELEVATION



CORNER OF 570 COLUMBIA WITH CUPOLA AND SCULPTURE AT THE CHINATOWN MEMORIAL SQUARE

GATEWAY INTO CHINATOWN

- The ground-level colonnade facing the plaza echoes the arcade of the Chinese Cultural Centre;
- Defining and announcing the entrance of the Chinatown neighborhood,
- Seamlessly expanding the new Chinatown Memorial Square,
- And providing protection during inclement weather.



IN RESPONSE TO DP BOARD CONDITION 1.5a



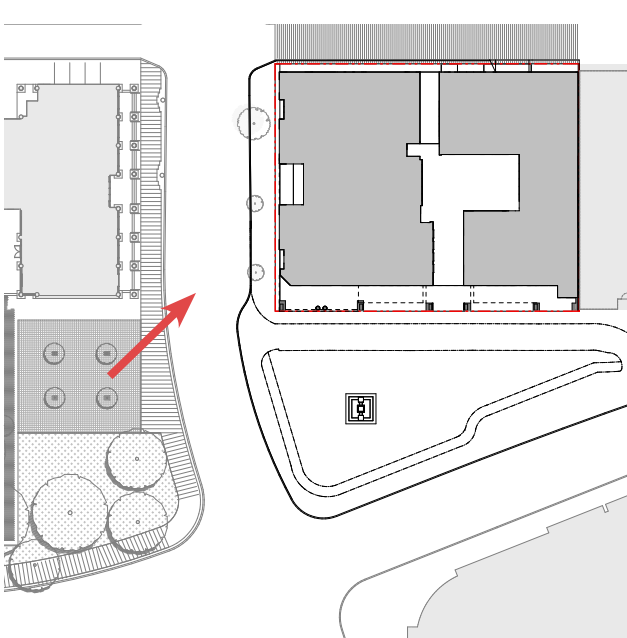
SITE PLAN



570 COLUMBIA FROM DR SUN YAT SEN GARDEN ENTRY SQUARE

TURNING THE CORNER

- o The Keefer Street façade aligns with the Chinatown frontage rhythm and serves as a backdrop to the Memorial Square.
- o The Columbia Street elevation reflects and complements the façade of the historic HoHo Restaurant across the lane.
- o This is consistent with the unique long and narrow facade typology of existing Chinatown buildings.



IN RESPONSE TO DP BOARD CONDITION 1.4



2017 PROPOSAL COLUMBIA ST ELEVATION

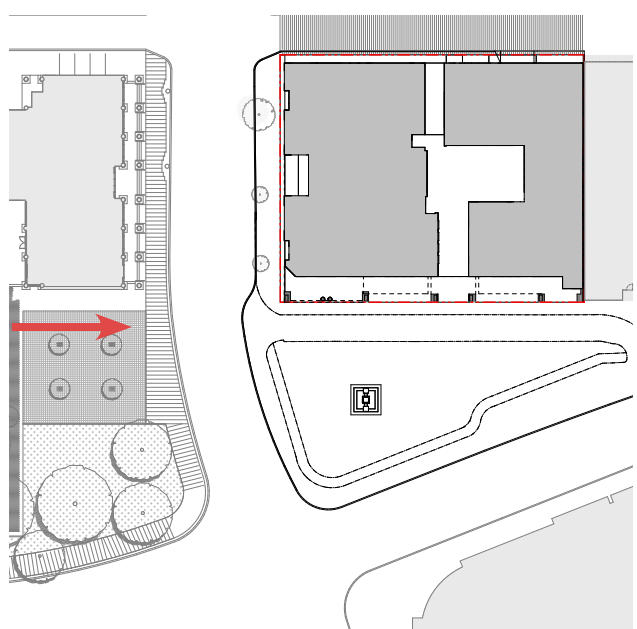


VIEWS OF CORNER CUPOLA FROM DR SUN YAT SEN GARDEN ENTRANCE UP KEEFER ST TOWARDS THE MEMORIAL PLAZA

IN RESPONSE TO DP BOARD CONDITION 1.5

FROM THE GARDEN

- o The entrance to the Dr. Sun Yat-Sen Garden aligns with the original axis of Keefer Street, serving as a key anchor point.
- o The Keefer Street façade continues the historic Chinatown frontage, reinforces the public realm axis, and defines the edge of the Memorial Square.



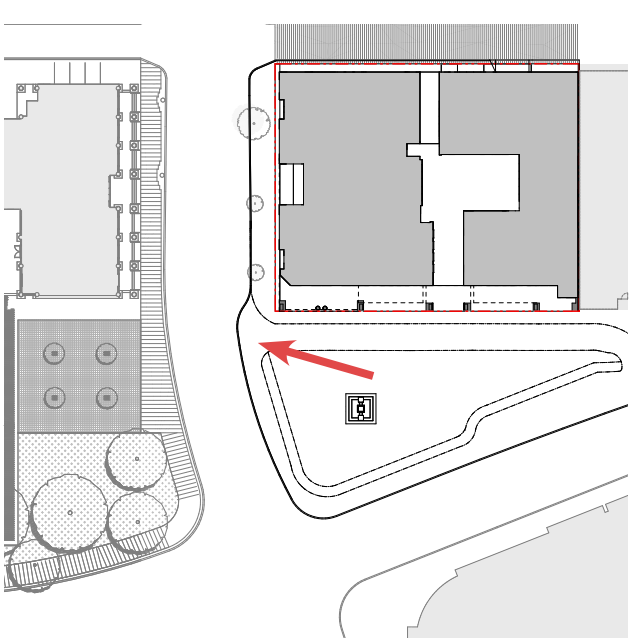


THE COLONNADES OF THE CHINESE CULTURAL CENTRE AND 570 COLUMBIA

IN RESPONSE TO DP BOARD CONDITIONS 1.2, 1.3, AND 1.5a

THE COLONNADE

- o A ground-level setback along Keefer Street provides covered public space, extending the newly redesigned Chinatown Memorial Square. This area serves as a transition from the square to the public courtyard atrium.
- o The arcade columns define the setback and transition area, and echo the colonnade character of the Chinese Cultural Centre Museum. The corner cut at Keefer and Columbia opens sightlines, visually connecting the two buildings and enhancing the character of Chinatown.
- o The two-storey colonnade creates an inviting, covered public space while maintaining a strong, consistent street wall along Keefer Street, in response to the HA-1A guidelines.
- o The design team is collaborating closely with consultants on the Memorial Square redesign to ensure a smooth, barrier-free transition from the square to the courtyard and lane.



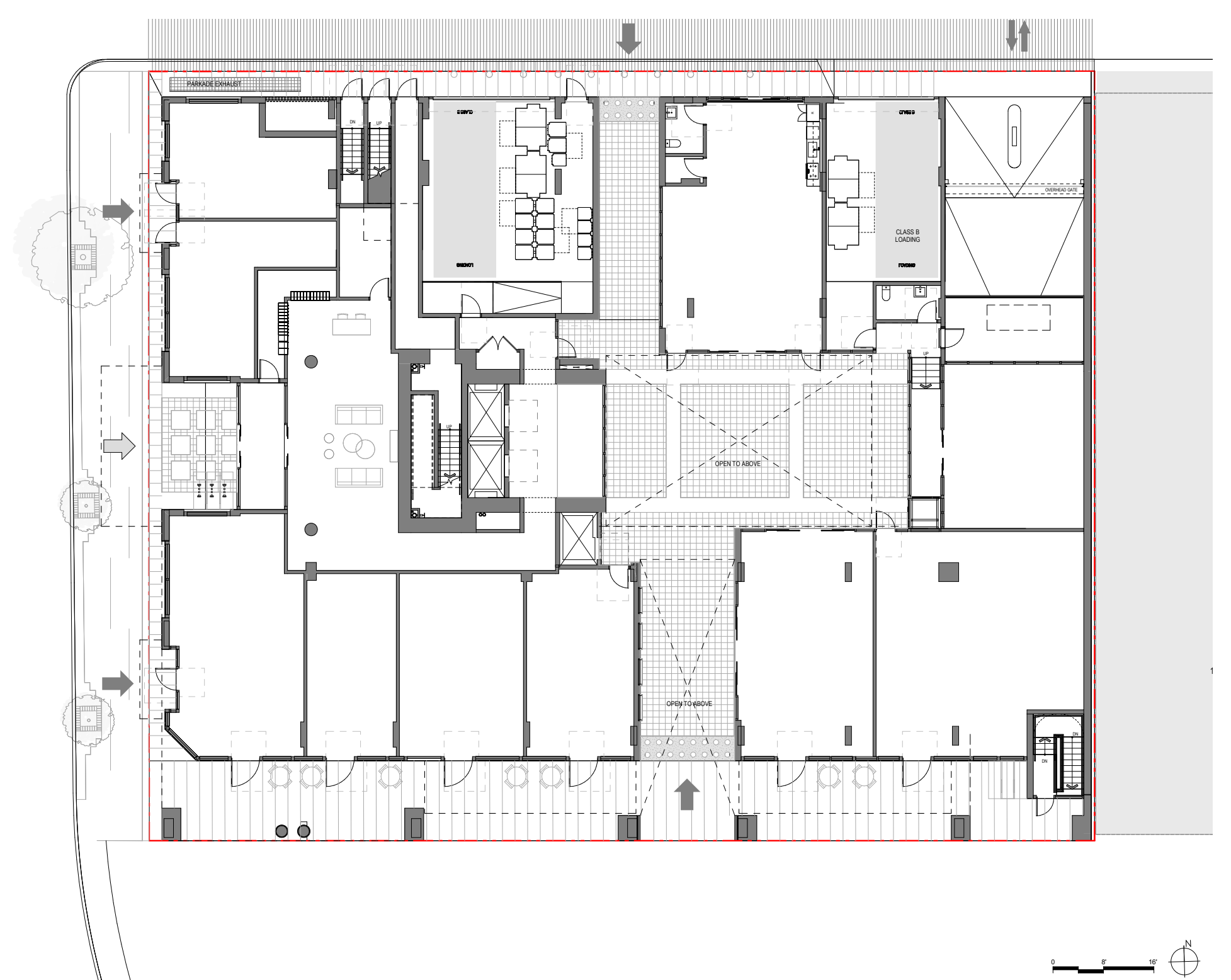


570 COLUMBIA KEEFER ST FACADE WITH THE MEMORIAL SQUARE

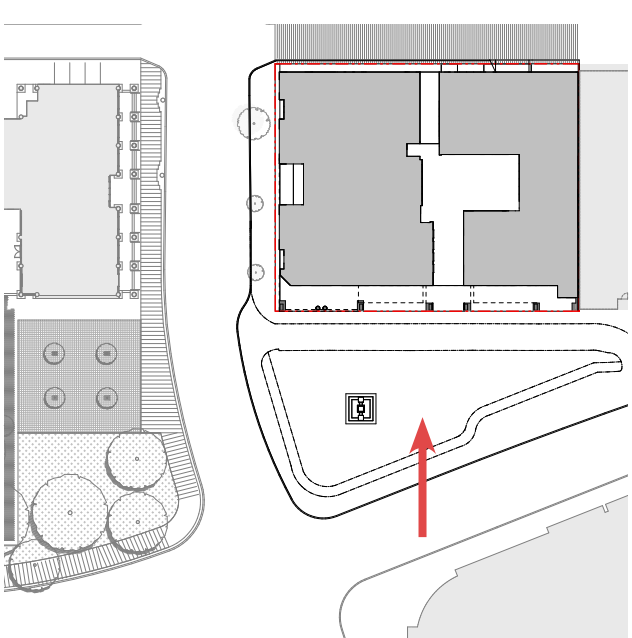
THE MEMORIAL SQUARE

- o In Chinatown, buildings have traditionally occupied 7.6-meter (25-foot) wide lots. The façade is articulated into bays that reflect this historic rhythm, creating a characteristic sawtooth roofline.
- o The Keefer Street façade forms the backdrop for the Chinatown Memorial Square.
- o A central passageway provides public access to the courtyard and lane, recalling the history of Chinatown laneway use and secrete passages.

IN RESPONSE TO DP BOARD CONDITIONS 1.4 AND HA-1A DESIGN GUIDELINES

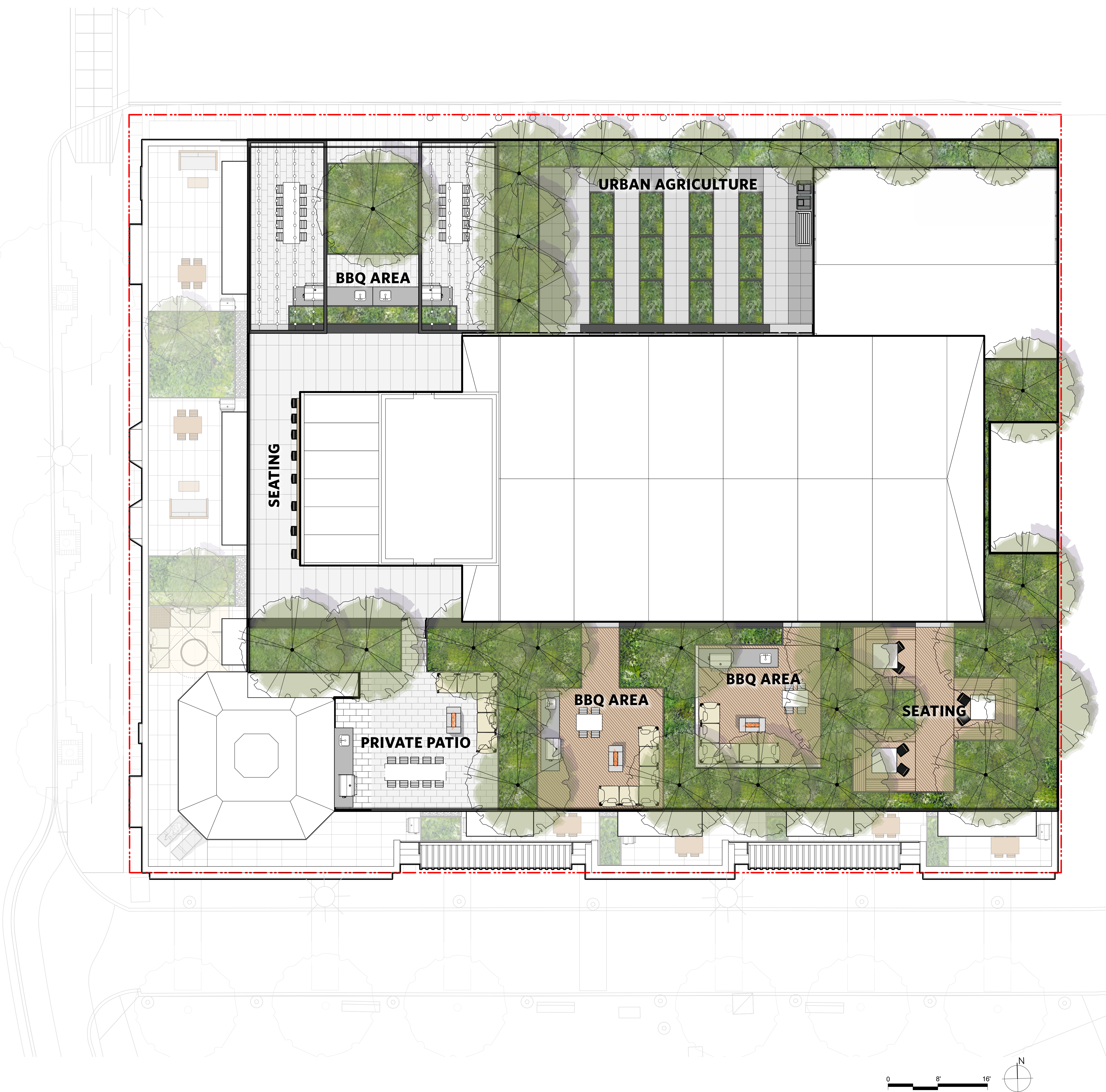


L01 PLAN



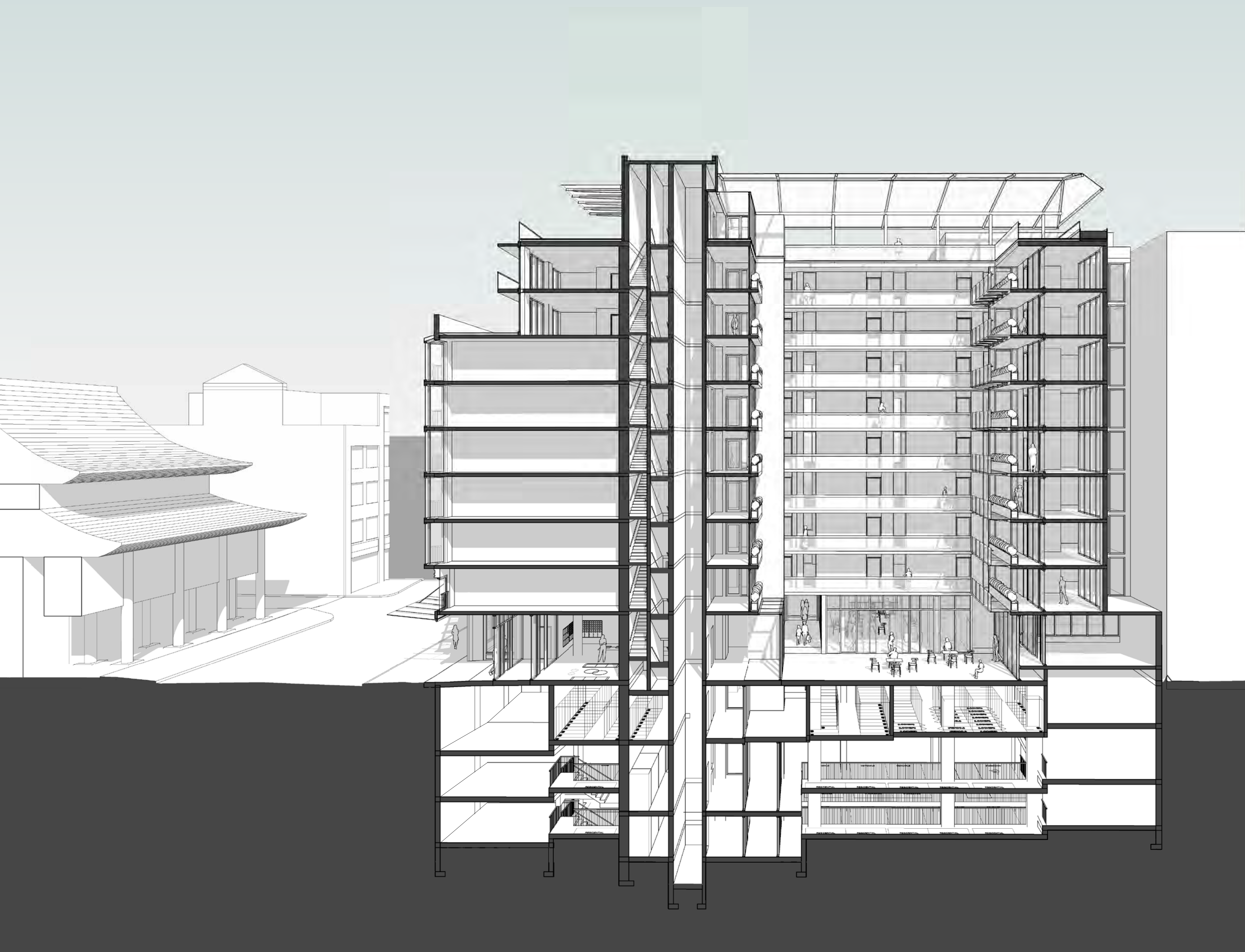


GROUND FLOOR PLAN



ROOF PLAN

- o The roof features a common amenity space for residents, including BBQ areas, seating, and urban agriculture.
- o This area incorporates an intensively planted green roof, enhancing public areas and bringing color and life to the top of the building.
 - The green roof covers 2,888 SF (25.4%) of the total roof area, in accordance with the bulletin: Roof-mounted Energy Technologies and Green Roofs



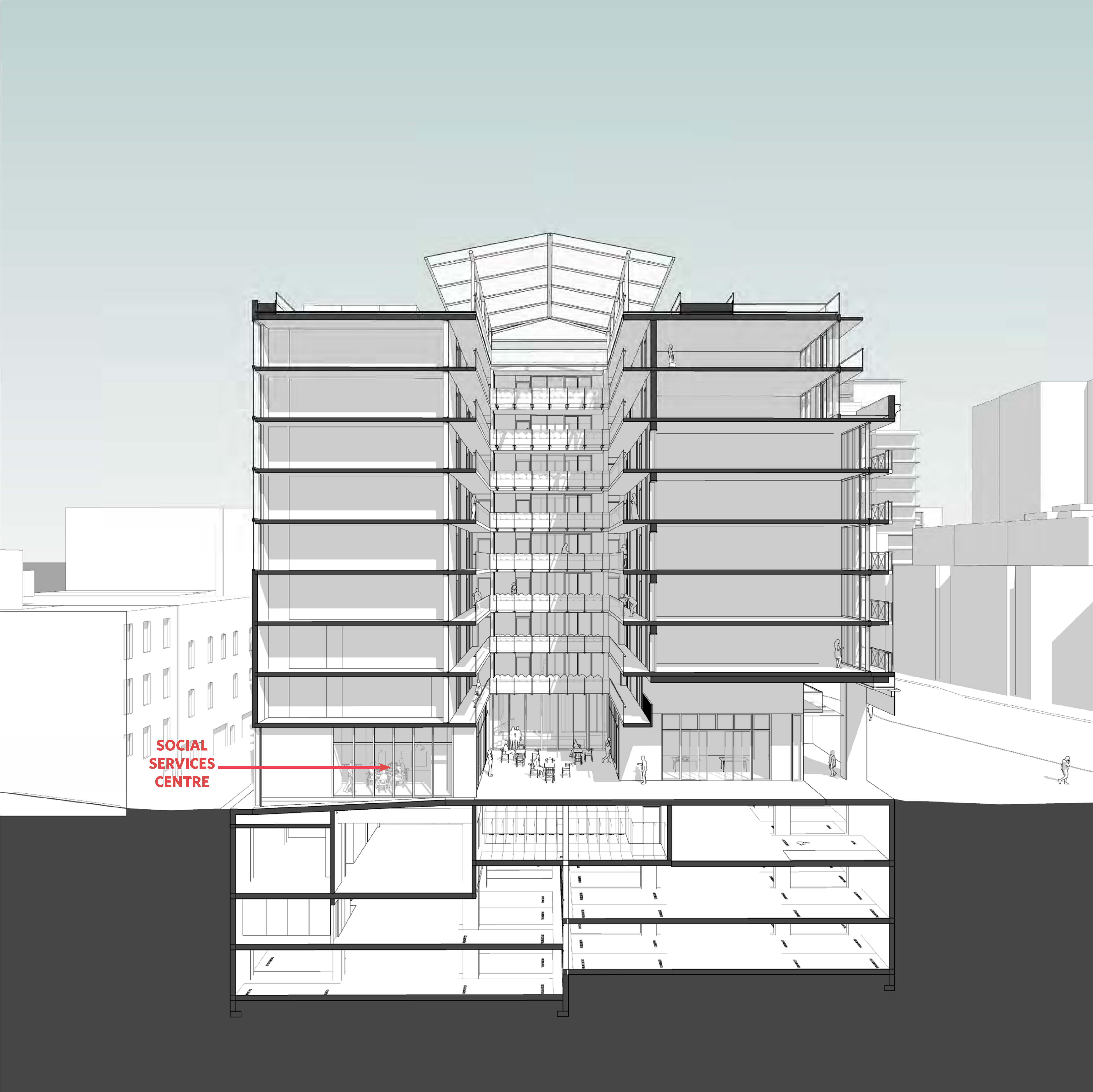
SECTION PERSPECTIVE THROUGH COURTYARD AND RESIDENTIAL LOBBY

EXTENDING THE ATRIUM

- o In the approved 2017 proposal, the Board recommended increasing the atrium height. The revised design addresses this by extending the atrium fully to the sky, allowing for improved daylight access and open-air ventilation.
- o A removable courtyard cover has been incorporated to provide weather protection, ensuring the space remains functional and accessible throughout the year.
- o The translucent cover also brightens the courtyard during the day and gently glows like a lantern at night.



2017 PROPOSAL ATRIUM



SECTION PERSPECTIVE THROUGH COURTYARD AND PASSAGEWAYS

AN OPEN COURTYARD

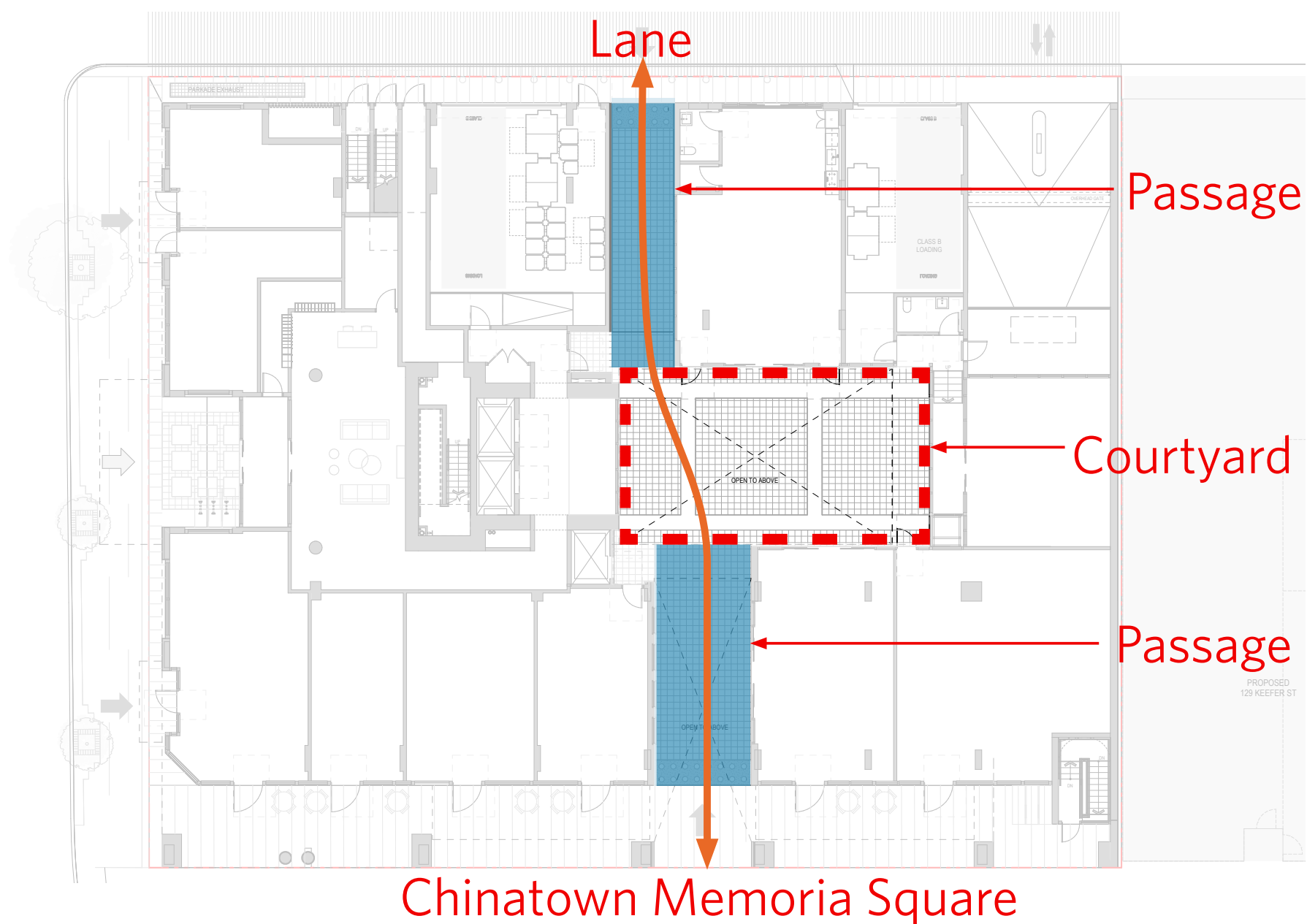
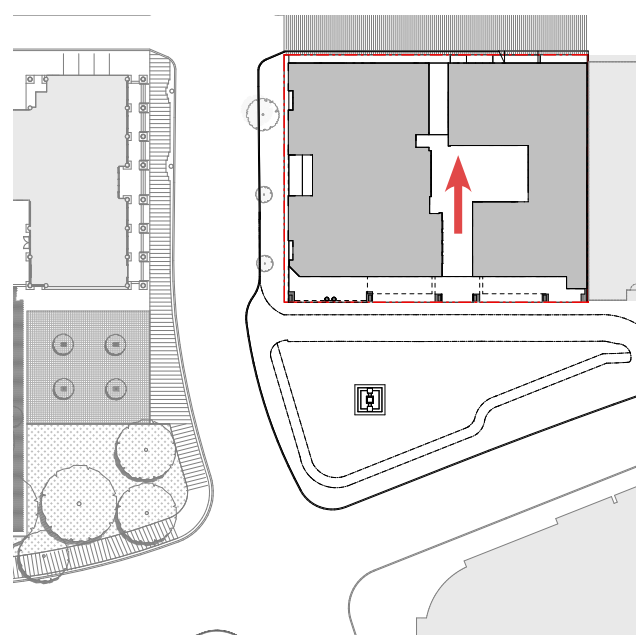
- Two new passageways have been connected to the courtyard to create a connection between the Chinatown Memorial Square and the lane, reflecting and reinforcing the existing character and urban fabric of Chinatown.
- The provided Social Service Centre is fronting on both the courtyard and the passage to the lane.
- The removable courtyard cover is set back 40.5 feet from the Keefer Street property line and 35.5 feet from the lane-side property line, ensuring it is not visible from street level along Keefer Street.



PASSAGEWAY INTO COURTYARD

PASSAGES

- o The south passageway connects the courtyard to the Memorial Square, while the north passageway opens to the lane. Together, they create a walkway inspired by Chinatown’s historic “secret paths.”



PASSAGES AND COURTYARD ON L01 PLAN

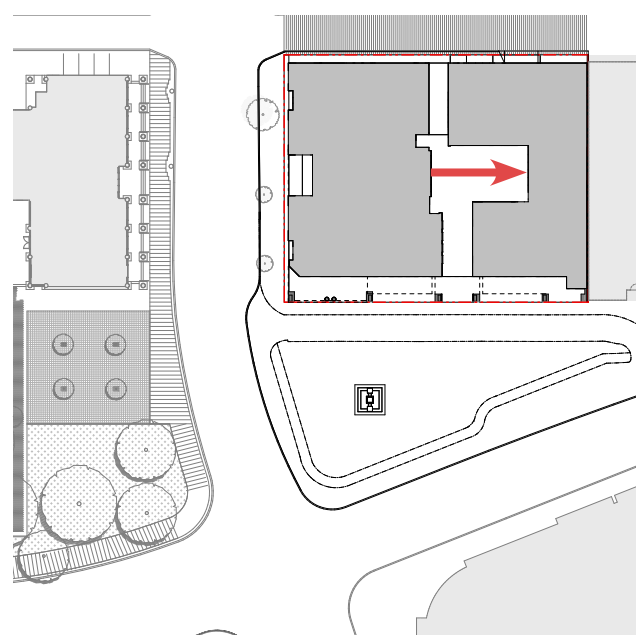


COURTYARD LOOKING AT RESIDENTIAL LOBBY

IN RESPONSE TO DP BOARD CONDITION 1.2

THE COURTYARD

- During the day, the courtyard is open to the public; at night, security gates close after retail hours, creating a safe communal space for residents.
- The courtyard brings additional benefits, including:
 - Bringing natural light and fresh air into the building helps reduce energy consumption.
 - Creating a central gathering space that encourages community interactions.
 - Providing a calm, green environment that supports physical and mental well-being.
 - Reflecting cultural heritage while enriching the neighborhood character.



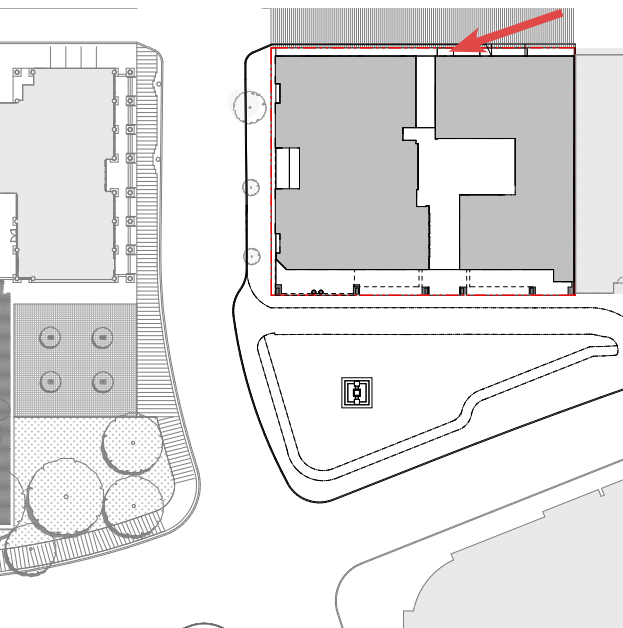


VIEW OF LANEWAY AND SOCIAL SERVICES SPACE

IN RESPONSE TO DP BOARD CONDITION 1.2

THE LANE

- Historically, the lanes in Chinatown were vibrant and lively centres for social and commercial activity.
- Using CPTED principles, the lane is designed to encourage safety and accessibility.
- The Social Service Centre and the building’s passageway front the lane to animate the lane with activity and foot-traffic.
- These spaces in tandem with building lighting help to illuminate the lane.





COLUMBIA ST

KEEFER ST ELEVATION



PENDER ST

LANE

CHINATOWN
MEMORIAL SQUARE

COLUMBIA ST ELEVATION

STREETSCAPE ELEVATIONS

IN RESPONSE TO DP BOARD CONDITIONS 1.3c AND HA-1A DESIGN GUIDELINES

DEVELOPMENT STATISTICS

SITE SIZE	45.7 M (149.9 FT) x 37.2 M (122.0 FT)
SITE AREA	1,699 SQ. M. (18,285 FT)
BUILDING HEIGHT	27.4 M (90FT)
FRONTAGE	6.8 M (22.2 FT)
SETBACK	Keefer Street: N/A (SRW - 160 SQ. M. (1,722 SF) Columbia Street: 4.3 M (14 FT) From the curb Lane: 1.2 M (4 FT) - Main Floor
FLOOR AREA	Total: 11,965 SQ. M. (128,792 SF) Retail: 522.6 SQ. M. (5,625 SF) Institutional: 102.4 SQ. M. (1,102 SF) Residential: 11,340.2 SQ. M. (122,065 SF)
FSR	Total: 7.04 Retail: 0.31 Institutional: 0.06 Residential: 6.68
UNIT COUNTS	Total: 133 Studio: 12 (9.0 %) One Bedroom: 46 (34.6%) Two Bedrooms: 70 (52.6%) Three Bedrooms: 5 (3.8%)
PARKING	Total: 76 Stalls Non-residential: 5 Stalls Residential: 71 Stalls
BIKE	Total: 167 Stalls Non-residential: 1 Stall Residential: 166 Stalls
LOADING	Non-residential: 1 Class B; 2 Class A Residential: 1 Class B

DEVELOPER

BEEDIE (KEEFER STREET) HOLDINGS LTD.
1111 W GEORGIA ST #900,
VANCOUVER, BC V6E 4M3, CANADA



CITY

CITY OF VANCOUVER
515 W 10TH AVE
VANCOUVER, BC V5Z 4A8, CANADA



DESIGN ARCHITECT

JAMES K.M. CHENG ARCHITECTS
#200 -77 W 8TH AVE
VANCOUVER, BC, V5Y 1M8, CANADA



LANDSCAPE

PWL PARTNERSHIP LANDSCAPE ARCHITECTS
5TH FLOOR - 1201 WEST PENDER ST
VANCOUVER, BC V6E 2C2 CANADA



STRUCTURAL

GLOTMAN SIMPSON CONSULTING ENGINEERS
1661 WEST 5TH AVENUE,
VANCOUVER, BC V6J 1N5, CANADA



MECHANICAL + ENERGY MODEL

SMITH + ANDERSEN
300 - 6400 Roberts Street
Burnaby, BC, V5G 4C9, CANADA



ELECTRICAL + LIGHTING

NEMETZ (S/A) & ASSOCIATES LTD.
2009 W 4th Ave W,
Vancouver, BC V6J 1N3, CANADA



CIVIL

H.Y. ENGINEERING LTD.
#200-9128 152 ST
SURREY, BC V3R 4E7, CANADA



CODE+CP

LMDG
4TH FLOOR 780 BEATTY STREET
VANCOUVER, BC V6B 2M1, CANADA



GEOTECHNICAL

GEOPACIFIC CONSULTANTS LTD.
1200 WEST 73RD AVE
VANCOUVER, BC V6P 6G5, CANADA



TRAFFIC

BUNT & ASSOCIATES ENGINEERING LTD.
SUITE 1550, 1050 W PENDER ST,
VANCOUVER, BC V6E 3S7



SURVEYOR

APLIN & MARTIN GEOMATICS LAND SURVEYING LTD.
201-12448 82ND AVE
SURREY, BC, V3W 3E9, CANADA

