
**CITY OF VANCOUVER
DEVELOPMENT, BUILDINGS, & LICENSING**

**DEVELOPMENT PERMIT STAFF
COMMITTEE MEETING (DPSC)
October 8, 2025**

**FOR THE DEVELOPMENT PERMIT BOARD
October 20, 2025**

570 Columbia Street (COMPLETE APPLICATION)
formerly known as 105 Keefer Street
DP-2017-00681 – HA-A1 (2017)

DR/PS/JLB

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

M. So (Chair), Development Services
P. Cheng, Urban Design & Development Planning

Also Present:

D. Robinson, Development Planning
D. Lee, Engineering Services
P. Sheikhabari, Development Services
JL. Borsa, Development Services

APPLICANT:

James KM Cheng Architecture
22 – 77 W 8th Avenue
Vancouver, BC.

PROPERTY OWNER:

Beedie Living
900 - 1111 W Georgia Street
Vancouver, BC.

EXECUTIVE SUMMARY

- **Proposal:** On June 26, 2023 the project proposal was approved by the Development Permit Board to develop a nine (9) storey mixed used building with one level Retail, including a cultural amenity space, and eight (8) levels of residential, containing 111 dwelling units all over three (3) levels of underground parking, having vehicular access from the lane.

In response to the 2023 Development Permit Board conditions, the applicant engaged a new architectural design firm and advanced a revised proposal adopting a courtyard building form.

This report outlines each of the proposed exclusions and relaxations and the rationale for staff support, while also briefly assessing the revised form of development against each of the previous Development Permit Board conditions of approval from 2023.

- **Issue:** To address and update the Prior-to conditions, that was approved by the Development Permit Board on June 26, 2023, the following aspects require further consideration and approval from the Development Permit Board:
 - Building height exclusions for decorative roof elements, parapets and guardrails, and structures that support rooftop amenity function and green roof maintenance;
 - Relaxations to support the proposed courtyard building form (including Horizontal Angle of Daylight and rear building setback requirements);
 - Minor encroachments into the public realm for building cornices along Keefer Street; and
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- Increased Floor Space Ratio (FSR) due to inclusion of proposed covered outdoor space at grade (including public courtyard), and at the roof level for residential amenity use, as well as additional residential floor area throughout the building, including exterior corridors providing access to dwelling units on each level.

See Appendix A. Standard Notes of Conditions of Development Permit
 Appendix B. Applicant Description and Rationale for Relaxations
 Appendix C. Plans and Elevations
 Appendix D. Chinatown Historic Area Planning Committee (CHAPC)
 Appendix E. Notification Shape Your City 2025 Report
 Appendix F. Original Development Permit Board Report [October 18, 2017]
 Appendix G. Development Permit Prior-to Letter [July 24, 2023]

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE the revised form of development, including additional relaxations and height exclusions proposed for Development Application No. **DP-2017-00681** submitted, the plans and information forming a part thereof, thereby permitting the development with a mixed-use building, with retail, cultural amenity space and public courtyard, subject to the following:

- 1.0 In addition to resolving the outstanding conditions listed in the issued Prior-to Letter and approved during the June 26, 2023 Development Permit Board meeting (see Appendix G), prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:**

Urban Design conditions:

- 1.9 design development to the interior courtyard to expand its total area, improve functionality, and enhance the pedestrian experience through:

- a. reducing the residential lobby size to increase publicly accessible courtyard space;
- b. reducing the depth of the Commercial Retail Unit (CRU) located directly east of the passageway to align with the floor above to increase publicly accessible courtyard space;
- c. relocating at-grade indoor amenity room into the upper residential levels and replacing with a raised open public stage/CRU dining area accessed by amphitheater-style steps and seating;
- d. relocating at-grade building services below grade wherever possible to enlarge the courtyard and better activate the lane and street interface;
- e. providing direct access from residential elevators into the courtyard to encourage daily use and natural movement through the courtyard into Memorial Square;
- f. reducing the extent of inaccessible glass cantilever proposed along the east exterior walkway to maximize the amount of courtyard open to the sky;
- g. providing varied and accessible public seating, feature lighting, and public art or other similar visual interest;
- h. increasing physical and visual permeability between the courtyard and adjacent CRUs;
- i. coordinating proposed plantings within the covered courtyard on architectural and landscape drawings, with careful consideration of species selection and maintenance strategy.

Note to Applicant: This building serves as a backdrop to an important place in the city. The intent is to better align with HA-1A design guidelines and CHAPC comments (see Appendix D) to improve safety, comfort, and the project's contribution to the success of the revitalized memorial square and to the broader Chinatown public space network. The ground level should animate the public realm through outdoor market stands, dining areas, or similar.

- 1.10 design development to the public realm interface, covered colonnade and interior passageways through:
- a. removing second-level canopy and converting balconies of the four 1-bedroom units along Keefer Street to Juliet balconies.

Note to Applicant: Demonstrate all other balconies throughout the project are minimum 4 ft. clear depth;

- b. demonstrating use of high-quality materials and detailing (e.g., soffit treatment, lighting, art, pedestrian amenities) to create a safe, welcoming pedestrian experience that draws people into the interior courtyard.

Note to Applicant: Ensure the exposed second-level exterior walkway includes high-quality detailing to serve as a visually engaging gateway;

- c. providing CRU exhaust vent locations, ensuring no exhaust is vented into the public realm;
 - d. providing retractable awnings as weather protection along Columbia Street.
- 1.11 design development to improve the building massing at the corner of Keefer and Columbia by clearly demonstrating resolved strategies that strengthen the corner expression at the ground level, mid-level, and the upper level cupola;
- Note to Applicant:** The corner should serve as a welcoming community marker at grade; the response should feature signage and lighting. The upper-level strategy should refine the architectural expression of the cupola structure with more direct design reference to culturally significant places nearby and explore materials beyond only glass. Refer to CHAPC comments (see Appendix D).
- 1.12 design development to refine the building top to enhance its contribution to sense of place within Chinatown through:
- a. refining the materiality and expression of the courtyard cover to strengthen its relationship with nearby culturally significant sites and serve as a landmark from the distant view;
 - b. providing privacy screen planting along the west roof edge to minimize any potential overlook into Sun Yat-sen Garden;
 - c. deleting access stair from 3-bedroom penthouse unit to rooftop;
 - d. providing a nighttime lighting strategy;
 - e. introducing custom mechanical screening and similar rooftop elements that add visual interest and are compatible with historic Chinatown character;
 - f. demonstrating that elevator equipment with low-profile machine rooms and overruns has been incorporated to the greatest extent possible.
- Note to Applicant:** provide detail sufficient for a DP level review to understand how the materiality, form and detailing of the courtyard cover and screening will contribute to the character of Chinatown and serve as a local gateway landmark during both day and night time conditions. Provide product samples and/or catalogue specifications as well as built precedent images, where available.
- 1.13 provision of a Statutory Right-of-Way (SRW) to the satisfaction of the Director of Planning and the Director of Legal Services for public use of the courtyard and passages.

Note to Applicant: Access to be granted during typical business hours (8am-8pm), 7 days per week. The owner may use portions of the SRW area for patio or other outdoor seating associated with restaurant and lounge uses, provided that such use does not impede or conflict with required egress. Additional conditions are outlined in the SRW legal agreements.

Standard Engineering Services

- A.2.22 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to validate the proposed building cornices and parapets that encroach onto City property. Or, delete the proposed building cornices and parapets shown encroaching onto city street and/or lane.

Note to Applicant: An application to the City Surveyor is required. The applicant will be responsible for the preparation of survey plans, all Land Title Office registration fees and the fees prescribed under the encroachment bylaw. The applicant is advised that building encroachments onto City street may cause problems if strata titling a property, due to Section 244 (1)(f) of the Strata Property Act and the City may not necessarily support the provision of easements for any part of the building on City Street as City council approval is required to stop-up a portion of road or lane for the easement. If strata titling is proposed, the applicant is advised to seek independent legal advice on the matter.

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

Only those items requiring consideration by the Development Permit Board have been included in the technical chart.

Technical Review of: 105 Keefer St. HA-1A				APPROVED AT 2023 DPB		PROPOSED following 2023 DPB approval (Reviewed for compliance with the 2017 by-law)		DP-2017-00681
	PERMITTED / REQUIRED per previous by-law (2017)							
Site Size		121.93 ft. X		150.00 ft.		121.93 ft. X		150 ft.
Site Area	Per survey plan	1,698.7 m² =		18,285.0 ft²		1,698.7 m² =		18,285.0 ft²
Height¹		89.90 ft.				Top of roof floor		89.88 ft.
				88.86 ft.		Top of parapet at NW corner of roof level		92.36 ft.
				101.95 ft.		Top of guard at NW corner of roof level		93.88 ft.
						ToP of main stair/elevator structure at roof level		106.84 ft.
						Top of W corner of courtyard roof (Approx.)		104.41 ft.
						Top of NW corner of mech screen		97.74 ft.
						Top of NW corner of SW architectural feature (Cupola)		101.57 ft.
						Top of NW corner of SW stairs next to the Cupola		97.93 ft.
	View Cone lowest geodetic height limit:	139.11 ft.				9 storeys plus mechanical room at roof		
						Highest geodetic elevation is lower than the min geodetic height limit on View Cone analysis		
FSR²	No limit within the District Schedule	Dwelling uses		5.81		Dwelling uses		6.89
		Non-dwelling uses		0.72		Retail		0.31
		All uses combined		6.53		Cultural amenity (Social Service Centre)		0.06
						Total		7.26
Floor Area²	No limit within the District Schedule	Dwelling uses		106,247.0 ft²		Dwelling uses		125,975.8 ft²
		Non-dwelling uses		13,152.0 ft²		Retail		5,619.0 ft²
		All uses combined		119,399.0 ft²		Cultural amenity (Social Service Centre)		1,101.2 ft²
						Total		132,696.0 ft²
Setback³	Front Yard	0.00 ft.		0.00 ft.		Front (South-Keefer St)		0.00 ft.
	Side Yard	0.00 ft.		0.00 ft.		Side (West)		0.00 ft.
	Side Yard	0.00 ft.		0.00 ft.		Side (East)		0.00 ft.
	Rear Yard	3.28 ft.		3.50 ft.		Rear		3.50 ft.
	non-dwelling uses	dwelling uses		3.25 ft. & 23.00 ft.		non-dwelling uses		4.00 ft.
	dwelling uses	22.97 ft.				dwelling uses		
Dwelling Unit Type⁴	Studio	34.2%		38 units		Studio		9.0%
	1-bedroom	27.0%		30 units		1-bedroom		34.6%
	2-bedroom	30.6%		34 units		2-bedroom		52.6%
	3-bedroom	8.1%		9 units		3-bedroom		3.8%
	Total			111 units		Total		133 units

Notes:

1. Proposed height to top of roof level meets the maximum height of 89.90' per HA-1A District Schedule. Parapet and guard are in compliance with Section 4.3.4 of the noted District Schedule which allows for additional 7.22' for cornices and parapets.

Mechanical room and screening are excluded from height under Section 10.11.1 of the Zoning and Development By-law. Proposal of the green roof allows for structures providing access to the roof to be excluded under same section of the Zoning and Development By-law.

A relaxation of the building height limitations is being sought under Section 10.11.2 of the Zoning and Development By-law to permit the courtyard roof structure and cupola situated at the southwest corner of the roof, both of which are subject to approval by the Development Permit Board.

2. There is no limitation for floor space ratio in this zone. Floor area has been calculated using area at each level to outermost face of the building including amenity and storage rooms. The parking area, loading and garbage room at or below grade along with open balconies have been excluded from floor area calculations.

Revisions to the setbacks, additional covered outdoor spaces at grade and structures at the roof have resulted in the proposed floor area increase of 13,297 square feet.

The area calculations include approximately 2,400 square feet of covered outdoor space at the roof level, as residential amenity space, along with approximately 6,750 square feet additional floor area allocated solely to residential use (This total also encompasses the exterior corridors providing access to dwelling units on each level). Additionally, approximately 4,150 square feet of covered outdoor space at grade including the covered courtyard is incorporated into the floor area and intended for public open space.

3. Rear setback is reduced for residential use and relaxation is requested under Section 5.1 of the HA-1A District Schedule.
4. Number of proposed units have been increased since the original application from 111 to 133 dwelling units and all units meet the minimum size requirement of 399 square feet.

• **Legal Description**

Lot: 1 & 2
Block: A
District Lot: 196 & 2037
Plan: VAP7362

• **History of Application:**

06 27 17	Complete DE submitted
06 26 23	DPB Approval
10 05 25	Prior-to Response submitted
10 08 25	Development Permit Staff Committee

- **Background:** In response to the 2023 Development Permit Board conditions, the applicant engaged a new architectural design firm and advanced a revised proposal adopting a courtyard building form. This perimeter-block typology frames the street edges while creating an internal open space at the centre of the site.

The courtyard layout offers publicly accessible open space protected from the elements that reinforces connections to Chinatown Memorial Square and the surrounding public realm. It also results in greater natural light and airflow, reduced reliance on mechanical ventilation, and dual-aspect residential units with improved livability. At grade, the layout supports a clear organization of retail and community-serving uses, strengthening street activity and public life.

While the total FSR has increased from 6.53 to 7.26 (largely due to the inclusion of the covered courtyard area, the exterior corridors and the rooftop amenity space) and the unit count has increased from 111 to 133, the revised approach better aligns with the HA-1A Design Guidelines. The refined massing emphasizes active frontages, fine-grained character, and a legible network of connected public open spaces. The result is a notable improvement in design performance that better integrates with Chinatown's historic urban fabric. Further design refinement is required as outlined in the additional Recommended Conditions included in this report.

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

- HA-1 and HA-1A District Schedule (Chinatown Historic Area) [2017 version]
- Chinatown HA-1A Design Guidelines [2017 version]

HA-1 and HA-1A District Schedule

The intent of this District Schedule is to encourage the preservation and rehabilitation of significant early buildings, while also regulating land use and building form to achieve “contextual” new development.

To ensure appropriate fit of new development in this distinct community, all new buildings in HA-1A require review and approval of the Development Permit Board or the Director of Planning, based on the consideration of the following:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the submission of any advisory group, property owner or tenant;

The height (90ft.) and uses (Dwelling Uses and Retail Store) that are proposed in this development are outright allowances in HA-1A. The *achievement* of this height and use, with respect to massing, density, external design, and livability, however, are subject to discretionary approval.

Chinatown HA-1A Design Guidelines

The intent of these guidelines, for new buildings, is to encourage contemporary new development that is responsive to the Chinatown community's established cultural and historic identity. They describe a historic architectural context with which new development must be compatible, in terms of scale and

neighbourliness, architectural language and design quality. Furthermore, the guidelines provide standards of public realm design, and livability for residential development.

• **Response to Specific Relaxations of Applicable By-laws and Guidelines:**

HA-1A District Schedule (Chinatown Historic Area)

Building Height – Decorative Roof Elements

The HA-1A District Schedule establishes a maximum building height of 90 ft. The applicant requests height exclusions for two decorative roof elements introduced in response to previous DP Board conditions: a corner cupola extending approximately 11.67 ft. over height and a courtyard cover extending approximately 14.51 ft. over height. Neither contributes to additional salable floor area.

Applicant Response: The corner cupola addresses conditions 1.3a and 1.4 by strengthening and anchoring the building corner as a gateway element to Chinatown. Its form references traditional Chinese roofs of the adjacent Chinese Cultural Centre and garden, with the lantern top intended to serve as a distinctive skyline feature that echoes traditional architectural peaks.

The courtyard cover is central to the revised architectural strategy, creating a year-round, weather-protected public space that enhances usability for retail patrons, cultural space users, and the general public. The structure is intended to complement the area's character and is set back approximately 35 ft. from the property line to minimize impacts on neighbours.

Staff Assessment: Staff are generally supportive of the revised architectural approach as a response to DP Board conditions that also better aligns with the intent of the design guidelines. Staff support the use of section 10.11.2 of the Zoning and Development Bylaw (Z+D Bylaw) to exclude the additional height for these two decorative roof elements, as they enhance the overall appearance of the building and mark this site as an important gateway into Chinatown that serves as a backdrop to the revitalized Memorial Square.

The recommended conditions require further design development of the cupola and courtyard cover to refine materiality and expression, ensuring stronger alignment with the sense of place in Chinatown and potential for more direct reference to nearby culturally significant sites.

Building Height – Roof Access

The revised proposal introduces new common rooftop amenity areas and an intensive green roof, enhancing livability and sustainability. These uses require elevator access, exit stairs, and maintenance infrastructure that exceed the height limit by up to 16.9 ft. This additional height is excludable under section 10.11.1 of the Z+D Bylaw.

Applicant Response: The rooftop outdoor amenity space and intensive green roof respond to DP Board conditions 1.1 and 1.4. Elevators and exit stairs ensure universal access for all residents, and more than 25% of the rooftop is dedicated to intensive green roof planting.

Staff Assessment: Staff support applying section 10.11.1(d) to exclude the additional height associated with rooftop amenity and intensive green roof areas, both encouraged in the design guidelines. The proposed green roof also meets the requirements of the *Roof-mounted Energy Technologies and Green Roofs (Discretionary Height Increases)* bulletin.

Building Height – Screening, Parapets and Guardrails

The proposal includes mechanical screening facing the lane extending 7.8 ft. over height and parapets and guardrails extending approximately 5 ft. over height that improve usability and support the overall courtyard building typology.

Applicant Response: Parapets and guardrails respond to DP Board conditions by providing a more formal building roofline that aids in reinforcing Chinatown's historic character. Mechanical equipment is concealed within a custom-designed enclosure integrated into the roofscape.

Staff Assessment: Staff support the use of section 4.3.4 of the HA-1A District Schedule to exclude the height of parapets and cornices up to a maximum of 7.2 ft. Staff support the use of section 10.11.1 to exclude the height of mechanical screening.

The recommended conditions require further design development to ensure screening and other visible roof structures add visual interest and align with Chinatown character.

Rear Building Setback

A relaxation of the rear setback (section 4.6 of the HA-1A District Schedule for residential use only) from the required 23 ft. to 4 ft is requested to allow for the courtyard building typology.

Applicant Response: The reduced setback enables a functional public courtyard and improved unit layouts, allowing dual aspect units that have enhanced access to natural light and air, passive cooling ability and better overall livability.

Staff Assessment: Staff support the relaxation, consistent with section 3.3.3.1 of the design guidelines, which note rear setbacks should not preclude the opportunity for quality courtyard developments. Appendix A requires further design development to maximize courtyard size and functionality.

Horizontal Angle of Daylight (HAD)

The courtyard typology requires a relaxation of HAD requirements for several bedrooms and one living room per floor facing the courtyard.

Applicant Response: Except for one unit per floor, all living rooms face either a street or lane. All rooms facing the courtyard achieve minimum 8 ft. unobstructed views, which the applicant views as a reasonable trade-off given the courtyard benefits outlined in this report.

Staff Assessment: HAD can be relaxed down to 8 ft. under section 4.10 of the HA-1A District Schedule. Staff support the relaxation, noting HAD is no longer a requirement in the present-day Z+D Bylaw.

• Response to June 26, 2023, DPSC Report Conditions of Approval:

Following the Applicant's Prior-to Responses to the conditions approved by the Development Permit Board on June 26, 2023, many of the conditions have been satisfied (see Appendix G).

Staff assessment of previous Urban Design Conditions are included below:

Condition 1.1 design development to improve livability, as follows:

a) expand and improve the common amenities, by converting Suite 9 on Level 8 and its contiguous rooftop terrace to common space. The proposed common rooftop patio at Level 10 should also be retained;

Staff Assessment: Outdoor common amenities have been expanded. Private rooftop patios were removed, and the entire roof level is now dedicated to shared amenity space and an intensive green roof.

b) delete internalized rooms and ensure that all bedrooms have sufficient natural light, ventilation and privacy (refer to Standard condition 0); and

Staff Assessment: All bedrooms now meet the minimum HAD requirements in section 4.10.

c) provide balconies or patios (minimum 4 ft. clear depth) for all dwelling units with 1 or more bedrooms, at Levels 3 through 9;

Staff Assessment: Balconies or patios are provided for all one-bedroom or larger units on Levels 3–9, except two units per floor fronting Columbia Street. Staff support this exclusion, as the project provides enhanced rooftop amenity and a covered public courtyard. The absence of these balconies allows a stronger façade articulation with projections and bay windows in response to previous conditions and consistent with guidelines. The 4 ft. clear depth requirement is carried forward under Recommended Condition 1.10.

Condition 1.2 *design development to improve the public realm and retail storefront, as follows:*

a) increase the building setback for the south portion of the Columbia Street frontage to 14 ft., for the full height of the building (refer to Engineering condition A.2.5);

Staff Assessment: Condition met.

b) demonstrate how the double-fronting retail spaces will function, by providing floorplans with potential tenant layouts;

Staff Assessment: Ground floor circulation has been simplified, with a clear hierarchy of public spaces. Fewer retail units are double-fronting, with at least three still opening onto the courtyard to activate and animate the space.

c) refine the design of interior atrium space, and provide interior elevation drawings and/or 3-D model views; and

Staff Assessment: The former enclosed atrium has been replaced by an improved open-air central courtyard, with a double-height passage from Memorial Square and a secondary connection to the lane.

d) consideration to increase the atrium ceiling height to 16 ft. (from 14 ft.), and to increase the width of the atrium around the circulation core.

Staff Assessment: No longer relevant under the improved open courtyard scheme.

Condition 1.3 *design development to improve the performance of the building massing as a backdrop to an important place in the city by way of the following:*

a) significantly reshaping the expression and massing of the corner of the building;

Staff Assessment: The massing has been significantly reshaped. A corner cupola has been introduced in response to this and other conditions. Further refinement is needed to fully achieve the intent of this condition and serve a welcoming community marker (see recommended condition 1.11).

b) redesigning the corner retail unit to perform as the primary commercial space, including providing multiple points of entry, outdoor seating areas, large glazing, and an interior layout that generates a sense of welcoming and activity;

Staff Assessment: The at-grade interface along Keefer has been enhanced with a colonnade and improved retail rhythm. Recommended conditions 1.9 and 1.10 require additional pedestrian amenities such as seating, lighting, and art features within the colonnade and courtyard public space.

c) redesigning at grade elements, including glazing units, entries, lighting features and canopies through the lens of contextual fit;

Staff Assessment: Further detailed refinement is required (see recommended conditions 1.9, 1.10, and 1.11).

d) provision of additional detail drawings, including sections, details and reflected ceiling plans of the mid-block passages to demonstrate the contribution of these spaces to the character of the Chinatown neighbourhood.

Staff Assessment: The revised form of development has significantly improved the performance of the mid-block passages, including a new double-height passage from Memorial Square. Further detailing of the colonnade and passages is required (see recommended condition 1.10).

Condition 1.4 design development to improve the building elevations, as follows:

a) increase the setback to Suite 04 on Level 9 to 12 ft. (3.7 m), to accentuate the sawtooth profile of the Keefer Street elevation;

Staff Assessment: No longer applicable. The revised massing provides upper-level setbacks and a simplified, refined Keefer Street elevation consistent with design guideline direction to provide a contemporary interpretation of traditional Chinatown design elements, including expressing the traditional 25 ft. lot rhythm.

b) strengthen and simplify the “corner” element at the Keefer and Columbia Street to better anchor the building;

Staff Assessment: The corner massing has been significantly reshaped. Further refinement is required to strengthen the corner expression and better integrate the cupola as a strong visual anchor and welcoming community marker (see recommended condition 1.11)

c) provide a more consistent, refined expression for the glazed “bays” on both street elevations, with further consideration of solar orientation;

Staff Assessment: No longer applicable. The revised elevations are substantially refined along Keefer Street, Columbia Street, and the lane.

d) improve and refine the architectural expression of the two-storey massing at the upper north-west corner (Levels 8 and 9), to be more consistent and integrated;

Staff Assessment: No longer applicable. The revised design provides more consistent and integrated upper-level glass massing elements and setbacks along both frontages aligned with guidelines.

e) provide a stronger parapet or cornice feature(s) for a more formal finish to the building roofline;

Staff Assessment: Condition met. Height exclusions for cornices, parapets, and guardrails are supported.

f) provide retractable awnings as weather protection along both street frontages, with a minimum depth of 8 ft. (2.4 m) (except at the atrium entries, where a demountable canopy is noted);

Staff Assessment: A new colonnade feature along Keefer Street provides effective weather protection.

g) better reflecting the 25 ft. typical lot width in the treatment of all facades, including introducing pronounced material changes between façade elements to reinforce a strong, contextually sensitive composition;

Staff Assessment: Substantially refined elevations reinforce the 25 ft. lot rhythm and a contextually sensitive façade composition.

h) refine the cladding palette of all facades to better reflect the materiality of the community, including working closely with the Chinatown art, design and cultural community to identify appropriate materials and architectural elements.

Staff Assessment: A revised cladding palette better reflects Chinatown context and materiality, when reviewed against the HA-1A design guidelines. The applicant was able to garner some support through workshops they conducted with members of Chinatown's art, design, and cultural community during development of the revised courtyard form.

Condition 1.5 *design development to improve the relationship of the proposed building to the culturally significant places in its context, including the Chinatown Memorial Square and Sun Yat-Sen Park, as follows:*

a) provision of a surface right-of-way of at least 160 m2 adjacent to the Square to the satisfaction of the Director of Planning and the General Manager of Engineering Services;

Staff Assessment: Condition met. The new Keefer Street colonnade provides additional covered public space, strengthens the interface with Memorial Square, and serves as a transition into the interior public courtyard while also maintaining a strong, consistent street wall above aligned with the guidelines.

b) reduction in upper level massing facing Keefer Street to be no more than seven storeys as seen from the Square;

Staff Assessment: The intent of this condition has been met by providing consistent upper-level setbacks that align with the HA-1A design guidelines. The building massing has been reduced along Keefer Street and relocated elsewhere on site. The massing should read as seven storeys when standing near the monument in the square. In response to other conditions, the corner cupola does not fully adhere to these setbacks and may be partially visible from the monument. Staff support this approach to achieve the intent of multiple design objectives.

c) refining the design of the upper glass levels to reduce their potential visual impacts and prominence at all hours, including at night. A combination of material treatments, changes in massing and green roof elements should be explored.

Staff Assessment: Condition met. A lighting study and an intensive green roof mitigate visibility and nighttime impacts.

Condition 1.6 *design development to reduce the visual impacts of the rooftop elevator overruns and mechanical penthouses by introducing additional screening, improved materiality and specifying elevator equipment with lower-profile machine rooms and overruns;*

Staff Assessment: Staff generally support the revised rooftop design response to previous 2023 DP Board conditions, which includes decorative rooftop elements, additional screening, shared common amenity and an intensive green roof. Further detailed refinement is required (see recommended condition 1.12).

Condition 1.7 *design development of the accessible rooftop above Level 9; as follows:*

a) relocate the roof hatches for units 903 and 905 away from the parapet and towards elevator core;

Staff Assessment: Private roof hatches have been removed in favour of shared amenity space and green roof.

b) clarify access and exits for the common roof patio;

Staff Assessment: Access for the common amenity and green roof is clearly defined. Staff support the required height exclusions for roof access.

c) clearly illustrate roof hatches and exit stairs on the elevation and section drawings;

Staff Assessment: Condition met.

d) indicate (in plan and elevation) the location of any and all mechanical spaces and equipment, including future telecommunications infrastructure; and

Staff Assessment: Condition met.

e) provide either an extensively- or intensively-planted roof, per the 'Roof-Mounted Energy Technologies and Green Roofs' Bulletin.

Staff Assessment: An intensive green roof has been provided per the applicable bulletin.

● **Conclusion:**

In response to the previous Development Permit Board conditions, the applicant has made substantial improvements to the proposed building design. Staff conclude that the revised courtyard form represents an appropriate contemporary response to the site, consistent with the objectives of the HA-1A Design Guidelines, subject to the design conditions outlined in this report.

Staff support the necessary height exclusions for decorative roof elements, parapets, guardrails, and rooftop structures, as well as the relaxations outlined in this report related to the courtyard form, as these contribute to a sensitive architectural response that responds to the cultural and historic identity of the area.

This proposal represents a significant development on a prominent Chinatown site, serving as a backdrop to the revitalized Memorial Square and introducing new covered public space and a Cultural Centre that will strengthen the neighbourhood's distinct sense of place. Staff recommends approval by the Development Permit Board.

URBAN DESIGN

The Chinatown Historic Area Planning Committee (CHAPC) reviewed this application on September 11, 2025, and meeting minutes are included in Appendix D, attached to this report. The recommendations of Urban Design Planning are contained in the recommended conditions in this report.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to condition-noted in recommended condition Section of this report.

NOTIFICATION SYNOPSIS

On September 9, 2025, two (2) development permit signs were installed on site, one (1) English and one (1) traditional Chinese. Approximately, two-thousand and eighteen (2,018) notification postcards were distributed to the neighborhood. Notification and application information, and an online comment form, provided on the Shape Your City webpage for this application.
<https://www.shapeyourcity.ca/105-keefer-st>

The City of Vancouver hosted a virtual open house on the website from September 22 – 28, 2025. Three (3) people engaged with questions about the project.

The Applicant hosted a in-person open house on October 1, 2025 at the Chinese Cultural Centre. The City of Vancouver collected twenty-two (22) comment cards, of which seventeen (17) were in favor and twelve (12) in opposition, out of seventy-seven (77) attendees.

At the time of this report, from September 9 – October 8, 2025, two hundred and twenty-six (226) comments were received, of which 76% are in opposition. Additionally, three (3) letter of support and eight (8) letters of opposition were received.

Concerns expressed by respondents include the following:

- Major changes should have resulted in a new permit
- Additional FSR and units is the benefit of Developer
- Proposal doesn't address housing needs, social or shelter rates
- Design is not tangibly mindful or considerate to the existing neighborhood
- Larger building and cast shadowing is offensive to the Memorial Plaza
- Height exceeds the guidelines and should not be permitted
- Cupola should be further developed to reflect an iconic Chinese modern form of architecture
- Landscape is insufficient on ground floor
- Retail loading is insufficient, loading will rely on Memorial Plaza
- No to luxury

Comments of Support (23%) include:

- Added businesses, residential and community space will bring new life into the community
- Thoughtful preservation of cultural and community
- Passageway from Memorial Plaza into the public courtyard will further activate the square
- Improvement from what's existing

Public Comments / concerns: Most of the retail units do not have internal access to loading and therefore will rely on Memorial Plaza for loading.

Staff response: The proposed loading strategy has been reviewed and is supported by staff. A dedicated Class B commercial loading space is provided off the lane with direct access to the internal courtyard. Six of the eight proposed retail units have direct, at-grade loading access through the courtyard, while the two units fronting Columbia Street are served by an on-site route via setbacks along the lane.

Public Comments / concerns: The development permit process has been compromised; there is no City record that the Applicant met the date of response and complied with the conditions of permit.

Staff Response: The Applicant followed the City's procedures in responding to the conditions of permit. The response to conditions is a confidential process, in which City staff review to ensure the project application meets the approval in principle.

The Applicant engaged a new design team and revised their approach, therefore resulting in a refined building form that better aligns with the HA-1A guidelines.

The courtyard building layout and related public spaces strengthen the project's ability to support the long-term success of the revitalized memorial square and contribute meaningfully to the broader Chinatown public space network. The revisions to the site have led to a minor increase in density and resulted in revised floor plans, both of which have been considered and supported by COV as an appropriate design response to the DP Board's previous conditions.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

With respect to the increase in height, relaxation of rear setbacks, cornices projection beyond the property line, and horizontal angle of daylight (HAD) requirements, the staff committee has considered the approval sought by this application and supports the proposed relaxations for height, rear yard, and horizontal angle of daylight.

The Staff Committee supports the application with the conditions contained in this report.



M. So
Chair, Development Permit Staff Committee



D. Robinson
Development Planner



P. Sheikhabari,
Project Coordinator

Project Facilitator: J.L. Borsa