

570 Columbia St development application comments

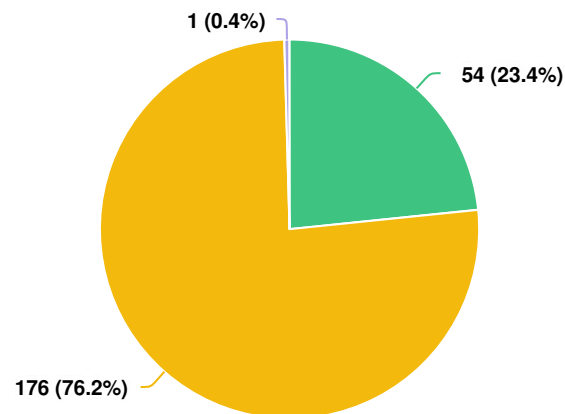
SURVEY RESPONSE REPORT

08 September 2025 - 08 October 2025

PROJECT NAME:

570 Columbia St - formerly 105 Keefer St (DP-2017-00681) development application

Q1 Your overall position about the application:



Question options

● Support ● Opposed ● Mixed

Optional question (231 response(s), 1 skipped)
Question type: Dropdown Question

Q1 Your comments:

9/09/2025 05:21 PM

Looks like a nice addition to the area, much better utilization of such a geographically core area. Would improve the area.

9/10/2025 10:13 PM

I support any new development in Chinatown /Strathcona that makes this neighborhood accessible for a larger market beyond the DTES homeless. We need more working class people who will support shops and services. This building could afford to be taller. The open courtyard and colonnade in this area is an awful idea because it will be overrun by homeless people camping out. Has the designer ever walked along Columbia Street?

9/11/2025 02:38 PM

I think this project makes sense for this area and I'm pleased to see it back for review/ consideration. I've followed this site (under the address 105 Keefer) for a long time now and I think it was a real shame the previous proposals weren't realized. This project has good merits and will be a great addition the community.

9/11/2025 08:02 PM

This is an empty lot in a city that is in a housing crisis. Please proceed expediently, as this project has been through many years of engagement.

9/12/2025 12:25 PM

I support this application in general but can see room for improvement in some areas. The building itself is very bland. The colonade that is purportedly to provide some shelter in bad weather and provide a connection to the Chinese Memorial Space is small and not very functional. A green roof and some token planting on the top of the building do not address the lack of trees, shade and green space in the neighbourhood in general and on that corner in particular.

9/12/2025 04:07 PM

I live two blocks away in the DTES. I strongly support this development and ask that you approve it. An empty lot does nobody any good. Our community and local businesses need more hard working people living here and spending their money here. The ratio of employed, sober residents needs to rise in this struggling part of town.

9/13/2025 12:59 PM

Believe this will help regularize the area and really hope it is approved!

9/15/2025 09:17 AM

Respect the Cultural Integrity and History o Chinatown. Do not displace the vulnerable population in the area with condos they cannot afford.

9/15/2025 10:54 AM

I'm in favour of this. Looking forward to adding some much needed energy to this block - has been an empty lot for far too long.

9/15/2025 09:59 PM

I whole heartedly disagree with this development application. This building would allow developers to profit off of these market condos that do not severe the community it would be developed in. We need supportive housing and lots more of it instead of this. This would economically displace low-income folks, seniors, and culturally rooted businesses in Chinatown. Furthering the erosion of chinatowns culture, heritage and community. The community of Chinatown has been fighting the development of this building for 10 years and community voices should be valued above all in this discourse. Please stop ruining everything that's good in this city.

9/16/2025 06:16 AM

Hello, As a Chinese-Canadian born and raised in Vancouver, and who grew up in Chinatown in the 70s and 80s, I've been opposed to gentrification in Chinatown which displaces the vulnerable, low-income residents already living in the neighbourhood. When I learned that 105 Keefer has now become 570 Columbia with increased density and augmenting the negative impacts on Chinatown's cultural history, heritage and public access, I wondered about public consultation. How has the developer been allowed to build more units without a new permitting process? This is deceptive and unacceptable. The lack of care and consideration for the general public is disturbing and centres profit over public. We are living in times when oligarchs bypass democratic process and this cannot be allowed in Vancouver. As a Vancouver resident and taxpayer, I demand that the developer submit a new permit application and undergo public consultation with this new application. Thank you, Lee

9/17/2025 09:03 PM

This project is critical to increasing the housing supply in the city and helping bring more residents to chinatown. It will help create a safer neighbourhood with more eyes on the street and replace an empty lot which has been an eyesore for years. The length of time this project has taken to get here is shameful.

9/18/2025 09:59 AM

This has been a long time coming. Chinatown needs this as soon as possible. This is a vacant site - and has been vacant for far too long.

I'm surprised to see that it needs another round of engagement based on the updates listed. It should be a no-brainer.

9/18/2025 10:45 AM

I followed along this project following the supreme court's ruling a few years ago and I feel like these changes have only increased architectural sensitivity, which is great. It feels silly to be having this discussion again. I hope this is approved with minimal fanfare, and i wish it was already under construction.

9/22/2025 12:56 PM

I think that this proposal is going to further divide and gentrify the Chinatown community. This will make the community more expensive and unaffordable for the folks living here. This project does not represent the community's interests. Shame on whoever decided that this was the best use of space in Chinatown. Please listen to what the Chinatown community wants and needs, not the interest of the developer. They will not have to see this building everyday, but the people living in Chinatown will.

9/23/2025 05:08 PM

As a lifelong renter, I believe more housing of all kinds needs to be built. Please approve this long overdue project and let's get some homes built on this empty lot. Plus a seniors centre! Thank you.

9/23/2025 07:45 PM

My condo looks out onto this empty lot, and I am supportive of more housing and a seniors centre at this location. The changes seem quite minor and since James Cheng is such a vaunted architect, I trust these decorative elements will only make the building more attractive. Please approve and let's get on with it.

9/24/2025 08:10 AM

I am an artist that works in Chinatown, I have a studio on Gore Ave. and am in the neighbourhood on nearly a daily basis. While I would love to also live in Chinatown, I know that this proposal is not housing that can serve the majority of people. I am writing in opposition to this development proposal. I am requesting that the city once again listen to the people and community of Chinatown (not just the big organizations that signed in support) and reject this proposal unless substantial changes be made to the design. I ask that while this proposal is being considered under 2017 HA-1A guidelines, that the new cultural heritage district frameworks be used to assess neighbourhood fit. Condo housing units is not a housing form that is accessible to the vast majority of current Chinatown residents (low-income, seniors). The commercial at-grade, while smaller units, have no guarantee that they will be leased by culturally-specific businesses. I do not believe that Chinatown needs another for-market

condo building with commercial at-grade, especially in our current economic climate. The other condo buildings in Chinatown are already struggling to sell vacant condos (many of the Sparrow units are still up for sale, other vacancies have taken months to sell if at all). The inclusion of a seniors centre is minimal and no efforts have been taken to substantially engage seniors or the grassroots organizations that serve them. After nearly a decade of resistance from the community, you would figure that is enough to halt development. This is not the same resistance you see in other parts of the city, the community is begging for seniors and social housing that fits the demographics of the neighbourhood, we are begging for services and meaningful engagement of our community. We are not wholesale opposed to developing this vacant lot, we just want it to be done well, with substantial engagement, and by an entity that is not a for-profit developer here to make gains off of a community that is under threat if gentrification. Consider asking for 100% social housing with a substantial amount for seniors, for the city or another non-profit to take ownership of the land for development, for more meaningful engagement (refer to SFU's recent reports out of the centre for dialogue), and most importantly look at this through your own cultural district framework. This is a development that threatens to displace Chinatown.

9/24/2025 01:01 PM

This site has been through a sorry history of delay, and yet the neighbourhood is getting more problematic. Projects like this are desperately needed to change the story of what should be an iconic historic neighbourhood. Just get this project through!

9/24/2025 02:00 PM

I remain disappointed in the building's outsized scale and lack of social housing provided in the latest proposal. It also doesn't look like the developer has tried very hard to meet the requirements set out by the DPB in 2023. That's very concerning. The courtyard is a nice touch, but the limited hours access will most likely deter folks, like seniors, from entering at all. Also, the placement of the social services centre in the back by the laneway entrance makes no sense. Wouldn't it serve community members better if the centre was placed on the side of the Memorial Plaza, where most community events occur? The overall rooflines are still very intimidating - I think the original DPB requirements wanted the developer and architect to address that issue and it doesn't appear the developer or architect really listened to that requirement. Finally, the proposal doesn't make any updates to the residential units to improve livability. The units drawn within the Prior-to-letter packet look incredibly small and squished together.

9/24/2025 05:13 PM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'-11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/24/2025 05:32 PM

The developer has not met the requirements from the previously approved permit in June 2023, nor have they met the deadline for resubmital of January 2024. 4 of 6 retail units utilize the public space as loading, diminishing the use of that space. Significant changes require a new Development permit Significant changes include: - Significant 7.8% FSR increase from 6.53 FSR (June 27 2017 application) to 7.04 FSR (2025 application) creating more bulk adjacent to the culturally significant Chinatown Memorial Square site. - Significant 20% unit increase from 111 (June 27 2017 application) to 133 units in the same building footprint further reducing livability of each unit. - Significant 15.14' height increase from 88.86' (June 27 2017 application) to 104', which is 6'-11" over the absolute permitted height including height exclusion set out in 2017 HA-1A district schedule 4.3.4. (see analysis below for further detail). According to district schedule (zoning bylaw) 4.3.4 above, permitted maximum building height is 27.4m+2.2m (exclusion) = 29.6m. However, A2.01 South Elevation drawing shows the building height to be 31.7m, which is 2.1m (6'-11" almost a full storey) over maximum building height limit set out by district schedule, thus contravenes the bylaw and regulation. This is ground for DP refusal, requiring the applicant to submit a new application to comply to current 2023 HA-1A District schedule. In addition, the building has little to no effort to engage with community, providing a single community space with access from the laneway, one that will likely be used by mainly senior population. The privately owned public space will also continue to regulate and heighten surveillance on site reducing the "public" capacity of this space.

9/24/2025 05:45 PM

There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. I

oppose 570 Columbia. I do not think this building will benefit the community of Chinatown/ DTES

9/24/2025 05:47 PM

There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, the 570 Columbia permit should have expired. Additionally the building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application including increased FSR and number of units. Can we not have some areas in the city that are reserved from developer depredations? Reject it! Sincerely, Caroline Adderson

9/24/2025 05:57 PM

This is a terribly greedy overextension that Beedie wants after imposing on existing city regulations to get their first approval. The fact that they want approval for yet a larger project now is in complete disregard for the Chinese community in Vancouver. Beedie is a white developer. He is choosing to gain favour from the city to disadvantage the Chinese community. If this passes, I get it. I wouldn't be surprised. That's just the way our city is run.

9/24/2025 05:59 PM

Is another tall building needed for Chinatown? Where is the focus on sustainability, inclusion, or responsibility to the land we are on? Colonization has already done enough. Are we reverting back to the old ways?

9/24/2025 06:11 PM

This application has Negative affect to surroundings. This permit already expired. When did Beedie meet with city officials to renew this permit? There is no record that Beedie met the City The building is over height and has increased density to original proposal It overshadows the Chinatown Memorial Square. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application.

9/24/2025 06:37 PM

This application contravenes/ does not address and in some cases exacerbated the concerns that have been raised repeatedly by the community since 2017. Its massing overshadows a culturally significant monument in the Chinatown Square. Loading access for a number of businesses is not adequately provided, and will impinge on public space. The height increase in particular should require a new application due to the significant changes from the 2017 application.

9/24/2025 06:39 PM

The development at 570 Columbia should be rejected as its permit is likely invalid due to the developer's failure to meet the City's mandatory conditions by the deadline. Furthermore, the current proposal is a substantial departure from the version legally mandated for review, now violating zoning with an excessive height and increased bulk that will overshadow the culturally vital Chinatown Memorial Square. This impact is compounded by inadequate retail loading infrastructure that threatens to disrupt the daily public use of this significant community space.

9/24/2025 07:31 PM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/24/2025 07:55 PM

I'm strongly opposed to the 570 Columbia development because it doesn't meet the city's requirements, goes against zoning rules, and would have serious negative impacts on the Chinatown community. First, there's no record that Beedie met the City's *prior-to* conditions by the January 15, 2024 deadline. If those conditions weren't met, the development permit should have expired. This project shouldn't be moving forward under an invalid permit. Second, the building goes over the legal height limit by nearly 7 feet — violating the 2017 HA-1A district zoning bylaw (section 4.3.4). That's not a small oversight; it's a clear breach of the rules. On top of that, the 2025 version of the building is significantly different from the 2017 design that the court said needed to be reviewed. These aren't minor updates. These updates include: * An 8% increase in FSR (from 6.53 to 7.04) * A 20% jump in condo units (from 111 to 133) * A 15-foot height increase (from 88.86' to 104') This is basically a new proposal and should go through the full approval process again. This should not be pushed through as a modified version of an old plan. There are also real concerns about how this building would affect the neighbourhood. The size, bulk, and large glass cupola would overshadow Chinatown Memorial Square, a space that holds deep cultural and historical significance. And finally, the retail setup doesn't make sense for this

area. Only 2 out of the 6 retail units have internal loading zones. The rest would have to use public space or Memorial Square for loading and deliveries, which would disrupt everyday use of the square and the community around it. For all of these reasons, I strongly urge the City to reject the current proposal for 570 Columbia. It doesn't meet the rules, it hasn't followed due process, and it would have lasting negative impacts on Chinatown.

9/24/2025 08:11 PM

This application seriously and negatively affects the immediate surroundings including the Chinatown Memorial Plaza - a spiritual and cultural site for the local communities. It's simply unacceptable to make Chinatown Memorial Plaza like a front-yard or an attachment to a gigantic luxury condo development as proposed in this application. This application is a blatant attack on the heart and soul of Chinatown. This application is the direct opposite of cultural respect and public responsibility. The neighbourhood affordability and cultural heritages are already vulnerable. This application of luxury condo development worsens affordability and breaks the community fabrics in Chinatown. This application contradicts the City's goal of building equitable and socially sustainable communities. This application needs to be rejected and/or frozen indefinitely, until the City conducts and completes a thorough, comprehensive, multi-year survey to assess the entire social-cultural-economic-political-ecological factors in the site and in the surrounding area. Any review of this application must consider the significant social, economic, cultural, political, and ecological impacts. What are the values we have? A luxury development project at the expense of human dignity, cultural integrity, and affordability? The powerful can always do whatever they want with money and might? Chinatown will continue to be erased? What kind of message do we want to send to future generations?

9/24/2025 09:11 PM

I opposed 105 Keefer and am now opposing 570 Columbia for several of the same reasons, that include the height of the new development exceeds the previous 2017 approved height, that the development does not include the input of the Chinatown seniors living there currently and will exclude their needs. Beedie's corporate greed was stunning then as it is once again. they design without consulting the people their development will affect the most.

9/25/2025 12:51 AM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017

version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/25/2025 01:45 AM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/25/2025 07:20 AM

While not a resident of Vancouver, I have lived in Vancouver in the past, and I have been a regular visitor to Vancouver's Chinatown for the past 53 years....so my feelings about the community are strong. I believe this project as it stands, is not right for Chinatown.....It is too tall, too large and imposing, and it overwhelms the Chinatown Memorial Square. New buildings in Chinatown should adhere to the guidelines that were previously deemed suitable for new building in Chinatown. This project exceeds the height allowances of past permits. I am not opposed to development in Chinatown per se, but they should respect and reflect Chinatown's heritage. If not, the neighbourhood becomes just another ordinary one of many in an overdeveloped Vancouver. Sincerely, Patrick Hamilton Unit 303 7682 Grand St Mission, BC V2V0J2(old postal code given that computer recognized)

9/25/2025 08:15 AM

This project will accelerate the gentrification of Chinatown, economically displace its residents, erase its culture, and minimize the significance and accessibility of the Chinatown Memorial Plaza.

These updates to 105 Keefer are a positive step for the

9/25/2025 12:07 PM

neighbourhood. The project adds 133 new homes without displacing anyone, thoughtfully uses an empty lot, and carefully preserves the cultural and historic character of the area. Minor design adjustments enhance functionality while respecting the local context... fully supported.

9/25/2025 01:27 PM

I am strongly opposed to 570 Columbia as a descendant of displaced residents. This permit should be considered expired as there is no record Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. Given that not all conditions were met this permit should have expired. Additionally, the building violates the height limit that was set in the 2017 HA-1A district schedule 4.3.4. The bulk of this building and the corner glass cupola would overshadow the culturally significant Chinatown Memorial Square, including at night. This 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. This changes include 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. No gentrifier condos in Chinatown!

9/25/2025 03:29 PM

I strongly oppose 570 Columbia. Not only does the building violate the height limit by 6'11" allowed in the 2017 HA-1A district schedule 4.3.4, but there is also no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024, deadline for development permit approval. If the conditions were not met, this permit should have expired. Further, the 15.14' height increase, 20% condo unit increase, and 8% FSR increase are a few of the major design changes from the 2017 version that the court mandated for review; thus, it should be rejected for a new application. Additionally, only 2 of 6 retail units have internal loading. Meaning the rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. Lastly, the bulk of the building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night.

9/25/2025 07:53 PM

I opposed the original application and continue to do so for many reasons which I'm sure you already know. The entire project is dissembling. It was not approved by the City so the developer took the City to court. It won in the courts in direct opposition to what the Community and City want in the area. And now the development has changed it's street address - to pretend it's situated anywhere else than 105 Keefer - and the size of the building and number of units has expanded rather than been reconsidered.. This project isn't getting closer to satisfying the needs of the surrounding community, it's

getting further and further away. This project needs to be rejected and sent back to the drawing board.

9/25/2025 08:48 PM

Here we are again, what a waste of city staff time all because of greedy developers. I strongly oppose 570 Columbia, it's a blight to Chinatown and there is nothing of value that it adds. It has divided the Chinatown community and created nothing but chaos. There is a good reason that it hasn't been built yet and karma is finally kicking in. Beedie wants nothing but revenge on Chinatown citizens for speaking out and opposing this development of empty promises. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired, so it would be only ethically right that city staff investigate this and have Beedie reapply for another development permit. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. So legally this should not be allowed and accepted for development. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: - 8% FSR increase from 6.53 FSR to 7.04 FSR. - 20% condo unit increase from 111 to 133 units. - 15.14' height increase from 88.86' to 104'. The bulk of the building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. It's ugly and is just a shell of a building that will mimics Asian design aesthetic in a mocking way. The developer is a cruel company that doesn't care about seniors in Chinatown or providing anything that would be of value. Let's call it what it looks like, another ugly building that developers use to either park money from investors or just another pile of overpriced ugly condos in an area that has historical significance and is fighting to just survive as a place that has cultural relevance. Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. The Memorial Square is an area which hold a great significance for the Chinatown community and for the greater community in Vancouver. It should be used as a stepping stone to load things in and out of overpriced ugly condos by a developer with a vengeance because the community dared to stand up against this building. For once, would love to see the City and City Council / the ABC party and City staff do the right thing and save this land and space for something that is meaningful and brings joy to the community. Right now, city government seems to have a death wish for the most marginalized people in the DTES and the Chinatown community and that is just being cruel. Karma takes a while sometimes but it will always come around, the ancestors are watching.

9/25/2025 09:11 PM

This project has already been voted down twice and faces significant community opposition. It would continue to gentrify Chinatown and displace seniors, marginalized folks, and others on a low or fixed income. I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/25/2025 09:23 PM

Dear Vancouver City Councillors and Staff, I respectfully submit my formal opposition to the proposed development at 570 Columbia for your consideration, based on the following critical concerns: Non-Compliance with Prior-to Conditions and Permit Validity There is no documented evidence confirming that Beedie fulfilled the City's prior-to conditions by the established deadline of January 15, 2024, which is a prerequisite for development permit approval. In accordance with municipal regulations, failure to satisfy these conditions within the prescribed timeframe should result in the expiration of the permit. Allowing the permit to remain valid without compliance undermines the integrity of the City's development review process. Height Limit Exceedance The proposed building height exceeds the maximum permitted under the 2017 HA-1A district zoning Schedule 4.3.4 by 6 feet 11 inches. This deviation not only contravenes existing zoning bylaws but also sets a concerning precedent for height regulation enforcement within the district. Substantive Changes Constituting a New Application The 2025 design introduces significant modifications relative to the 2017 court-mandated review version, including: - An 8% increase in Floor Space Ratio (from 6.53 to 7.04), intensifying site density beyond prior approvals. - A 20% increase in condominium units (from 111 to 133), raising residential density and potential impacts on local infrastructure. - A height increase of 15.14 feet (from 88.86 feet to 104 feet), further exacerbating visual and environmental impacts. Given the magnitude of these changes, this proposal should be regarded as a new application and subjected to full review rather than being approved as a minor amendment. Impact on Chinatown Memorial Square The massing of the building, particularly the corner glass cupola, casts extensive shadows over the culturally and historically significant Chinatown Memorial Square. These shadows

persist into nighttime hours, diminishing the square's character and its function as a vital community gathering space. Loading and Public Space Utilization Concerns Of the six retail units proposed, only two include internal loading facilities. The remaining four depend on loading activities in public spaces and Memorial Square itself. This reliance compromises public access, disrupts daily use of the square, and negatively affects the surrounding community's quality of life. For these reasons, I urge the Council and Staff to carefully consider the implications of approving the current development proposal. Upholding zoning regulations, ensuring procedural compliance, and protecting culturally significant community spaces are paramount to sustainable and equitable urban development. Thank you for your urgent attention to this matter. Respectfully, A Long-Term Vancouver Resident and Canadian Citizen

9/25/2025 09:31 PM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/26/2025 04:49 AM

No to 570 Columbia! This building does not fit in with the historic neighbourhood. It is imposing on the Dr. Sun Yat-Sen Garden and the other heritage buildings which are of lower heights.

9/26/2025 08:33 AM

I strongly oppose 570 Columbia.

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/26/2025 08:44 AM

This project does not reflect and support the original identity of its site nor the original residents of this unique neighborhood. It does not consider the needs of the area's aging and diverse residents or their right to remain in their home environment. It's presence will change the profile of this neighborhood and gentrify which threatens to displace the residents who should be able to sustain the place they call home.??

9/26/2025 08:48 AM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/26/2025 09:30 AM

Overall , the project would jeopardize the historic characteristic of Chinatown and the characteristic of its low rise feature. It is too tall, more than originally allowed, plus taking up too many public space. This application should be rejected.

9/26/2025 09:35 AM

The 2025 design has major changes from the 2017 version that the court mandated for review. so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/26/2025 10:16 AM

I oppose the construction of the building at 570 Columbia for its failure to comply with conditions for its permit approval. These include a condo unit increase of 20% and a height increase of more than 15 feet. These unapproved changes will have a negative impact on the surrounding environment, including Memorial Square and the culturally significant Chinatown Memorial. Such actions disrespect the Chinese Canadian veterans who fought for the country and make a mockery of the permit process. Developers should not be able to change their plans in retrospect, especially when there is no benefit to local residents or the public.

9/26/2025 10:33 AM

I think this application is a no brainer... let's move this forward. The proposed updates respect the area while adding functionality through

rooftop features and public realm design.

9/26/2025 10:33 AM

I oppose 570 Columbia. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/26/2025 10:42 AM

I am opposed to the development proposed for 570 Columbia St. There is a severe shortage of housing for Chinese seniors and this building does not provide sufficient subsidized units. Situated in the heart of Chinatown, this proposal interferes with the cultural and heritage features of the neighbourhood. Chinatown deserves better than to be gentrified with large-scale market condos.

9/26/2025 10:57 AM

I live two blocks from this site and have followed it for what feels like over a decade. I think I've spoken to Council and the DP Board about it 2 or 3 times. Our neighbourhood needs this project and the injection of life and culture that it will bring. I understand this decision and input is only related to a few variances. Yes to the variances, and Yes to the project. Lets get going please. Our neighbourhood depends on it.

9/26/2025 11:02 AM

I am writing in opposition to the application for development at 370 Columbia in Chinatown. It is clear to me that the developer, Beedie, has little interest in the community other than siphoning Chinatown's heritage and culture to move a bunch of condos. To wit, there is no record that Beedie met the City's prior-to conditions set by the City's January 15th, 2024 deadline for development permit approval. As the the conditions were not met, this permit should have expired. Also, the 2025 design includes major changes from the 2017 version that the court mandated for review; namely, an 8% FSR increase, an 20% increase in the number of condo units, and over 15 feet in additional height -exceeding the maximum height allowed in the 2017 HA-1A district schedule 4.3.4. Consequently, the proposal should be rejected in favour of a new application. To add insult to injury, only two of six

retail units have internal loading. This means the rest rely on public space or Memorial Square, impacting daily use of the square and surrounding community.

9/26/2025 11:04 AM

These changes seem to make the project more accessible to the public and better suit the neighbourhood. Easy yes from me!

9/26/2025 11:06 AM

This proposal has been through countless revisions and looking at this end result, I am impressed; however I also think it is time to implement. these last tweaks seem minor and also enhance the beauty of the building. I hope the board approves these final amendments and we can see a ground breaking very soon. Chinatown needs this project.

9/26/2025 11:11 AM

Pleased to support this project at its (hopeful) final approval milestone. Our family used to spend time in Chinatown, mostly dining, and look forward to returning and experiencing a more vibrant neighbourhood with an influx of people and businesses associated with this long awaited project.

9/26/2025 01:45 PM

Like the new atrium and think the change from the last scheme is an improved one. This is a vacant lot we should already have housing built here.

9/26/2025 11:49 AM

I would like to say that I am firmly against the development of 570 Columbia, as it severely undermines the cultural and housing needs of the local working class residents, seniors and families. I have not come across any record proving that Beedie had met the City's prior-to conditions by the Jan 15, 2024 deadline for development permit approval, meaning the permit should have expired. The building also violates height limits by 6'11", as per the max outlines in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/26/2025 01:31 PM

As a Vancouver renter, I'm sensitive about development that evicts tenants. This site is currently an empty lot, so I'm supportive of building homes and a seniors centre here. I like what the new

architect has done with the design and the public atrium will provide a third space for residents and the community. Chinatown is emerging as great neighbourhood with cool restaurants and more residents would help the businesses. Please approve, thank you.

9/26/2025 01:43 PM

How will the design of 570 Columbia reflect and respect Chinatown's cultural heritage while ensuring it contributes meaningfully to the revitalization of the neighbourhood? What specific community benefits (e.g., social service space, cultural programming, affordable housing, public art) will this project deliver to the Chinatown community? How will the ground-level retail and public spaces be designed or managed to support and attract local, independent Chinatown businesses rather than displacing them? Since the project fronts the Chinatown Memorial Square, how will your team ensure the building complements this important cultural gathering space and contributes to its long-term vitality? The proposal highlights reconnecting historic laneways and secret passages. How will these features be activated to encourage safe, vibrant community use and honour Chinatown's historical character? What long-term commitments will the developer make to maintain and support the Social Services Centre included in the design, ensuring it continues to serve community needs? How will the developer ensure ongoing dialogue with Chinatown residents, cultural organizations, and advocacy groups throughout the construction and operational phases? Will the developer commit to partnerships with institutions such as the Chinese Cultural Centre, Dr. Sun Yat-Sen Garden, and the Chinese Canadian Museum to create programming and initiatives that enrich the community? Chinatown's revitalization requires long-term stewardship. What accountability measures will Beedie take to ensure the project continues to serve the community for generations, beyond the initial development phase?

9/26/2025 02:42 PM

In full support of development. Increased residential use in the area will have positive effect on neighbourhood, in terms of promoting pedestrian safety, business viability & protection of this historically significant area for decades to come. Long overdue!

9/26/2025 04:22 PM

• I oppose 570 Columbia • There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. • The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. • The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: • 8% FSR increase from

6.53 FSR to 7.04 FSR. • 20% condo unit increase from 111 to 133 units. • 15.14' height increase from 88.86' to 104'. • Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night • Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/26/2025 05:01 PM

I oppose the application for 570 Columbia because the new application includes several changes that do not fall under current guidelines, and because the building of this new development is likely to cause further tension and exclusion within the community due to its history. - The building violates the current height limit by 6'11" (see 2017 HA-1A district schedule 4.3.4), negatively impacting the views and character of the neighbourhood — especially with the current bulk that will overshadow Chinatown Memorial Square - The new design has several significant alterations from the 2017 version that the court mandated for review, so it should be rejected for a new application: -- 8% FSR increase from 6.53 FSR to 7.04 FSR. -- 20% condo unit increase from 111 to 133 units. -- 15.14' height increase from 88.86' to 104'. - Although there is a public area designated as part of this design, 4 of the 6 retail units on the ground floor rely on public space or the Chinatown Memorial square for loading, which will prevent the area from being used for community recreation as it was intended. - Finally, since this development has been the source of significant community opposition since 2017, I believe that moving forward with its construction will only lead to further tensions and mistrust among the Chinatown community, thus dividing an already marginalized population in our city.

9/26/2025 05:08 PM

I think this is brilliant well needed amazing location for families as well as vulnerable individuals, including those with mobility limitations. The consideration with the Parking is a huge one and will also remove from the surrounding Parking frustrations.

9/26/2025 05:44 PM

An arduous journey to get much needed homes to a neglected neighbourhood of Vancouver. The lot has sat empty for far too long. A flexible ground floor space that could be a much needed public venue. A dilapidated alleyway that could be renewed and made a bit safer. Additional potential shoppers to Chinatown.

9/27/2025 09:28 AM

Please no more unaffordable condos in Chinatown!

9/27/2025 11:05 AM

I oppose 570 Columbia. There is no record that Beedie met the city's prior-to conditions by the deadline of Jan 15, 2024 deadline for development permit approval, therefore the permit should have expired. The building violates the height limit by 6'11" which exceeds the maximum allowed limit in the 2017 HA 1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected. The bulk of the building and the corner glass cupola overshadows the culturally significant Chinatown Memorial Square. Only two of the retail units have internal loading, leaving four units with external loading, which will create major obstructions in an already high density area. This increase in street activity will negatively impact the enjoyment of the area for the community.

9/27/2025 05:48 PM

I think this will be a very positive development for the neighborhood. It's much needed and will help to continue to build momentum around efforts to revitalize the area. I am 100% supportive.

9/27/2025 11:28 PM

This application violates the maximum allowable height limits stated in the district schedule, did not meet submission deadline set out in prior-to conditions, and significant changes (SIGNIFICANT higher FSR, unit count, and massing)were made that negatively affect the adjacent culturally significant Chinatown Memorial Square compared to the 2017 application which the court has asked the city to review. Therefore I think this 2025 proposal should be REJECTED by the DPB and the applicant should reapply under the current district schedule. Detailed reasons for REJECTION: 1. The current application drawings dated July 3, 2025. has passed the DP prior-to condition which required the applicant to comply with ALL prior-to conditions on, or before January 15, 2024. (B.1.1). There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. 2. The 2025 proposal has a building height of 104', which is 6'-11" over the absolute permitted height including height exclusion set out in 2017 HA-1A district schedule 4.3.4. According to district schedule (zoning bylaw) 4.3.4 above, permitted maximum building height is 27.4m+2.2m (exclusion) = 29.6m. However, A2.01 South Elevation drawing shows the building height to be 31.7m, which is 2.1m (6'-11" almost a full storey) over maximum building height limit set out by district schedule, thus contravenes the bylaw and regulation. 3. The 2025 proposal has significant changes which will require a new development application that will be subject to the latest 2023 HA-1A district schedule. (B1.2) - Significant 7.8% FSR increase from 6.53 FSR (June 27 2017 application) to 7.04 FSR (2025 application) creating more bulk adjacent to the culturally significant Chinatown

Memorial Square site. - Significant 20% unit increase from 111 (June 27 2017 application) to 133 units in the same building footprint further reducing livability of each unit. - Significant 15.14' height increase from 88.86' (June 27 2017 application) to 104', which is 6'-11" over the absolute permitted height including height exclusion set out in 2017 HA-1A district schedule 4.3.4. Other concerns for how this application affect the immediate surroundings: - Refer to prior to condition 1.5 - Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. Applicant to demonstrate the prominent corner glass "cupola" is not seen from the Chinatown Memorial Square as this is above seven storeys. This would require further setback of the upper storey (8-10), in order to "to improve views from and toward culturally significant places". - Refer to prior to condition 1.5 - A2.01 South Elevation drawing shows the corner glass "cupola" to be 1.3m (4'3") over height, which increases visual impact and prominence at all hours, including at night, dominating the adjacent culturally significant Chinatown Memorial Square. CoV to provide clarification: What is the use under this glass dome? Is this a public amenity or private residence? -Refer to prior to condition 1.5 - A2.01 South Elevation drawing shows the glass hatch of the atrium to be 2.1m (6'9") over max. permitted building height, increases visual impact and prominence at all hours, including at night. -Refer to prior-to condition A.1.13 - A2.01 South Elevation drawing shows the top of atrium glass hatch roof to be 15' from top of roof slab (L10). Therefore, this area must be counted towards overall FSR and overall height of the building. Applicant to provide further clarification and verification on A0.01 Project Statistics. -Refer to prior to condition A.2.19 - A0.80 Site Plan shows only two (out of six) retail units has internal loading access. Four retail units relies on either SRW and public realm for loading access, which would impact the everyday use of the culturally significant Chinatown Memorial Square. Based on the above reasons, I ask the DPB to REJECT this application and ask the applicant to reapply under the current district schedule, or apply for a rezoning with conditions to provide additional much needed senior and social housing for Chinese and indigenous seniors and families in need in order to address the City's goals and priorities.

9/28/2025 04:42 AM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133

units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/28/2025 08:28 AM

This project is a long time coming, and without focussing on the past, and focussing on the future addition of this building to Chinatown is a humungous win for all. I own the hotel right next-door to this project and I'm excited to see the evolution of this block of Keefer. Please approve as designed

9/28/2025 09:37 AM

This vacant, dirty and unused lot in a historically and culturally significant corner of Chinatown presents an extremely overdue opportunity for a development of this size. The inclusion of street-level retail, an internal courtyard atrium, and social amenity areas would significantly boost the neighborhood's vitality. Given Chinatown's highly walkable nature, parking regulations should be re-evaluated, especially if ample bicycle and e-bike storage facilities are provided. The diverse architectural expression of the building's exterior would also be a welcome addition to this diverse neighborhood.

9/28/2025 02:46 PM

1) Why is there a lack of continuous canopy and arcade coverage on all face of the project? There is little weather protection for those of us living in the neighbourhood. 2) Could there not be on the rooftop a public amenity made available to us in the community to use such as garden plots? 3) Why does the west side of the building a continuous brick wall and doesn't have distinct architectural character to it? Overall this new proposal lacks a lot of architectural character we liked and saw in the 2017 proposal 4) Who will be managing the social services centre in the building? I go and attend Yarrow's weekly exercise classes in Chinatown Plaza Mall which the City of Vancouver runs. Is the developer Beedie managing this social services Center? Do they have Cantonese speaking folks? I like Yarrow staff. They know what the community needs and wants. 5) The top floors of the proposal look like luxury glass buildings, I don't like how bright it will be and how it will be seen from the street. What is a cupola? As a Chinese person I do not think it looks anything like my culture. It is an insult to the beautiful character and cultural look of the Chinese Cultural Centre. Why does this project not feature more traditional Chinese characteristics? It looks very bland and dull and especially when it is located right beside a memorial to Chinese Canadians. 6) At my current address the rental is affordable and I have lots of opportunities to meet my neighbours to play mahjong

and see the youth do Chinese lion dance. Will this project have enough space for Chinese lion dance and Chinese cultural celebrations? How about when we hold community events at the memorial plaza? How does this building work with public community events? 7) the exterior character of the building looks very dull, the colour panels are all over the place and look poorly designed by someone who does not care nor know anything about Chinese culture and Chinese architecture. The architect should look at the beautiful clan buildings like the Wongs Benevolent Association building, the Chin Wing Chun Tong Society Building and the Mah Society Building. Those buildings really respect and speak about our community's culture and history. This project needs to be revised and be more culturally sensitive if it is being located right beside the Chinatown Memorial Plaza.

9/28/2025 03:09 PM

I work in the area and would love to see this development to an important part of Chinatown. I see this piece of vacant land everyday and it is a shame that it is not used to create housing in a positive manner. The retail opportunities will give a boost to the local economy as well, especially with ample parking across the street. Chinatown needs more density and this is a thoughtful development that adds to the neighborhood's existing themes.

Love it

9/28/2025 08:39 PM

Development site too close to BC hydro Murrin Substation, permit board should heed placing high density residential site on that lot due to potential health issue for children.

9/28/2025 09:28 PM

9/28/2025 11:01 PM

I oppose 570 Columbia. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. And lastly, the 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: - 8% FSR increase from 6.53 FSR to 7.04 FSR. - 20% condo unit increase from 111 to 133 units. - 15.14' height increase from 88.86' to 104'.

9/28/2025 11:05 PM

I am writing to strongly oppose 570 Columbia. As far as I can tell, Beedie did not meet the City's conditions by the Jan 15, 2024 deadline for development permit approval, and as such, this permit should have expired. The building exceeds the maximum allowed in the 2017 HA-1A district schedule 4.3.4, violating the height limit by over six feet. Furthermore, the 2025 design introduces major changes from the 2017 version that the court mandated for review, so it should be rejected in this form, and submitted as a new application. The changes are substantial and include an 8% FSR increase from 6.53 FSR to 7.04 FSR, an increase in condo units from 111 to 133 (20%), and a 15.14' height increase from 88.86' to 104'. The building's bulkiness and corner glass cupola overshadow and insult the culturally significant Chinatown Memorial Square. Only two of the six retail units have internal loading. The rest rely on public space or Memorial Square, which negatively impacts daily use of the square and surrounding community. The community has spoken loudly, clearly and consistently that this is not the right building for this space, and I urge you to take this community feedback seriously.

9/29/2025 06:13 AM

I do not support the application at 570 Columbia for the following reasons: The building exceeds the maximum height allowed in the 2017 HA-1A district schedule 4.3.4. It violates the height limit by 6'11". The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Impact on Chinatown Memorial Square: The bulk/mass of building and its corner detail overshadows the culturally significant Chinatown Memorial Square. Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. There is no record that the Developer met the City's prior conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired.

9/29/2025 07:45 AM

I oppose the application at 570 Columbia. This permit should have expired as there is no record that the Developer met the City's prior conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. A reminder that this is an historic district: the building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR

increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Concerns regarding overall impact to the Chinatown Memorial Plaza: The sheer bulk of building and its corner glass detail dominates and overshadows the culturally significant Chinatown Memorial Square. Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 07:44 AM

Please keep the character of historic Chinatown. Densify in a way that benefits small property owners not millionaire backed mega projects like some off ex Mayor Kennedy Stewart's policies. I visit and spend money in Vancouver every month.

9/29/2025 08:35 AM

I strongly oppose the changes to 570 Columbia. There's no record that the developer, Beedie, met the city's "prior to conditions" (under 105 Keefer address), for permit approval by January 15, 2024. This includes, "revised digitally signed and sealed drawings (including FSR overlays) shall be submitted, to the satisfaction of the Director of Planning". The changes to the building application not only violates the height set by the 2017 HA-1A district schedule (4.3.4); but has increased FSR, added height increase over 15', and increased condo units. In addition, the building mass and glass cupola overshadows Chinatown Memorial Square that is culturally and historically significant. Please reject this latest revision to the application for 570 Columbia (formerly 105 Keefer).

9/29/2025 09:28 AM

I am a resident and tax payer of Vancouver. I opposed the development proposed at 105 Keefer/570 Columbia. This building is too big, too out of step with the neighbourhood, and will be too expensive to respond to the needs of the local community. Its positioning at the Chinatown Memorial Square gives it the responsibility to provide culturally appropriate accessible space, affordable housing beyond what it promises, and respect to the wishes of the community, none of which it does. This development has been opposed in various forms since 2017. That is nearly 10 years...at what point does no mean no to this developer? Clearly they are not coming to the table in good faith anymore.. Please listen to Chinese seniors, youth, and other neighbours, regardless of their socioeconomic status when they say enough is enough.

9/29/2025 09:29 AM

Chinatown has faced many challenges in recent years. The people that have moved into the area in new building built by people who want to see the area improved have helped immensely. This lot at the

corner of Columbia and Keefer has sat empty for too long. It will be great to see a building designed thoughtfully by an award winning Vancouver Chinese architect grace this corner. The changes requested are not drastic, they are practical. A courtyard is a beautiful addition allowing light in. Please allow this building to proceed with these minor adjustments and help to add to the vibrancy of this long standing community. Thank you.

9/29/2025 09:38 AM

I am strongly opposed to 570 columbia (formerly 105 keefer). There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. Since the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. The city has the duty to listen to the community who have been against these actions by beedie for years.

9/29/2025 09:51 AM

Beedie's new proposal fails to meet the conditions set in the 2023 DPB decision and marks a drastic changes (as noted in the Shape Your City description, "substantial changes") that should be considered as a wholly new application requiring a new Development Permit (under the current HA-1A Zoning & Design Guidelines) rather than simply a revision of the existing one. Beedie has requested exceptions to the Design Guidelines that apply to any other development in the HA-1A area and beyond that is essentially seeking permission to ignore the conditions set by the DPB in 2023. As we saw in the court decision that sent the development permit decision back to the city, the DPB's decision-making and city conduct with regards to development applications can have a near-precedential effect. Exercising lenience and carving out exceptions such that the rules don't apply to Beedie here could seriously undermine the city's ability to make reasonable decisions that actually align with the bylaws and policies that it has already set out. From a design standpoint, the new proposal maintains and even worsens the flaws of the previous, with more uniform rooflines and larger massing, greater height and lower livability of units. The new design will negatively affect the immediate surroundings, as it is even more imposing on the Chinatown Memorial Square (given the lower

setbacks at height, the uniform roofline, and the addition of the objectively ugly "cupola"), and gives little consideration to the Columbia Street frontage with a plain brick wall lacking ornamentation and instead simply being perforated by encroachments into the public realm that aren't even placed logically or correctly to complement (let alone match) what the architects have attempted to emulate on the Keefer Street facade. As in the previous design, this new proposal would loom over vital elements of the public realm that act as sites for the building of community, the sharing in culture and ceremony, and honouring those who have come before, such as the the Dr. Sun Yat-Sen Park, the Chinatown Memorial Square, and the Chinatown Memorial Monument. The relative uniform streetwall pattern that it would create mirrors other large luxury developments in Chinatown that have reduced the liveliness and vibrancy of the community. The proposed design would therefore suppress the use of public spaces fundamental to Chinatown, reducing livability and reflecting a lack of neighbourliness. Despite the DPB in 2023 asking for increased setbacks over previous designs, Beedie has come back seeking even less than the minimum mandatory requirements, and even seeks to encroach onto the public realm (note the misleading picture on Shape Your City that fails to depict the Columbia Street extensions). Adding the equivalent of an additional storey over half the lot, the new design has an extremely wide silhouette and big-box profile, contrary to the design guidelines and development permit conditions that require the roofline be broken up into a "sawtooth" profile that is less imposing on the community at street level. Such a high streetwall and big-box profile are detrimental to the community as alienating and isolating design features. These in turn exacerbate zones of exclusion and have a chilling effect that threatens Chinatown's capacity to act as a place for socializing, ceremony, and cultural expression. This is particularly detrimental to the Chinatown Memorial Square, which serves as the "primary public open space" for Chinatown, and the capacity of this location to serve as a "welcoming marker for the community" as identified by the DPB. Further, this proposal would negatively affect views, especially public views, which are a priority identified in the Design Guidelines. Views that are particularly impacted are those from the Dr. Sun Yat-Sen Park, the public park adjacent to the Dr. Sun Yat-Sen Classical Chinese Garden, and the Chinatown Memorial Square. This application does not fit with the City's goals and priorities with regards to Chinatown, and it will further damage a neighbourhood that is already struggling. Profiteering developments like this put at risk the built and living heritage of our cultural community, and the design of the new proposal risks further eroding Chinatown's social fabric with consequences in the realms of public safety and community cohesion. My concerns with the application as outlined above can be resolved by sending Beedie back to make a wholly new application given the substantial difference between this new proposal and the previous one decided

on in 2023. If this is not done, the DPB must at least reject Beedie's new proposal given its serious deficiencies and failure to respond to the conditions set out at the last DPB decision.

9/29/2025 09:57 AM

I oppose the 570 columbia project for several reasons. It is far too large and imposing of a building in a culturally significant neighbourhood that will only further push out chinese canadian communities. It violates the height limit set out by the district schedule. The new FSR of 7.04 is excessive, and unit increase in condos seems to have jumped and should be reviewed. I am also concerned that Beedie did not follow protocol to meet the city's prior-to conditions for development permit approval. This project will only create further economic and social division in chinatown.

9/29/2025 10:04 AM

I oppose 570 Columbia How does it benefit area or residents? Does not provide housing for locals or any regular person only rich almost exclusively. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'.

9/29/2025 10:05 AM

I'm wondering who this new development is for? It's certainly not for the people of Vancouver who have been asking for real action on the housing crisis, not endless displacement and the development of high end buildings that remain unaffordable for most. It's not for the people of the Downtown Eastside or Chinatown, where homelessness rates are increasing amidst an indefinite pause on the development of new temporary modular or supportive housing buildings in the city. It's not for the business owners or frontline workers in Chinatown and the Downtown Eastside who will not be able to afford to live in this building. What is the point of moving forward with this development before addressing the real housing issues that are impacting this city and this community - I can only guess that city councillors are being paid out by Beedie, otherwise such an irresponsible proposal would not be on the table.

9/29/2025 10:06 AM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for

development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 10:06 AM

As both a Vancouver resident and employee of the City, I am deeply concerned about this project. Chinatown is a vibrant community with many elderly, low-income and/or disabled residents who should not be pushed out of the neighbourhood in the interest of developers. I work in the Downtown Eastside and understood how precarious living conditions have been fabricated, and that by protecting our most vulnerable neighbours is how we can have a vibrant and inclusive city. Money should be put towards proper affordable and dignified housing, prioritizing low-income Chinese seniors, and listening to residents who are against the gentrification and displacement that would come from this project. I strongly implore you to reconsider this application and think about the negative consequences that would come to an already vulnerable population and neighbourhood.

9/29/2025 10:18 AM

I'm against 570 Columbia. I haven't seen any record that Beedie has met the City's prior-to-conditions since the January 15, 2024 deadline for a development permit approval. Therefore, since the conditions have not been met, this permit should have expired. The building is above the height limit by 6'11". This limit is stated in the 2017 HA-1A district schedule 4.3.3. The design is really different from the 2017 version that was mandate for review by the court. The differences include 1) 8% FSR increase from 6.53 FSR to 7.04 FSR, 2) 20% condo unit increase from 111 to 133 units and 3) 15.14' height increase from 88.86' to 104'. Therefore, it should be rejected. The bulk of the building and corner glass cupola casts a shadow (metaphorically and literally) over the Chinatown Memorial Square. This is also the case at night. Furthermore, only two of the six retail units have internal loading which means that the other four will rely on loading that intrudes on the public space of the square. This impacts the day to day thoroughfare of the square and turns a public space into a commercial space. Chinatown is already in great need of more respectfully and culturally considered public space, therefore the application should be rejected.

9/29/2025 10:23 AM

I was born and raised in Chinatown. I am now 75 years old and still live near Chinatown. I come to Chinatown almost weekly. I am completely dismayed that when I visit Chinatown there is no public space for me to sit and enjoy my old neighbourhood. There are no benches for me to sit and rest. There is no community space for me to gather with my friends for a visit and a chat. I cannot bring my elders down to sit in the sunshine and enjoy our memories. This development is a lost opportunity for the community, not to mention a total disregard for us seniors who have lived and worked here for all our lives. I understand that this development overshadows a public plaza with no amenities or respect for us. Like a bully in the school yard. My opinion is that the City of Vancouver does not care about Chinatown, and that it has sold out its' principles in the name of development that cares nothing about community. The City and the Developer do not care about people -- only about profit. Chinatown is dying. This project is the leading edge of the cultural death of a once vibrant and thriving neighbourhood. Soon all we will have left are a bunch of soul-less buildings sprinkled with heritage buildings. No life, no culture, an empty tourist trap. Give us a place where people can gather and LIVE and celebrate where we came from.

9/29/2025 10:26 AM

There needs to be some units of shelter-rate and HILS housing here, and time is needed for senior levels of government to speak with developer owner. The application should be opposed.

9/29/2025 10:29 AM

This proposed build will only increase the gentrification in the neighborhood and does not provide any benefit to the existing community in the area. You are continuing to push out the individuals who are currently in the neighborhood and driving up rent/sale prices, contributing to the housing problem we already have. None of the conditions set forth by the DBP are being met with your proposal

9/29/2025 10:30 AM

I oppose the development as it is harmful to the character, historical value and community of Chinatown. The luxury development is unaffordable for those who wish to live, support and sustain the community. This type of gentrification does not support Chinatown's cultural identity nor does it fit the community narrative. The development is disruptive and erodes Chinatown's authenticity. I respectfully and strongly urge you to not approve the development.

9/29/2025 10:46 AM

I am strongly opposed to this development application. It is yet another push to gentrify and displace a community of vulnerable people in the interest of greed and long-term profit. I urge you to listen

to the people who call Chinatown home and do what's best for them, not the developers. Prioritize people over profit.

9/29/2025 10:46 AM

This development works against the desires of community members who live in Chinatown. I oppose the 570 Colombia proposed changes. The proposed changes violate the height limit outlined by the 2017 HA-1A district schedule 4.3.4. Furthermore, the current design has significant revisions since the 2017 version that was court mandated for review. There is no record that Beedie has met the CoV's prior-to-conditions for the January 15, 2025 development permit approval. Overall the development does not appear to hold the best interests of people currently living in Chinatown, nor does it uphold the spirit of the Chinatown Memorial Monument.

9/29/2025 10:47 AM

To the City of Vancouver Development Permit Board, I oppose the design proposal for 570 Columbia/105 Keefer. Regretfully, the Development Permit Board decided to approve this project despite significant multi-year community resistance and considerable input around its negative impacts on the historical nature and public spaces of Vancouver's Chinatown, and its potential to exacerbate the cost-of-living crisis and lack of support for current residents in the neighbourhood. Should 570 Columbia/105 Keefer proceed, it must minimize these possible impacts by reducing encroachments on the public realm, respecting the importance of the Chinatown Memorial Square as a heritage site and community space, and accommodating -- to the greatest extent possible -- low-income and vulnerable residents. There is no record that Beedie met the City of Vancouver's prior-to conditions by the January 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design also has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include an 8% FSR increase from 6.53 FSR to 7.04 FSR; a 20% condo unit increase from 111 to 133 units; and a 15.14' height increase from 88.86' to 104'. The bulk of the building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. Moreover, only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the Square and surrounding community. I hope the Development Permit Board can make the right decision with consideration for wider impacts on the community and heritage of Chinatown, rather than what is best for the developer. Sincerely, Patrick Leong

9/29/2025 10:53 AM

This proposed building will gentrify the neighborhood and push out residents living there, which is primarily low income seniors. We need more social housing not more luxury condos.

9/29/2025 11:13 AM

I oppose 570 Columbia as I've come to understand that drastic changes have been made from the original design and the building is not welcomed by the local community based on how it stands to impact them. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 11:19 AM

The buildings that remain the same and hold history are not only essential to the current residents in China town but also are important to Vancouvers tourism economy. Getting rid of authentic and important current infrastructure will leave residents with out shelter and without an important staple to the community. Please reconsider how the residents in this community will feel.

9/29/2025 11:20 AM

I oppose the development at 579 Columbia street. I have grown up in Vancouver's Eastside and I know how important Chinatown is to the people. Luxury development further displaces Chinese seniors. Chinatown is a part of the city that was made in response to exclusionary policies. If the city of Vancouver wants to continue to evict every day people from their homes and livelihoods then there will be no more character left and you will be left with a city devoid of multi layered people. We need the sanctity of Chinatown to be decided by the people who created the place in the first place. We need to listen to Chinese seniors and long term residents and business owners. We do not need to continue to appease to the wealthy who can afford to live elsewhere, when the residents do not have the same options.

This development cannot go through. We cannot continue pushing

9/29/2025 11:40 AM

long term residents out like it is some kind of sick game!! Shut down this development and give safety and dignity back to the people of Chinatown now, Ken Sim!!!

9/29/2025 11:41 AM

This project is not what is needed, especially at this very location. Many longer-term residents of Chinatown have already voiced and protested this building over the years. Many Chinese who have historical ties to Chinatown have opposed this building. What is needed is more culturally appropriate architecture for historical Chinatown, especially in proximity to the railroad statue honouring the many Chinese who worked and died building the railroad. This location should be used for housing for low income Chinese seniors who would get displaced from their community in Chinatown by gentrification and expensive unaffordable condominiums and upscale western commercial shops/ businesses happening in this area which is very inappropriate to this historic area.

9/29/2025 11:45 AM

I oppose 570 Columbia for the following reasons: There is no record that Beedie met the City's prior-to conditions by the deadline (January 15, 2024) for development permit approval. This permit should have expired if the conditions were not met. This building violates the maximum height allowed in the 2017 HA-1A district schedule 4.3.4. The court mandated for review the 2017 design of the building, but this 2025 design has major changes, including: - a 20% increase in condo units - a height increase from 88.86 feet to 104 feet - an 8% FSR increase Therefore this current design should be rejected. Only two out of six retail units have internal loading – the rest rely on public space or the Chinatown Memorial Square, which would impact daily use of the square and the surrounding area. Lastly, the bulk of this building and corner glass cupola overshadows the Chinatown Memorial Square, which is a culturally significant space, honouring the contributions of the Chinese to the community and the country.

9/29/2025 11:46 AM

hello, i vehemently oppose this application! among many things, here are a few points of importance: there is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired the building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. the 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include a 8% FSR increase from 6.53 FSR to 7.04 FSR, and 20% condo unit increase from 111 to 133 units. Also included, a 15.14' height increase from 88.86' to 104'. the bulk of building and corner glass cupola overshadows the culturally

significant Chinatown Memorial Square, including at night only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 11:49 AM

The proposed 501 Columbia building's mixed use function does not take into account the endless calls and voices opposing this plan in the neighborhood. With many historic businesses shuttering, residents being forced out through evictions other immoral and illegal means, the community is in need of actual care. We do not need more unaffordable housing and retail spaces owned by a wealthy corporation. We need the city to do their jobs and stop neglecting the Downtown Eastside. This means investing in low-income housing, culturally appropriate social services, free outdoor and indoor third spaces, and making repairs to the current infrastructures that already exist.

9/29/2025 11:56 AM

I oppose 570 Columbia There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 12:00 PM

I just want to say, I'm against 570 Columbia. Honestly, there's no proof that Beedie met the City's requirements by the January 15, 2024 deadline for the development permit. If those conditions weren't met, then, well, the permit should've just expired, right? And get this —the building is taller than it should be, by almost 7 feet! That's definitely breaking the height limits set by the 2017 HA-1A district rules. But it doesn't stop there. The 2025 design has changed a ton compared to the one from 2017, which, by the way, the court said needed to be reviewed. So, these changes? They should be treated like a whole new application. We're talking about: - An 8% bump in the floor space ratio (FSR), going from 6.53 to 7.04. - A 20% increase in condo units, jumping from 111 to 133. - And a height surge of over 15 feet, from about 89 feet to a whopping 104 feet! Plus, the main

building and that corner glass cupola? They're going to block sunlight from hitting Chinatown Memorial Square—even at night! Oh, and let's not forget about the retail units. Only 2 out of 6 have their own loading areas. The rest? They're using public spaces or Memorial Square for loading, which really messes with daily life and affects the surrounding community. It's just not right.

9/29/2025 12:05 PM

1. The design of the rooftop is an added luxury element that is not fitting the backdrop / cultural representation of Chinatown 2. The public space of the Memorial Plaza adds value to the property, whereas the property's public space isn't guaranteed to be open to the public due to the restrictions put into place by the developers using the gates and using "safety" as an excuse. The public space should be completely open or measures should be put into place to ensure strata cannot close the gates during reasonable hours.

9/29/2025 12:08 PM

Due to the scale and location of this project, as well as ongoing and longtime public opposition, it is only appropriate to have 100% shelter rate housing. With high numbers of houselessness and housing insecurity all over the city, and particularly in this neighbourhood, low income residents are not only in desperate need of accessible and culturally appropriate housing, but a free community space that does not have constraints on opening hours. The proposed project also encroaches on a historically important memorial honouring contributions from early Chinese migrant settlers who were paid immeasurable sacrifices to the construction and protection of Canada. This building sets a precedent for similar projects to be built in the neighbourhood when there has been extensive and reasonable opposition from residents, head tax survivors and families, allies, and wider Chinatown and Chinese community members.

9/29/2025 12:31 PM

These development plans negatively impact the Chinatown and DTES communities and do not prioritize or even address the needs of the neighbourhood, including affordable housing, culturally appropriate resources and support for long-time residents. The structure itself is distasteful as it amplifies the gross gentrification of an area that is rich with heritage and a colorful history.

9/29/2025 12:46 PM

I oppose 570 Columbia for several reasons, including the following: - There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. - The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. - The 2025 design

has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. - Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. - Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. Thank you for your attention to this matter.

9/29/2025 12:54 PM

I write to oppose the 570 Columbia St (DP-2017-00681) development application. As a Professor of Urban Geography at Simon Fraser University I have long taken an interest in, and published research on, the debate over the future of this particular lot, the impacts on the adjacent Chinatown Memorial Plaza, and the fate of Chinatown more generally. I do not believe that allowing the changes the applicant outlines would be in the best interests of Chinatown, its residents, and the wider community who value the place as a unique part of Vancouver's urban fabric. I am concerned that the proposed changes to the Development Permit Board's permit conditions are a creeping expansion of the building and its impact on its surrounds. I am also alarmed that these changes fly in the face of the narrow remedy to the Applicant's earlier complaints to the courts, upon which the DPB's 2023 decision to allow the development were made. Increases to the building height, changes to building setbacks, and encroachments into surrounding public spaces are presented as 'minor' (an evaluative word that surely should not be used in a City document like the Shape Your City website, since it suggests that an adjudication has already been made about the changes in question). Yet, these changes are not necessarily minor to those in the neighbourhood who use the spaces around the site or whose access to natural light will be affected by the adjustments. Moreover, as I understand it, there are procedural issues involved: according to local advocates for the neighbourhood, the Applicant does not appear to have met the City's conditions by the Jan 15, 2024 deadline stated in the Development Services Department's July 2023 letter to the Applicant. As that letter states, the application can be refused if the Applicant does not meet the deadline. Therefore, if the Applicant has not met that deadline, it seems entirely reasonable to decide on a refusal. For both community quality of life and procedural reasons, I urge you to refuse the changes proposed in this application and to reconsider the quality and appropriateness of the development in its entirety.

9/29/2025 12:54 PM

I have concerns that the cost of condos in this building will drive out seniors who currently live in this area. In addition, the main floor area

of the building is used for community gathering and it is important for Chinatown seniors to have a place to gather that is not dependent on buying things. I also believe this new building will bring in new occupants from other areas who are more wealthy and not culturally accepting / appreciative of the current chinatown residents, and this will drive them out of the area. This building should be maintained and updated to serve its current residents, rather than rebuilt for new residents and clientele. Chinatown is an important cultural and historic area in Vancouver and needs to be preserved.

9/29/2025 12:57 PM

Please don't allow gentrification happen in our precious Chinese community

9/29/2025 01:02 PM

There is overwhelming evidence that this proposed development isn't within the guidelines agreed upon and proposed by the relevant building parties (Beedie included). I'm a huge supporter of increasing the housing supply, but I'm also a big proponent of cultural preservation. I believe that new developments can fulfill both goals if done properly and in good faith. This development doesn't appear to have been executed with the right procedures and processes.

9/29/2025 01:35 PM

I've been a resident in the DTES/Chinatown area for more than a decade and I oppose 570 Columbia. I oppose this development because socially and economically, it will catalyze further displacement of cultural and legacy businesses in Chinatown that my neighbours and I depend on. Design wise, the building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The current (2025) design also has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. These include a 8% FSR increase (from 6.53 to 7.04), 20% increase in condo units (111 to 113) and a 15.14' height increase from 88.86' to 104'. The bulk of building and corner glass cupola overwhelms the culturally significant Chinatown Memorial Square - including at night - which is not respectful to the people and communities this Square holds deep significance for. The building design and mass also sticks out against the existing architecture and experience of the public space, which takes away from the spirit of the community. Lastly, only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and the surrounding community. This takes away from the users and visual quality of the Square, which is not only important for Chinatown residents, but also many tourists and visitors who visit this landmark. There is also no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions

were not met, this permit should have expired - i.e. Beedie must apply for a new permit and go through the process again for this building to be approved. DP Board, please make sure you do due diligence on this application.

 CITY OF VANCOUVER

9/29/2025 02:34 PM

I strongly oppose the proposed development at 570 Columbia for several reasons: There is no evidence that the developer, Beedie, fulfilled the City's prior conditions by the January 15, 2024 deadline. Without meeting these conditions, the development permit should have expired and not be valid. The building exceeds the height limit by nearly 7 feet, violating the maximum height allowed under the 2017 HA-1A zoning regulations. The current 2025 design shows significant changes compared to the 2017 version that was subject to court review. These changes include an 8% increase in floor space ratio, a 20% increase in the number of condo units, and a 15-foot increase in building height. Because of these major changes, the proposal should be treated as a new application and not approved as is. Only two of the six retail units have proper internal loading areas. The others rely on loading in public spaces or directly in Memorial Square, which disrupts daily activities and affects the neighborhood's quality of life. For these reasons, I urge the City to reject this proposal to protect our community, heritage, and public spaces.

9/29/2025 02:41 PM

I'm writing in opposition to this development due to the displacement it will cause to long term tenants of Chinatown and the harm it will do to the culture and heritage of the same. I support the creation of housing, particularly for those most in need, but the creation of market rate housing in a grossly over inflated market is not the way. Funds should be allocated to improve the existing housing of the residents of Chinatown, who have already secured affordable housing by virtue of the fact that they have maintained the same homes for decades. Communities should always be enabled to plan for their neighbourhoods, and it's clear with the 105 Keefer area having been described as "a battleground for intergenerational community resistance for over a decade", the residents of Chinatown do not want this development. This project will accelerate the gentrification of Chinatown, and economically displace its residents, fueling the erasure of the neighbourhood's culture. I ask council to vote against the application. Thank you.

9/29/2025 03:04 PM

Beedie has repackaged their development proposal from 105 Keefer to 570 Columbia. As an active Chinatown community member and someone who works in the neighborhood for the City of Vancouver, I strongly oppose this development project. This development will displace current community members and bringing in wealthy citizens

with no knowledge or understanding of the rich and complex history of Chinatown and its surrounding areas, including DTES and Strathcona. Chinatown is NOT the neighborhood to build million dollar condos. The community and its residents simply CANNOT afford any of Beedie's development proposals. There is no attempt to suite the needs and demands of the Chinatown community, most of which are low income and elderly. This development does not promote or nourish the culture and community that is here, rather, it drives them out. I reject this proposal.

9/29/2025 03:22 PM

I'm opposed to the current development of 570 Columbia (formerly 105 Keefer). It continues a trend of gentrification with disingenuous promises of being a project that will serve the community at large, while continuing to push the envelope like increasing unit counts and FSR beyond previously agreed maximums on recent urban planning standards that more accurately reflect the community's views, as well as beyond the more lenient 2017 standards - failing both. It also continues trends of offering compromises to the CoV via various promises: e.g. providing privately owned public spaces that don't adequately function for even minimal public use, while gaining the benefit of rubber stamped project expansions and modifications. This development continues a negative trend of gentrification that proposes solutions to improve community safety, community engagement, local business stimulation. These goals have all proven to be demonstrably ineffective, and in fact downright detrimental, when considering the effect of nearby recent development towers of even larger density. Serious developments of social housing that promote public activation increases REAL cohesion of a local cultural fabric and ecosystem that then improves security, the local economy, as well as longevity of a unique and iconic Chinatown to be enjoyed by residents, visitors, tourists and film productions alike.

9/29/2025 03:23 PM

I think this is absolutely disgusting. You are going to kick out the people who have lived there for generations and have community only to now have it gentrified. Unacceptable. Greed and money is all this is . The world needs humanity and community

9/29/2025 03:25 PM

I oppose 570 Columbia St taking over what is originally known as 105 Keefer. In 2017, the community organizers have already won the rejection of the permit for the luxury condo project to move forward, so the 570 Columbia St developing application resurfacing in 2023 shows that the city is only interested in the profits of corporate real estate and development companies rather than the long-term residents of that area who is facing the acute risk of displacement. There is no record that Beedie met the City's prior-to conditions by

the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. Additionally, the building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. Further, the 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR, 20% condo unit increase from 111 to 133 units, and 15.14' height increase from 88.86' to 104'. Additionally, the construction of the luxury condo will set a distressing precedence for gentrification in the neighborhood, which will disproportionately impact seniors (whom Beedie never consulted adequately in the first place) further highlights the overwhelming opposition that the long-term community has against the condo development. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. And only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 03:32 PM

This development endangers the livelihoods of Chinatown residents as the building will encourage and promote further gentrification of the historic Chinatown and push out residents already struggling to get by. Existing residents in Chinatown are already low-income and we need more sustainable low-income housing, social housing supports, and public amenities, not unaffordable housing for the rich.

9/29/2025 03:41 PM

No thanks, preserving Chinatown is great, the city has done enough to disrupt the downtown eastside.

9/29/2025 03:57 PM

The existing exterior and interior design elements as well as the intended use of the building do not contribute to the fabric of the community or neighborhood and in fact detract from the neighbourhood. There are no units reserved for seniors at affordable rates. The intended public space is not readily available to the public and does not sufficiently address the perpetual ongoing need of amenity space in the neighbourhood.

9/29/2025 04:00 PM

I oppose the development at 570 Columbia for the following reasons: 1) There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. 2) the proposed building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. 3) The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. 4)

The bulk of building and corner glass cupola overshadows the Chinatown Memorial Square. 5) Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and the surrounding Chinatown community.

9/29/2025 04:05 PM

I oppose 570 Columbia, because not only does it displace residents and erode the culture of chinatown by overshadowing the memorial plaza, but it also violates many guidelines/procedures. For example the permit should have expired as there is no record that Beedie met the City's prior-to conditions by the City's deadline for development permit approval. Also the building violates the height requirements by 6,11"which exceeds the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The current design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo units increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. The use of this building will seriously impact the daily use of the square, especially with the lack of internal loading for 4/6 retail units, and the community will be harmed as a result. I believe in protecting Chinatown— the community and the culture is so essential to Vancouver.

9/29/2025 04:15 PM

Beedie is going to further gentrification in Chinatown, contributing to the loss of our culture and spaces. We need 100% social housing instead.

9/29/2025 04:21 PM

Please do not approve this project. There are plenty of other places in Vancouver that needs development and this project in this area will worsen the effects of gentrification and the erosion of culture in this city.

9/29/2025 04:22 PM

To whom it may concern, I strongly oppose the development at 570 Columbia. First, there is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building also violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square,

including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. This development would drastically alter the character of the street and neighbourhood, and would current price residents out. It must be reconsidered. Thann you for your time.

9/29/2025 04:23 PM

Dear City Staff and Development Permit Board, I am writing to express my strong opposition to the proposed application at 570 Columbia St (previously known as 105 Keefer). that threatens to gentrify Vancouver's historic Chinatown. As a concerned resident and advocate for preserving the cultural heritage of our city, I implore you to reconsider approving the modifications to the project design and the project itself, as it poses significant threats to the social fabric, historical significance, and economic vitality of this vibrant community. I work in the neighbourhood, and I live in a neighbourhood close to Chinatown. Chinatown is an important part of my life. Over the years of identifying Chinatown as my neighbourhood, I have formed relationships with over hundreds of low-income seniors and residents living in Chinatown by providing essential services to them. I care about changes in the community that will have a negative impact to our everyday lives. Chinatown memorial square, which is right next to the site of the proposed 570 Columbia St (previously known as 105 Keefer) development plan, holds immense cultural and historical importance. Situated at the geographic center of Chinatown, it serves as a symbolic gateway to this cherished neighbourhood. The square has been a gathering place for the local community, hosting cultural events, festivals, and celebrations that bring together residents and visitors alike. By allowing the 570 Columbia St (previously known as 105 Keefer) development plan to proceed, we risk irreparable harm to the heart and soul of Chinatown. The proposed project disregards the unique cultural significance of Chinatown memorial square and its pivotal role as a central point for community engagement. Gentrification in this prime location would not only displace residents and businesses but also strip the neighbourhood of its cultural identity and diminish its historical value. The community has fought against the same gentrifying development project again and again — in 2017, in 2023, and now once more in 2025. Changes to the application should not be approved due to the site's cultural importance as a gateway to Chinatown and proximity to Memorial Square. Yours truly, Sean Cao

9/29/2025 04:39 PM

Stop gentrifying Chinatown! Offer affordable housing or make a bit of an effort. You can be interested in economic expansion without compromising the financial stability and livelihood of other Vancouverites. It's a very clear statement being made here especially

considering the neighbourhood. Chinatown is historical and should be preserved.

9/29/2025 04:48 PM

I am very much in favor of having this project proceed. Chinatown needs this type of development if it is to succeed. A vacant site is a problem whereas a new development will breathe life into the street and surrounding neighborhood. Please approve this project to ensure the livelihood of the area.

9/29/2025 04:50 PM

I am writing to express my strong opposition to the proposed development at 570 Columbia Street. First, there is no record that Beedie fulfilled the City's prior-to conditions by the January 15, 2024 deadline for development permit approval. If these conditions were not met, the permit should have expired. Second, the proposed building violates the height limit by 6'11", exceeding the maximum allowed under the 2017 HA-1A District Schedule, Section 4.3.4. Third, the current 2025 design includes major changes from the 2017 version, which the court specifically mandated for review. Given these substantial revisions, the proposal should be rejected and required to proceed under a new application. The changes include: An 8% FSR increase, from 6.53 to 7.04 FSR. A 20% increase in condo units, from 111 to 133. A 15.14' height increase, from 88.86' to 104'. A bulkier massing and corner glass cupola that overshadow the culturally significant Chinatown Memorial Square, including during evening hours. Furthermore, only 2 of 6 retail units are designed with internal loading, while the remainder rely on public space or Memorial Square. This places an undue burden on a vital community gathering space and disrupts the daily lives of residents and visitors. As a Chinese-Canadian father who grew up in and around Chinatown, I am deeply troubled by the cumulative impact of developments like this one. Each encroachment threatens the integrity of the Dr. Sun Yat-Sen Classical Chinese Garden and accelerates the gentrification and displacement of Chinatown's long-standing community. I urge the City to uphold its responsibility to protect Chinatown's heritage and reject this proposal. Thank you for your time and consideration.

9/29/2025 04:56 PM

Building is too high. I am concerned that prior-to conditions have not been met. It does not appear to have addressed concerns expressed by the community.

9/29/2025 05:23 PM

As a long-time resident of BC and a community member in Chinatown, I strongly oppose the development of 570 Columbia St. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If

the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: -8% FSR increase from 6.53 FSR to 7.04 FSR. -20% condo unit increase from 111 to 133 units. -15.14' height increase from 88.86' to 104'. The bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. We deserve and will continue to demand development of an affordable and intergenerational Chinatown rooted in care, culture, and justice. Chinatown is home for seniors and working people. The future of Chinatown and the DTES, must include standing with Indigenous peoples whose lands we are on. Gentrification reproduces a legacy of exploitation and erases our community's proud history and invaluable contributions to building a strong Canada.

9/29/2025 05:30 PM

It's hard to believe this site has been sitting empty for so long. At this point, small changes like allowing a little extra height for roof details or courtyard-style design adjustments feel like common sense. These tweaks don't harm the neighbourhood, they actually make the building look and function better. After such a long wait, I think the community deserves to see this land finally activated and turned into something that adds life to the area instead of being a vacant lot. I walk past this property all the time, and it's been vacant for ages. The changes being proposed, whether it's small relaxations for courtyard design or cornices that step slightly into the public realm, seem minor compared to the benefit of actually getting this project built. I'd much rather see new homes, landscaping, and people living here than another 10 years of emptiness. After so much time and back-and-forth, I think it's important to keep perspective: these are small, reasonable adjustments that allow the project to move forward. The site is vacant, and that demonstrates years of missed opportunities for housing, for businesses, and for neighbourhood vitality. Things like rooftop railings, green roof supports, and decorative parapets aren't "extras," they're part of making a building safe, sustainable, and welcoming. Let's not get hung up on technicalities. The changes requested are not drastic, they're practical. Courtyard buildings give residents access to light and fresh air, cornices add architectural character, and rooftop structures make spaces more usable. These are the kinds of details that make a building more enjoyable for the people who live there and more attractive for the neighbourhood. Considering how long this land has sat unused, approving these minor adjustments feels like a small step toward a much bigger

community benefit. This process has stretched on, and in the meantime, there has been no housing, no activity on this site. What's being proposed now are modest changes that will make the design stronger without any real downside. If these relaxations are what it takes to get shovels in the ground, I think most people would agree it's worth it. The community deserves to see this property finally bring new life, and I fully support these changes if it helps make that happen. It's been many years, and this lot is still sitting empty. A little extra height for rooftop details is a small change if it means we finally see something built here. I like the courtyard design and that it will be open to the public. This land has been unused for years; giving the design a bit of flexibility so people can enjoy more light and open space feels like the right call. It's time this site stopped sitting empty. Allowing a little adjustment to setbacks will help move the project forward and put this land to good use. A slight overhang for cornices is no big deal, especially when this property has been vacant for so long. Let's focus on getting something built. After so much time and process, these small changes should be a no brainer. The changes are also in direct response to the DP board. A courtyard design will create a welcoming place for people to gather. All these changes seem minor, it would be great to see something happen on site before too long. This will be a net benefit with no tenants displaced onsite.

9/29/2025 05:41 PM

I oppose 570 Columbia. It will impact Chinatown Memorial Square. More market condos will not help preserve Chinatown's history and cultural significance. There seems to be a push to make it less not more affordable for Chinese seniors to stay in Chinatown.

9/29/2025 05:46 PM

The proposed changes are reasonable and enhance the look and functionality of the development. Therefore, I am in support of approving the revised design proposal.

9/29/2025 06:06 PM

I wish the land is being in good use rather than letting it empty with junk and air. The associations and businesses in Chinatown did a lot to revive the area.

9/29/2025 06:07 PM

We are supporting

9/29/2025 06:24 PM

I do not support this development, as it further displaces and marginalizes the Chinatown community.

We do not support the development of this building which will further

9/29/2025 06:26 PM

displace the elderly Chinese community. You do not have the community's consent!!!

9/29/2025 06:26 PM

This development will bring much needed development to an area facing rising challenges.

9/29/2025 06:30 PM

I strongly oppose development of 570 Columbia St. This project threatens the core of Chinatown by accelerating the displacement of seniors, residents, and small businesses, while imposing a scale and design completely out of step with the neighborhood's historic character. This project is nothing less than an assault on Chinatown's heritage, community, and future. Moving forward without genuine community consent disregards the voices that have spoken out for years against this development. Approving it would set a dangerous precedent that profit is valued over cultural preservation. Chinatown is a living heritage site, not land for speculation, and I urge the City to reject this proposal and demand that any future plans prioritize heritage protection, affordability, and real community benefit.

9/29/2025 06:34 PM

105 Keefer's revisions create spaces that engage the neighbourhood. The public atrium, lively laneway lighting, and ground-floor seniors centre all foster interaction and connectivity. This thoughtful design makes the street and community more vibrant and welcoming.

9/29/2025 06:41 PM

Why is the building so much higher that it will cause shadows in the only public space in Chinatown? City of Vancouver needs to take a pause and listen to advocates asking for reverting back to previously approved heights.

9/29/2025 06:41 PM

Development not suitable for the location.

9/29/2025 06:43 PM

105 Keefer is a testament to Vancouver's incessant need of displacing the very people that built it. Housing crises become optimal sites of deconstructing longstanding communities and liquidating their livelihoods for touristic purposes. Chinese migrants have been harassed enough in this city and a housing project that is bound to skyrocket all living expenses will forcefully displace the "China" out of "Chinatown". When was the last time you heard someone talk about GreekTown in Vancouver? Exactly. Kitsilano has been a constant nuisance of a construction site for the past decade because of the housing projects that this city had allowed to displace the Greek communities there. Vancouver has already displaced its Black, Greek,

and Urban Indigenous populations. Leave China Town alone.

9/29/2025 07:45 PM

Development not suitable for the location

9/29/2025 07:45 PM

Development not suitable for location

9/29/2025 06:47 PM

I've been deeply moved by the fight stewarded by Chinatown residents to shut down Beedie's greedy development and build 100% social housing on this site. My interactions and relationships with residents in the neighborhood have shown me the violence of gentrification. As I observe national day for Truth and Reconciliation, I see this as another colonial attempt to ethnically cleanse Chinatown not just of low income Chinese seniors, but also of people living in poverty in this neighborhood, who are disproportionately Indigenous. This was denied once before, please maintain this precedent and deny it again.

9/29/2025 07:45 PM

Development not suitable for location

9/29/2025 06:58 PM

I oppose 570 Columbia as it overshadows the culturally significant Chinatown Memorial square. Additionally it's my understanding that the developer did not meet the city's prior to conditions by the Jan 15, 2024 deadline for development permit approval. If conditions were not met would the permit then be expired?

9/29/2025 07:45 PM

Development not suitable for location

9/29/2025 07:01 PM

I was born in Vancouver and have lived here my whole life. I have lived in Chinatown, Strathcona and Mount Pleasant. I am a support worker in the Downtown Eastside and I am in community with many Chinatown and DTES residents who would be very negatively affected by this development. I oppose 570 Columbia. This proposal is not community-oriented, will cause gentrification and subsequent further marginalization of community members already struggling to survive. There are technical reasons to oppose the proposal: The building exceeds the high limit therefore it should not be approved. The original proposal is different from the 2025 design, for example: 8% FSR increase from 6.53 FSR to 7.04 FSR, 20% condo unit increase from 111 to 133 units and 15.14' height increase from 88.86'

to 104'. The bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, which will have a negative impact on marginalized community members. Please protect the community. Protect elders, those with precarious housing, those without stable income or unable to work. Do not approve this proposal.

9/29/2025 07:06 PM

I oppose 570 Columbia. There is no record that Beedie met the City's prior-to conditions by the January 15, 2024 deadline for development permit approval, and if these conditions were not met, the permit should have expired. The building also violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. Furthermore, the 2025 design includes major changes from the 2017 version that the court mandated for review, meaning it should be rejected and resubmitted as a new application. These changes include an 8% FSR increase from 6.53 to 7.04, a 20% increase in condo units from 111 to 133, and a 15.14' height increase from 88.86' to 104'. In addition, the bulk of the building and the corner glass cupola overshadow the culturally significant Chinatown Memorial Square, including during nighttime hours. Finally, only 2 of the 6 retail units have internal loading, leaving the others to rely on public space or Memorial Square, which negatively impacts the daily use of the square and the surrounding community.

9/29/2025 07:19 PM

105 Keefer/570 Columbia The developer Beedie was given the green light on this project almost as soon as the new Council was sworn in. They are now working with one of Vancouver's top architects. Yet, this scheme shows no development. Unless the developer relents to the people and gives his architect free rein for expression, Beedie will just be another corporation exploiting Chinatown. Same old, same old. Cheng needs to realize that there are two historic contexts he is responding to: (a) traditional or vernacular Chinese Canadian architecture, and (b) the post-modern historicism that adds Chinese tiles and roofs to West Coast poured in place concrete construction. A third is urbanism: to recognize the need to keep improving supports for social mixing around the building and on the fronting square. If this site can celebrate the 'image' of Chinatown, bow to its historic roots as an Canadian Asian immigrant neighborhood, and help support higher levels of social functioning around its base, then the community will welcome the building with open arms. However that building is not this building. And there is a chunk of community consultation needed that has not taken place. The city has dropped the ball once again.

I oppose the proposed Beedie development building at 570 Columbia.

9/29/2025 07:21 PM

The design of the building raise a number of concerns - the 2025 design has major changes from the 2017 proposal that the court mandated for review such as an 8% FSR increase, a 20% increase in number of condo units, and a 15.14 ft height increase (which brings the building height to 6 ft 11 inches higher than the maximum building height allowed in the 2017 HA-1A district schedule). Accordingly, the design should be rejected and a new application submitted. The proposed building will adversely impact the surrounding areas - the placement of the building and the corner glass cupola will overshadow the culturally significant Chinatown Memorial Square. Additionally, only 2 of the 6 retail units have internal loading - the other units will need to rely on public space and/or Memorial Square, which will adversely impact the daily use of the square as well as the surrounding community.

9/29/2025 07:36 PM

To the Development Permit Board and City of Vancouver, I am writing to state my strong opposition to the application for 570 Columbia (formerly 105 Keefer). First, this permit should not even be considered valid. There is no public record that Beedie met the City's "prior-to" conditions by the January 15, 2024 deadline for development permit approval. If those conditions were not met, the permit should have expired. Second, the current design clearly violates the City's own rules. The building height exceeds the HA-1A district schedule limit by 6'11", breaking the maximum set in section 4.3.4 of the 2017 bylaw. Third, what is being brought forward in 2025 is not the same project the court directed the DPB to rehear. It has undergone major changes that require a new application, including: 8% FSR increase (from 6.53 to 7.04) 20% condo unit increase (from 111 to 133 units) 15.14' height increase (from 88.86' to 104') Beyond these numbers, the new design makes an already harmful project worse: The bulk and corner glass cupola overshadow Chinatown Memorial Square, a culturally significant space of remembrance, both in daylight and at night. Only 2 of 6 retail units have internal loading, leaving the rest to rely on public space and Memorial Square for deliveries. This directly undermines the daily use of the square and harms the surrounding community. For all these reasons, the application must be rejected. Allowing 570 Columbia to go forward would not only break City policy, it would also accelerate gentrification and displacement in Chinatown. I hear elders every day talk about how worried they are about being priced out of their homes. I know youth who want to build their lives here but see fewer and fewer places they can afford. I see unhoused neighbours pushed from block to block while developers plan towers that will sit half-empty. These are the real lives at stake. What our neighbourhood needs is 100% social and supportive housing for low-income seniors, unhoused residents, workers, and youth — homes that let people stay, age in place, and belong. Not another luxury condo project that erases our

history and community. I urge the City to do the right thing: enforce your own rules, reject this application, and stand with the people who keep Chinatown alive. Sincerely, Jade Ho, PhD

9/29/2025 07:38 PM

I oppose the proposed condo development at 570 Columbia in Chinatown. Beedie's past development initiatives/actions have shown a disregard for the wellbeing of the lower income elders and others in our community in favour of gentrification. The proposed building will overshadow the Chinatown Memorial Square by its design, again undermining the neighbourhood community.

9/29/2025 07:46 PM

I strongly oppose this project for a multitude of reasons that other people have outlined already. On the administrative side, the project may never have met the City's prior-to conditions by its deadline for development permit approval, as well as heavily differing from the 2017 application such that it should not be accepted as the same project anyway. On the practical side, the building exceeds the height limit, as well as severely impacting the use of the Chinatown Memorial Square, whose cultural significance should not be overshadowed by profit.

9/29/2025 07:52 PM

How does the application affect the immediate surroundings? It will impact it in a good way. We need to draw more people to Chinatown. A new property with housing and commercial spaces will def do that. How does the application fit with the City's goals and priorities? The goal is to make the city and Chinatown a better place. It will enrich the neighbourhood with people that want to be there. What are your concerns about the application and how should they be addressed? My main concern is if Beedie doesnt break ground soon. I dont know when he will. I really hope he will be able to move forward with this project and plan. He doesnt need to be putting his resources and time into this spot but I am grateful that he is.

9/29/2025 08:03 PM

Build it asap

9/29/2025 08:08 PM

I am so annoyed that I have to show up to oppose this noxious proposal for a third time.

9/29/2025 08:09 PM

I live on Keefer Street a few blocks from this site and know this neighbourhood well. I oppose this project. It's not just the wrong project for this place, it's the opposite of what we need. I am opposing this unaffordable market development at 105 Keeer/570 Columbia for

the same reasons so many of us opposed it before. City Hall has already allowed far too much large, expensive market development in Chinatown already, and those of us who live and work here have witnessed the heartbreaking consequences. Were the massive towers at Keefer and Main not enough of a giveaway to capital? Were they not enough of an incursion into historic Chinatown? When I moved here over twenty years ago, older buildings housed a different type of density residents in cheaper old units. These residents supported the neighbourhood's businesses and ensured its rich patterns of life. Since then there have been mass evictions and demolitions in the name of these out-of-scale unaffordable condo towers. The stories of displacement are terrible. Meanwhile the displaced are replaced with wealthier people who drive to fancier locales for their groceries and other needs (as we witness daily). Now we learn that the most unpopular of all of these developments is back, yet again. Because that's how these developments go, isn't it? Wear down the community with repeated applications until resistance is exhausted? We shouldn't have to keep showing up to repeat our speeches to you. But here we are, rerunning the same arguments that are never met with a credible rebuttal, only real estate industry talking points from the proponent, its cheerleaders, and far too many staff and councillors. Here are those arguments again: 1. This market development will drive displacement by jacking up surrounding property values and rents, driving more residents into poverty or the street; 2. It will gentrify an already overly impacted neighbourhood; 3. it's out of scale for the location (I'm not even going to get into its insensitive and pedestrian design) 4. it removes valuable and scarce community space for cultural and community activities. What are we doing here? What happened to once-sensitive planning principles at City Hall? It seems they were buried under cynical claims that the City is "adding supply" or under an avalanche of thin promises of "affordable housing" which is in fact neither affordable nor adequate housing. I do not recognize City Hall's "planning" decisions in Chinatown as anything resembling enlightened city planning. They look more like the decisions of a captured city hall staffed by people hoping to jump to the real estate industry as soon as they possibly can. 105 Keefer is not the housing the neighbourhood needs. Like every other market development it's an investment scheme that will result in net displacement. Its gentrifying residents will not support local business as the proponent and council and staff always insist, only more of the fancy investment units that have ripped the cultural fabric of this historic place. Govt—either the province or the City or both—should have bought this land and built something here to compensate for the damage already done to Chinatown - some truly affordable seniors housing, perhaps, with a proper gathering place. It still can. This location is too important to plonk an imagination-free, generic investment piggybank on. Very sincerely, Lindsay Brown

9/29/2025 08:15 PM

I oppose the proposed development at 570 Columbia Street. The project is profoundly offensive to the culturally significant Chinatown Memorial Square, the only public square in the neighbourhood, which hosts vibrant intergenerational cultural activities such as lion dances and karaoke. The building's bulk, corner glass cupola, and increased height of 15.14' above previous approvals would overshadow the plaza, diminishing its cultural life and restricting public use. The 2025 design departs substantially from the court-reviewed 2017 plan, including an 8% increase in FSR, a 20% increase in condo units, and reliance on public space for loading for four of six retail units, further compromising community access. The building also exceeds the maximum legal height limit by 6'11" listed in the 2017 HA-1A district schedule 4.3.4. Together, this constitutes a material deviation from the 2017 development that the court ordered for review, and the project as-is should be rejected on this basis based on the City's own development permit guidelines. Additionally, there is no public record that Beedie met the City's prior-to conditions by the January 15, 2024 deadline, suggesting that the permit should have expired.

9/29/2025 08:19 PM

How will this develop address the needs of the existing community?

9/29/2025 08:37 PM

Such a historic area that should continue to be preserved rather than being pushed out incrementally

9/29/2025 08:37 PM

I am deeply concerned about how the new design changes are substantially different than the original application and how the 15.14' height increase will even more overshadow chinatown memorial square. I personally live near chinatown and spend time at community events in chinatown memorial square, and its one of the only public gathering spaces in the neighbourhood and is also incredibly culturally significant. Its very clear from the application & renderings that the building will completely dwarf the public space, in particular because the proposed building is 6'11" over the limit set in the 2017 HA-1A district schedule 4.3.4, and also the encroachments into the public realm for building cornices.

9/29/2025 08:53 PM

- Beedie's luxury condo development doesn't align with the goals, objectives, and strategies for the future of Chinatown as outlined in policy documents like the Chinatown Vision Directions (2002) and the Chinatown Cultural District Framework (2024)
- The proposed architectural design doesn't align with the design philosophy and intended neighbourhood character outlined in the Chinatown HA-1A Design Policies. The historic built form, scale, and massing are not respected
- Vancouver is facing a housing crisis and Chinatown is

particularly affected by a shortage of affordable and senior housing. New residential developments are typically required to reserve 20% of their units as affordable rental units. Beedie is increasing the number of condo units for sale • The Social Services Centre is not accessible from the front of the building/via the Chinatown Memorial Square, but is instead tucked away at the back. Entrance to the centre is through the courtyard, which is closed off after retail hours • The courtyard is described as a public space in the application; but will also be gated off in the evening. Privately owned public spaces in Vancouver are not allowed to be gated off. Furthermore, Section 3.4.4 of the Chinatown HA-1A Design Policies states “New developments may provide on-site indoor, outdoor or covered spaces that are openly accessible to the public”. These spaces can be excluded from the calculation of the maximum allowed floor space on the condition that a “legal Public Statutory Right-of-Way is secured.” • The site plan is missing a shadow study. Section 2.4 of the Chinatown HA-1A Design Policies states “Development should also minimize overshadowing on other public spaces including streets”. A shadow study is required to demonstrate impacts on Memorial Square and adjacent streets • The tall, overbearing colonnades at ground level directly lining Memorial Square are neither human scale nor inviting. They don’t encourage street level activity like community gatherings at Memorial Square. The blocky colonnades also create a disjointed transition between public and private realms and lack streetscape treatments like street furniture and landscaping

9/29/2025 08:54 PM

I am in support of the updated Development Application. As a long time resident of Vancouver and a frequent visitor of Chinatown, I believe this development is well aligned with the City's goals of creating new housing and revitalizing an important community.

9/29/2025 08:59 PM

I fully support the changes as it goes towards the much needed housing in the community. This lot has been sitting empty for much too long and the benefits to the community far outweigh any downsides of the minor changes.

9/29/2025 09:06 PM

I oppose this project because it does not fulfill the needs of the neighbourhood for affordable seniors housing and the design has changed significantly since the 2017 proposal, so it should start over with a new application. Additionally, the retail loading will eat up public space, including Memorial Square without internal loading. This project pays little respect to the community and we can do better!

Beedie is not from the community nor does it care for the community.

9/29/2025 09:16 PM

The typical Beedie approach for any development has no deliberate urban understanding nor human scale/cares. Which result in their work can go anywhere in the Metro Vancouver or anywhere in middle of nowhere; they're all pretty much the same, cookie-cutter without reflecting the culture, heritage, people connections or deep-rooted traditions that makes the neighbourhood unique and vibrate. They have bluntly destroyed the Chinatown Memorial Plaza with little regards for the community. Out of scale development looming over the Memorial with careless and outdated design shows plenty of negligence to belittling the Memorial once completed. This development is no different. Hiring some Chinese background architect isn't the way solving the issues. Both the City and Beedie management need to have much better education with a much deeper understanding of social-economic diversity and sensitivities of urban environment that have long existed in the Chinatown for the last century. The neighbourhood's voices need to be adequately addressed no matter how long it takes. City of Vancouver needs to recognize that we do not need more fast-built city tiny little housing towers unless we intend to go south like many ghost cities in China with their fast approach in the last two decades. Have adequate feedback loop from the community, taking the time to engage, listen, and direct constructive feedback is absolutely a must if this needs to take another 10 years, so make it that way. Community at large is the core of the Chinatown, respect that. Respect the people who live and work there with much less of an effort to gentrify. Gentrification with this caricature design that looks dated (1980s Chinatown design) adds an insult to the neighbourhood. Modern Chinese design is beautiful when they inherit the spirit and the soul of the place. Mimicking dated design will not make the neighbourhood better when the design language hardly aspires people with beauty integrated with peace and modernity. Beedie's owners can also look into their cultural and heritage background in Europe. Most European cities develop their residential with much more stringent criteria with respects to the community. Some of the developments take well over 2 decades to get it right. Invest in the community takes countless time and paramount efforts we have yet to see from Beedie.

9/29/2025 10:45 PM

I oppose 570 Columbia St - formerly 105 Keefer St (DP-2017-00681) development application. The building exceeds the maximum height and density without providing any community contribution. What's assumed as Beedie's "community contribution", the social services centre, is tucked away to the back of the building between two garbage rooms. It's only accessible via the courtyard, which is closed off after hours. Privately owned public spaces in Vancouver are not allowed to be closed off. What's more is that Beedie is adding more market units instead of reserving a percentage of below market units. Chinatown is facing a severe shortage of affordable and senior

housing, and the very people who built this community are being displaced. The frontage of the building with high colonnades feels daunting and uninviting--it doesn't match the street-level activity and community gatherings that happen on Chinatown Memorial Square. It feels as though it's almost trying to discourage people from lingering in Memorial Square. The design rationales on the application are additionally questionable. The glass cupola seems like an unnecessary addition that will be a nuance to surrounding properties. It also doesn't seem visible from grade, so it's questionable who this "cultural design" is for. A shadow analysis for this development's impact on the surrounding buildings, streets, lanes, and public spaces to be made public. The development is out of scale and overbearing on the Memorial Square public space and the Chinatown community as a whole. It's counterintuitive to preserving heritage and character, which are outlined as goals and objectives in multiple policy documents and zoning bylaws.

9/29/2025 09:21 PM

For 105 Keefer. Safety in numbers are needed for Vancouver's Chinatown. As much as we would all love to see the glory days people just don't feel same coming to Chinatown and it's something I hear on a daily basis. Even when hiring staff, we have to make sure they feel comfortable coming to the area.

9/29/2025 09:22 PM

I strongly disagree with this proposal. I believe this development plan would further the gentrification and housing market crisis/loss of affordable housing. The City of Vancouver claims it wants to improve the housing crisis/affordability and enliven culture but this development goes directly against both of those.

9/29/2025 09:27 PM

I'm excited for this new development and believe that by injecting a new residential condo, the neighbourhood will benefit from having more people invest Chinatown—from supporting neighbouring businesses, to making the neighbourhood a more welcoming community.

9/29/2025 09:33 PM

I strongly oppose the proposed development at 105 Keefer / 570 Columbia. This project threatens the core of Chinatown by accelerating the displacement of seniors, residents, and small businesses, while imposing a scale and design completely out of step with the neighborhood's historic character. Moving forward without genuine community consent disregards the voices that have spoken out for years against this development. Approving it would set a dangerous precedent that profit is valued over cultural preservation. Chinatown is a living heritage site, not land for speculation, and I urge

the City to reject this proposal and demand that any future plans prioritize heritage protection, affordability, and real community benefit.

9/29/2025 09:39 PM

This proposal is detrimental to the local chinatown community and the current activities of grass roots organizations, chinese seniors, and broader community. As a resident of east vancouver for 6 years I do not support the Beedie proposal and it should be scrapped for something with more community engagement, consultation, and leadership.

9/29/2025 09:59 PM

570 Columbia 2025 design fails to address the previous community comments. The design looks old and dated (circa 1980s fashion). Where is the record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval? If the conditions were not met, this permit should have expired. Why is the City entertaining this DP blatantly ignore its own rules? Does this open the flood gate that "prior-to" has little or no meaning, that all future CoV DPs do not need to comply with "prior-to"? What is the justification for the building to violate the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4? Does this mean CoV zoning have no importance and can be modified at the whims of any developer as long as they have the money? The 2025 design has further compromised the Memorial from the 2017 version, the design is saying loud and clearly the Memorial is unimportant, needs to be trashed and squashed, more than one way. They include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, day and night. Functional planning of traffics is questionable with 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. With the City's own parking right across from the street, there needs to be adequate Traffic Survey Analysis to ensure it's not further compromising the parking facility that's already under-performing.

9/29/2025 10:00 PM

This development has tried and failed before multiple times and with every new iteration very little changes. Bylaws are violated, community demands are ignored, and a pretty package hides insidious change to an already vulnerable neighbourhood that can never be reversed. Vancouver Chinatowns magic is undeniable, and this development would turn it into another gentrified location where living culture is forced into history.

9/29/2025 10:04 PM

This project undermine the integrity of a historic neighbourhood. It's super sees the limitations for buildings in this area and is another example of greed and wealth coming in and destroying the city. This project is not for the people and should not be built

9/29/2025 10:07 PM

Mr Beedie... Chinatown holds more than 100 years of Asian history which includes the hard won struggles and historic achievements of our ancestors as well as valuable relationships created with the various other cultural partnerships with African/Caribbean and Indigenous peoples who helped build our Rich and Historic "village". Allowing real estate development to gentrify or turn it into another "so called trendy, over priced, "Soho style" area is like willingly Destroying THE HISTORIC AND CULTURAL/SPIRITUAL/BUSINESS AND HEART & SOUL OF A VERY VERY CRITICALLY VALUABLE PART OF OUR CITY AND MOREOVER, THE TICKING HEART OF CHINATOWN..Where MANY ESTABLISHED ROOTS & FORGED VITAL RELATIONSHIPS AND BEGAN VALUABLE BEGINNINGS FOR MANY ASIAN AND OTHER ETHNIC IMMIGRANTS AND VALUABLE CONNECTIONS WITH OUR FIRST NATIONS PEOPLES. IT WOULD BE CRIMINAL TO BOLD DOZE OR ALTER IT TO BE SO UNRECOGNIZABLE TO THE CHINATOWN MANY (INCLUDING MY FAMILY) GREW UP VISITING AND CONTRIBUTING TO THIS VITAL HERITAGE SITES. THIS AREA MUST BE RECOGNIZED AS HISTORICALLY VALUABLE AND SHOULD NOT BECOME SHELLS OR GHOST TOWN OF ITS FORMER SELF.

9/29/2025 10:08 PM

Subject: Opposition to 570 Columbia Development Dear Development Permit Board, I am writing to express my strong opposition to the proposed development at 570 Columbia Street. This project not only violates planning requirements but also accelerates gentrification and threatens the cultural and social fabric of Chinatown—particularly harming seniors who rely on this neighbourhood for community, affordability, and dignity. Unmet City Conditions: There is no record that Beedie fulfilled the City's prior-to conditions by the January 15, 2024 deadline for development permit approval. If these requirements were not met, the permit should have expired. Non-Compliance with Height Restrictions: The proposed building exceeds the maximum height permitted under the 2017 HA-1A district schedule 4.3.4 by nearly 7 feet, undermining policies meant to preserve Chinatown's historic human scale. Substantive and Unreviewed Design Changes: The 2025 version is significantly different from the 2017 design that was subject to court-mandated review. These changes—including an 8% increase in FSR (6.53 to 7.04), a 20% increase in condo units (111 to 133), and a 15-foot height increase (88.86' to 104')—constitute a new proposal and

should not be approved without a fresh application and full review.

Negative Impact on a Sacred Cultural Space: The expanded bulk of the building and the addition of a corner glass cupola will overshadow Chinatown Memorial Square, a site of deep cultural significance.

Both day and night, this development would diminish the visibility, accessibility, and dignity of a gathering space where many seniors and community members connect and remember. Public Realm

Strain: Only 2 of the 6 proposed retail units have internal loading space. The other 4 would rely on public areas and Memorial Square for deliveries, interfering with community use of these shared spaces and adding unnecessary disruption to a neighbourhood already under pressure. Taken together, these issues make clear that this project is not only out of compliance but also fundamentally misaligned with the City's commitments to cultural heritage, affordability, and equity.

Approving 570 Columbia would further displace long-time residents and seniors, replacing community-serving space with luxury housing that deepens gentrification. For these reasons, I urge the City to reject the development at 570 Columbia Street. Sincerely, Alger

9/29/2025 10:13 PM

I am opposed to this project. It adds expensive market condos that do not serve the lowest-income residents of Vancouver, while displacing vulnerable seniors, low-income residents, and the culturally-appropriate businesses they depend on. It also erodes Chinatown's culture and heritage, overshadowing the Chinatown Memorial Plaza and other important cultural assets.

9/29/2025 10:31 PM

Since the design has changed so significantly since the approval of the application, I think Beedie should be rejected and should have to submit a new application. 4 of the preposed retail units don't have internal loading, meaning Beedie is relying on public space to subsidize loading areas that they didn't plan for.

9/29/2025 10:36 PM

I'm disappointed by this proposed development - pricing out Chinatown seniors and people with low income is the consequence of this project. We need to be protecting people's homes before tearing them down to build new ones.

9/29/2025 10:42 PM

This revised application outlines a building plan that would intensify the (ongoing) alienation of Chinatown residents and seniors from their communal spaces, culturally significant sites, and businesses, and would further exacerbate the displacement of seniors living in supportive housing, SROs, and senior housing from this important neighbourhood. The proposal violates height limits (outlined in the 2017 HA-1A district schedule 4.3.4.) and entails a significant increase

in density from the previous design, with 133 condo units now being proposed (a 20% increase from the previous plan). Given that the proposed building would shadow most of Chinatown Memorial Square and that the community service space would be reduced to a small and inaccessible back alley, the application also gives the Chinatown community members much to be concerned about, particularly around the treatment of low-income residents and seniors who are particularly surveilled by private and state forms of surveillance. What we need instead in this landmark location and neighbourhood is social housing.

9/29/2025 10:51 PM

I oppose 570 Columbia st Vancouver application. Building violates height limit exceeding Maximum allowed in the 2017 HA-1A district Schedule 4.3.4. The building does not resemble to China town other buildings it destroys looks of China town. When the tourist come to Vancouver, they want to see something different rather than seeing buildings simillar from the places the come from. The tourist also like to visit the shops in those old buildings to buy trinkets, that they could not buy anywhere else. Ladies and gentlemen members of the City Council destroying hystoric image of Chinatown would be a tragedy than one could never be able to turn back. We must think of the future and the amount of money tourist bring in just to enjoy seeing old China town. This development should have never have been thought of close to a war memorial of our soldiers who gave their life for our liberty and freedom. We must also think of our forefathers who built this part of the town under dire circumstances, and their sons and daughters and grand -grand children who still live there.. Sincerely, Bruno Clapci

9/29/2025 10:57 PM

I oppose 570 Columbia The proposed building is entirely inappropriate for this important historic location.

9/29/2025 11:00 PM

Hi there, I oppose 570 Columbia Street. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR; 20% condo unit increase from 111 to 133 units; 15.14' height increase from 88.86' to 104'; Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night; Only 2 of 6 retail units have internal loading. The rest rely on public space or

Memorial Square, which impacts daily use of the square and surrounding community.

9/29/2025 11:00 PM

I oppose 570 Columbia as there is insufficient evidence that Beedie has met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, it follows that this permit should have expired and become void. The building also violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. Even more strikingly, the 2025 building design has transformed completely from the 2017 version which the court mandated for review. This alone should reject the building from a new application. The changes include 8% FSR increase from 6.53 FSR to 7.04 FSR, 20% condo unit increase from 111 to 133 units, and 15.14' height increase from 88.86' to 104'. The Chinatown Memorial Square is a crucial fabric of the community and would be overshadowed by the corner glass cupola as well as the bulk of the building. Lastly, only 2 of 6 rental units would have internal loading, placing disproportional impact on use of the square as well as other public space in Chinatown. I oppose 570 Columbia as it categorically fails in many areas where other applications would be failed. It is unfair and unjust to approve the building. Furthermore, the application is not in alignment with the needs, wants, and values of the Chinatown community and those whose voices continue to be silenced and marginalized for over a decade. Beedie must be held accountable for its insufficient work towards meeting the the City's Jan 15, 2024 deadline for development permit approval.

9/29/2025 11:07 PM

II oppose 570 Columbia because of the significant loss of culture and displacement that would occur. The below are also reasons why this project cannot actualize. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

I am opposed to zoning which allows this condo development.

9/29/2025 11:16 PM

9/29/2025 11:17 PM

I strongly oppose 570 Columbia Street development. There are multiple concerning features regarding the building - including the height exceeding the maximum requirement (by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4.), the design has major changes and should be reviewed. The building will overshadow the culturally significant Chinatown Memorial Square, and loading will interrupt normal use of the square. This development will impact the Chinatown community - a community that is essential to elders, cultural connection for many people in the city, and any development should have appropriate stakeholder input. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired.

9/29/2025 11:22 PM

How does this development directly serve the immediate existing residents and businesses? Have they been considered and included in these plans? This seems to me a project of gentrification.

9/29/2025 11:33 PM

Do not let developers mess up chinatown because the mayor is corrupted. We need to stop beedie!

9/29/2025 11:40 PM

My name is , or Minnie. I am a 1.5 generation Han Chinese settler of Hong Kong & Beijing ancestry & I've been a community member in the DTES/Chinatown for the past decade. I have been at multiple protests throughout the last 10 years to oppose Beedie's lack of ethics and cultural appropriate understanding of the greater Chinatown and Downtown Eastside Communities. I am wholeheartedly, & passionately oppose 570 Columbia. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. In addition, the 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR, a 20% condo unit increase from 111 to 133 units, and lastly, a 15.14' height increase from 88.86' to 104'. The bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community. I worked at a grassroots organization called Yarrow intergenerational society for Justice for 3

years where I share community directly with low income seniors & continue to participate in the community to this day. My Chinese friends and I host intergenerational events with youth and seniors at the memorial square, and I also perform lion dancing and Kungfu and Hon Hsing there as well. Even though "approval" is an easy thing to do, please understand that this building will affect the community and our livelihoods. We are a living and breathing culture, and it's highly inappropriate that you are speaking for us and deciding the fate of not only the Chinese working-class community, but the low income seniors, and DTES community members, including Indigenous Elders as well. I want to see my community, thrive & age happily surrounded with dancing, music, food & an abundance of love & lack of threat to their well-being & quality of life. I believe that WE know what WE need the most. Beedie are guests not only on stolen Indigenous land, but Chinatown, a safer space that was created from historical inequity, racism & exclusion. This building will only further exclude the Chinatown/DTES Community. Beedie does not represent us, nor should have the power and wealth to change our communities for the worse.

9/29/2025 11:47 PM

i oppose this project. it needs more review. way too different to repackage as old. please listen to all of us but specifically the residents of chinatown. the community strongly opposes this project and has for years - listen to us! and please more transparency, have the conditions been met prior to cities 2024 deadline? some proof and accountability please

9/29/2025 11:49 PM

The Chinatown community (that this building claims to benefit) has overwhelmingly opposed its construction in both 2017 and 2023, with protestors spanning a wide range of demographics within our community. Beedie's newest proposal fails to respond to conditions required by the Development Permit Board, including but not limited to: increasing condo units without addressing livability concerns and proposing a "public" atrium with senior services that is temporary, has limited accessibility, and without consultation of Chinatown seniors (many of whom have historically protested this building) and the community organizations who serve them. The design even pushes this social services centre to the back alley near the waste loading bay, demonstrating the building's lack of prioritization of public services, when community members and organizers have opposed Beedie's construction in hopes of affordable housing and an accessible community space. Instead, the new proposal suggests a wider building that even encroaches into the current public realm and designs that impose upon the street-level community spaces -- specifically of Chinatown Memorial Plaza, a location that has been an integral space for regular free, grassroots programming and bringing

our community together and a space that City efforts such as the Community Placemaking Program have supported as well.

9/29/2025 11:58 PM

I believe this project will contribute to gentrification in Chinatown. People in Chinatown deserve to stay in their homes and age in their community.

9/30/2025 12:01 AM

My name is or Aleksei and I am completely opposed to the 570 Columbia St (formerly 105 Keefer St) development by Beedle. This project is a violation of both Vancouver regulations for development in Chinatown and Vancouver's alleged values for conserving cultural heritage in our city. Vancouver zoning regulations are important for preserving city characteristics and preventing developments which would significantly change the character of neighbourhoods. I expect the city to enforce its zoning regulations for this development, as it would for all others, for fairness and protect the character of Chinatown, an important part Vancouver's city and culture. Approving this development would be a failure of this mandate, as the development fails to zoning and by-law requirements. First, on July 24, 2023, the City of Vancouver set conditions for development permit approval. There is no record that these conditions were met before the January 15, 2024 deadline, which means the permit for this project should have expired at that time. Second, the new 2025 design has significant changes from the 2017 version, including a 20% increase in condo units from 111 to 130, increases in FSR and building height, and a complete elimination of social housing. These are substantial changes from the original design, and it then fails for Vancouver to allow that the application continued to fall under the 2017 HA-1A regulations instead of the 2023 revisions. The development would then fail to meet the 2023 regulations for height. More importantly, approving this development is a betrayal of Vancouver's alleged values towards preserving the cultural heritage of the city, particularly Chinatown which is a vital part of Chinese history in this city. As a person of Chinese heritage and a regular to Chinatown, where I participate in kung fu and lion dancing at the Hon Hsing Athletic Club, preserving the culture of Chinatown is important, for both those still living here and the future. Most significantly this project is positioned adjacent to the Chinatown Memorial Square, and the Chinatown Memorial Square features prominently into the proposed design. However, despite the stated consideration for both Chinatown and Chinatown Memorial Square, by all appearances the project run opposed to any considerations for these. The completed would overshadow the Chinatown Memorial Square, reducing its impact and cultural weight. Furthermore, the inclusion of 6 retail sites directly facing onto the Chinatown Memorial Square would effectively reduce the cultural site to a commercial background. Additionally,

most of these retail sites have no alternate loading entrances or customer entrances, traffic to and from them, both for retailer supply and customers, would create tension in the square with respect to visitor to the cultural site, as well as the vital cultural performance that they take place there. Overall, these would serve to erase the importance of the Chinatown Cultural Square. The 570 Columbia St project would be harmful to the city and Chinatown in particular. Thank you for reading my opposition to this project.

9/30/2025 12:06 AM

I oppose the 570 Columbia St development proposal for the following reasons: -There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. -The building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. -The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: -8% FSR increase from 6.53 FSR to 7.04 FSR. -20% condo unit increase from 111 to 133 units. -15.14' height increase from 88.86' to 104'. -Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night -Only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/30/2025 12:18 AM

I think this is a great idea. I support this as it brings growth to the community overall!

9/30/2025 01:05 AM

Here's a polished draft you could adapt for submission: ---
****Subject:**** Opposition to Development at 570 Columbia
 Dear Development Permit Board, I am writing to strongly oppose the proposed development at ****570 Columbia (formerly 105 Keefer)****. First, there is ****no public record that Beedie met the City's prior-to conditions**** by the January 15, 2024 deadline required for development permit approval. If these conditions were not fulfilled, the permit should have expired and this project should not be moving forward under its current approval. Second, the proposal ****violates the HA-1A district schedule (4.3.4)**** by exceeding the maximum height limit by ****6 feet 11 inches****. This is a clear contravention of the Chinatown zoning bylaw adopted in 2017. Third, the ****2025 design differs substantially from the 2017 version**** that was mandated for review by the court. These are not minor amendments but major changes that require a ****new application****, including: * ****8% increase in floor space ratio (FSR):**** from 6.53 FSR to 7.04 FSR. * ****20% increase in condo units:**** from 111 to 133. * ****Significant height**

increase of 15.14 feet:** from 88.86 feet to 104 feet. ***Bulky massing and oversized glass cupola:** overshadowing Chinatown Memorial Square, diminishing both its cultural importance and public experience—especially at night. ***Inadequate internal loading:** Only 2 of 6 retail units include internal loading. The others depend on public space or Memorial Square, interfering with the daily use of this culturally significant gathering place. This project does not respect the heritage, scale, or needs of the Chinatown community. It represents gentrification at the expense of cultural preservation, public space, and community life. For these reasons, I urge the City to **reject the current proposal for 570 Columbia** and require a new application that properly respects Chinatown's history, community, and planning rules.

9/30/2025 01:42 AM

This neighborhood and it's rich history is crucial to the Chinese communities that belong to it. The application affects the immediate surroundings by disrupting the way this neighborhood serves it's communities. My concerns with this application are that this neighborhood will suffer as a result of it's inherent gentrifying qualities. It ignores the efforts made to keep the neighborhood peaceful and safe. It takes advantage of the neighborhood that it's communities spent lifetimes to build.

9/30/2025 04:31 AM

I am in favour of the proposed development on 105 Keefer Street

9/30/2025 05:43 AM

I think the building is going be great for Chinatown's future development.

9/30/2025 08:16 AM

I am against the proposed development at 570 Columbia. My two biggest concerns are that building height, breadth, and corner fixtures cast a shadow on Chinatown Memorial Square. I participate in many significant events there, including lion dancing for cultural events, and having that square overshadowed during any time of day is disrespectful to the intent of that Square to honour Chinese Canadian history. My second concern is that the majority of retail units will require street loading, which will once again affect public space and the use of Memorial Square space as part of the carrying out of daily business. This affects both the appearance of the area, as well as safe public access to these spaces.

9/30/2025 08:45 AM

Wholeheartedly support the project

9/30/2025 10:14 AM

I oppose 570 Columbia St taking over what is originally known as 105 Keefer. In 2017, the community organizers have already won the rejection of the permit for the luxury condo project to move forward, so the 570 Columbia St developing application resurfacing in 2023 shows that the city is only interested in the profits of corporate real estate and development companies rather than the long-term residents of that area who is facing the acute risk of displacement. There is no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If the conditions were not met, this permit should have expired. Additionally, the building violates the height limit by 6'11", exceeding the maximum allowed in the 2017 HA-1A district schedule 4.3.4. Further, the 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR, 20% condo unit increase from 111 to 133 units, and 15.14' height increase from 88.86' to 104'. Additionally, the construction of the luxury condo will set a distressing precedence for gentrification in the neighborhood, which will disproportionately impact seniors (whom Beedie never consulted adequately in the first place) further highlights the overwhelming opposition that the long-term community has against the condo development. Bulk of building and corner glass cupola overshadows the culturally significant Chinatown Memorial Square, including at night. And only 2 of 6 retail units have internal loading. The rest rely on public space or Memorial Square, which impacts daily use of the square and surrounding community.

9/30/2025 11:59 AM

I oppose this development. Vancouver has a housing crisis and needs more homes, but more importantly, needs affordable homes. A luxury condo is not what we need more of. For a decade, residents of Chinatown have been fighting against proposals from Beedie, and have won. This housing proposal has no affordable units. The land instead could be used to develop social housing or more affordable units to support the poor and working class people in Chinatown and Vancouver. On top of that, the building exceeds the height limit by 6'11", going beyond the maximum allowed in the 2017 HA-1A district schedule 4.3.4. There is also no record that Beedie met the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. If conditions have not been met, the permit should have expired. Much of the building blocks the Chinatown Memorial Square, an important piece of the area. It would not be in the best interests of the residents of Chinatown and Vancouver, and particularly the working-class residents, to go forth with this project. Please put people's lives and needs ahead of profit.

Regarding the new changes, it is to my belief that they do not reflect

9/30/2025 06:30 PM

the goals of the city of Vancouver nor the goal of the developer to maintain the distinct cultural heritage and identity of the area. Firstly, it is clear that the city is experiencing a 'housing crisis', and governments at all levels are trying to implement policies and projects to address such. However, the crisis is most relevant to the demographic that includes the homeless and lower class, many of which reside in the Chinatown and surrounding area. What is needed is not market and for profit housing in the form that is proposed here, but affordable and social housing that is geared towards income and the specific demographic of the area. To do otherwise is to gentrify the area by attracting a middle class and upper class of real estate investors with intent to profit, resulting in displacement and unaffordability in the future. This will also increase property values and make it less affordable for many, resulting in more homelessness. The increase in homelessness will result in increased crime, costs related to policing and healthcare, and other social services. Those costs are paid for by the taxpayer, not the developer that caused all this. This is evident in many situations in the past, in Chinatown and other communities like Commercial Drive. While you may not see it, I have and many social workers have too, so I strongly suggest social workers be consulted on how this development project will affect society. Second, this project does not 'fit' into the community. It does not reflect the cultural heritage of the area as Chinatown. People go to the area to see Chinatown, to experience Chinese, Hong Kong, and Toisan culture, not a building that can be found elsewhere by hiring a firm with connections to having a Chinese name (James Cheng), it in no way makes the project Chinese the design itself is an example of cultural appropriation. It simply is just a design that is deemed to be Chinese but does not reflect the history of Chinatown and those Chinese who occupy it past and present. The project does not revitalize Chinatown by just adding Chinese design and a seniors centre. Chinatown is revitalized by attracting Chinese owned and operated small businesses that offer culturally appropriate services. An example would be Victoria drive along 41st to 45th avenue. While many organizations in Chinatown support this project, please consider their stance financially. Bringing in a demographic that is not interested in shopping within Chinatown does not in any way support the economic interests of the area. We have seen over the last several years many Chinese small businesses close down despite more young people moving into the area as a result of developments just like this one. Please consider that the consuming habits of this younger population bring business to the non Chinese owned and operated shops, resulting in those Chinese shops to close and thus a loss of culture and identity.. Chinatown will eventually cease to exist and so will the tourist industry for the area. That will be quite a hit to the city's revenues while a big developer earns a huge profit from the project. Given how Beedie wants to develop this area so much, the city should consider

how it can profit from the land rather than have a business profit.
Provided the federal government's plan to develop housing, maybe consider how having the city own this land benefit society. How it can become a vibrant community that can attract a demographic that is willing to contribute to maintain the history of Chinatown.

Let's go

9/30/2025 06:57 PM

I oppose the construction of this luxury condo. There was no adequate consultation with long-term residents of the Chinatown area, particularly seniors, who will be at risk of displacement due to gentrification.

9/30/2025 07:46 PM

I'm concerned about the proposal not paying proper respect to the heritage and culture of the surrounding neighbourhood, as well as the removal of units for seniors. I'm not convinced these units won't further displace the residents of chinatown, nor does it provide housing at welfare-rates that that area desperately needs more of. I don't believe it is a benefit to the neighbourhood, and for that reason I'm opposed to this application.

9/30/2025 08:12 PM

My office is located across the street from this location and this lot has been vacant for a long time. The area needs revitalization as we all know and this project will play a big part of that. The more activity we have that's positive in this area will help everyone. Our office has been here now for 5 years through Covid and it has definitely gotten better over the 5 year period. However it still has many challenges and our staff still feel uncomfortable walking here late at night. Bringing this type of project into this area will greatly help make it feel safer.

10/01/2025 09:50 PM

I was born and raised in Vancouver, and this past year, I've had to fight overcharging and unsafe conditions in an SRO, with the City's Vacancy Control and Inspection staff ultimately helping me pin things down. That lived reality is why I'm weighing in here: this application dresses scale and displacement risk in "sensitive design" language, but the fundamentals haven't improved since 2017. The history matters. This project was rejected, then hauled back by a court-ordered reconsideration, not a rubber stamp. In 2023 it was "approved in principle" with conditions, and now in 2025 we're told these are "minor relaxations": taller parapets/roof elements, encroachments (cornices), daylight angle and rear setback breaks... all beside Chinatown Memorial Square and across from Sun Yat-Sen

10/01/2025 10:38 PM

Garden. Call it what you want—"570 Columbia," "revised," "sensitive", the net effect is more bulk and more pressure in the most sensitive cultural location in the neighbourhood. The public record from 2017 said there was: massing, gentrification, seniors' displacement, and lack of secured non-market housing. None of that is solved by architectural lipstick, or whatever is being marketed to the city.. My requests to the DPB are: Refuse any relaxations that increase perceived height/bulk or encroach on the public realm around Memorial Square. Require binding affordability covenants (not voluntary "amenities") if any approval is contemplated. If the changes exceed truly "minor," require a new application rather than sliding a bigger scheme through a court reconsideration lane. Apply HA-1A's intent test seriously: heritage character and community continuity must outweigh speculative gain. I'm moving soon because my current place has become untenable, not by choice, but by conditions and pressure. Please don't replicate that story at the heart of Chinatown. This proposal, as revised, still misses the assignment: protect people, culture, and place. I'm opposed.

10/03/2025 12:44 PM

I support this development, I would like to see the social service space to be a community space for Chinese seniors community. We need more housing for people working at the New St. Pauls and who work in the neighbourhood.

10/03/2025 04:53 PM

I support this application. It is ridiculous that it took this long to develop this site and that the city has spent so many years rejecting applications on an empty parking lot.

10/03/2025 09:29 PM

I write in support of the revised application. The proposed changes serve to enhance the appearance, functionality and neighbourliness of the project: small height adjustments provide for a more attractive articulation of the roofline, and courtyard enhancements improve the shared amenities and livability of the building for its future residents. The site has been sitting empty for so long and the community deserves to see this land finally activated, providing much needed housing and contributing to the public realm of Chinatown.

10/05/2025 01:16 PM

As an urban planning student at UBC, I am opposed to the 570 Columbia/105 Keefer development as I am greatly concerned about the impacts of the development on the sensitive cultural and low-income neighbourhood of Chinatown and the DTES. Both of these neighbourhoods have been at the end of gentrifying, harmful, and dangerous policy for decades. Particularly, the height of the building which exceeds guidelines listed in the 2017 HA-1A district schedule

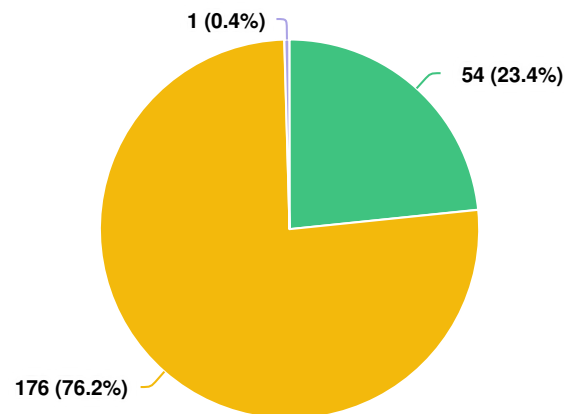
4.3.4 and its lack of considerations of neighbourhood context and space/place are problematic. As well, Beedie did not meet the City's prior-to conditions by the City's Jan 15, 2024 deadline for development permit approval. The 2025 design has major changes from the 2017 version that the court mandated for review, so it should be rejected for a new application. The changes include: 8% FSR increase from 6.53 FSR to 7.04 FSR. 20% condo unit increase from 111 to 133 units. 15.14' height increase from 88.86' to 104'. did the community approve these changes? did Beedie and the architect sufficiently consult community and neighbourhood residents, stakeholders, organizations, councils? clearly, the development is not wanted nor needed as evidenced by the 10 years of protest and oppositional actions against Beedie and 105 Keefer.

10/07/2025 01:04 PM

The new design by Beedie has shown no consideration for community concerns since their initial application. These community concerns comes from residents and workers of the neighbourhood, many of whom have called Chinatown home for decades. Echoing these same sentiments from residents of the area, I am opposed to Beedie's application because: 1. there is no social housing despite higher density. 2. Significant height increase that exceeds the allowable number set in 2017 HA-1A district schedule 4.3.4. 3. Continues to overshadow and encroach on Memorial Square. 4. The attempt at creating a "Community space" is an insult, as it is hidden in a back alley, made to be small and inaccessible.

Mandatory Question (232 response(s))**Question type:** Essay Question

Q2 Your overall position about the application:



Question options

● Support ● Opposed ● Mixed

Optional question (231 response(s), 1 skipped)
Question type: Dropdown Question