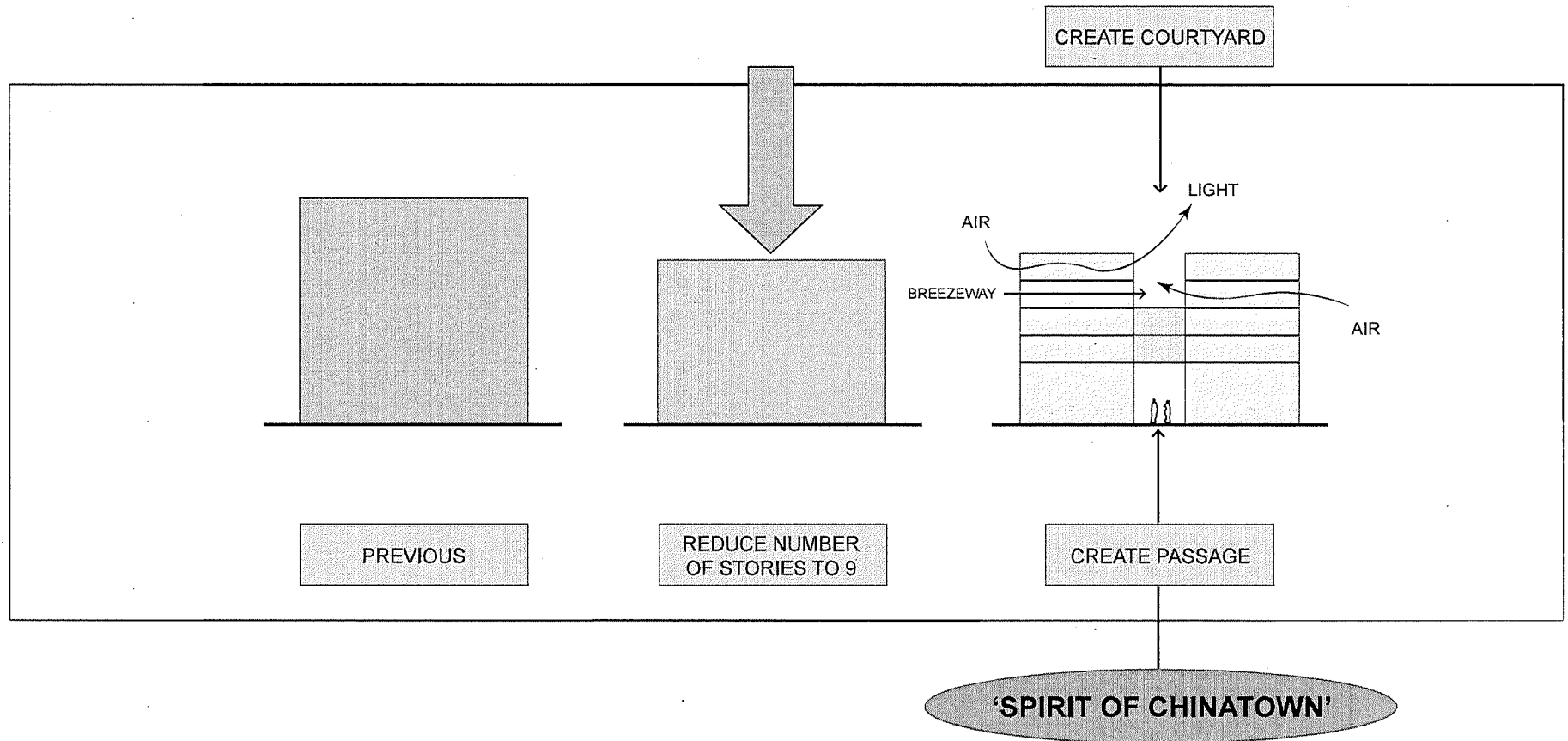
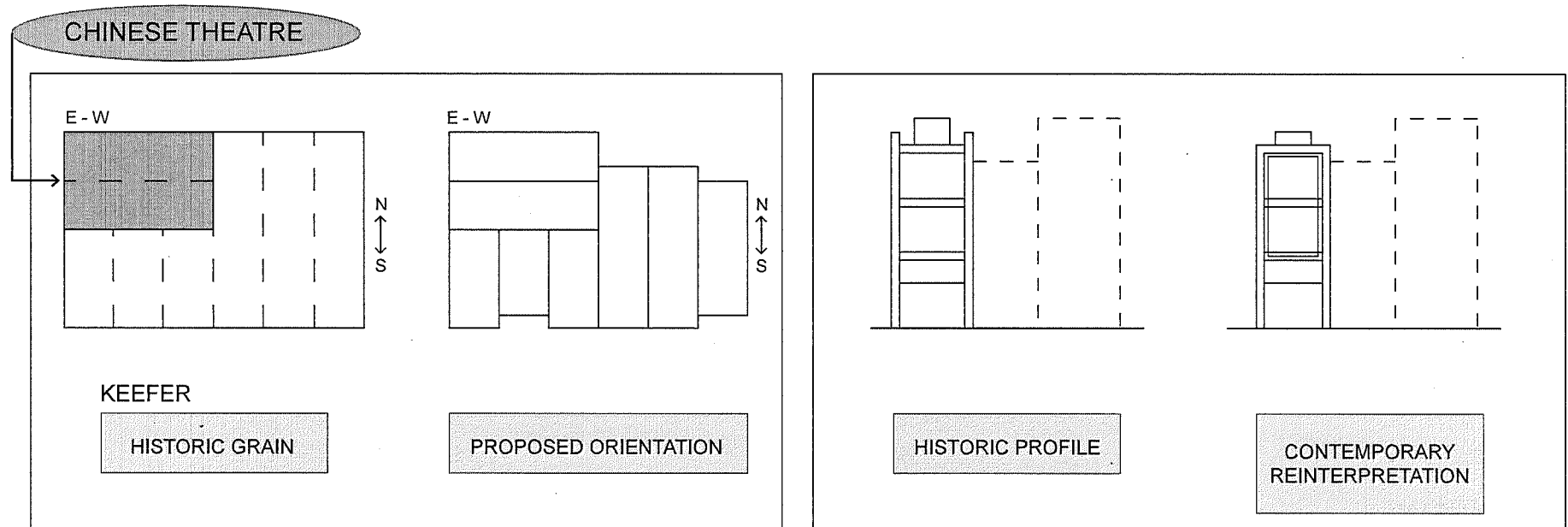


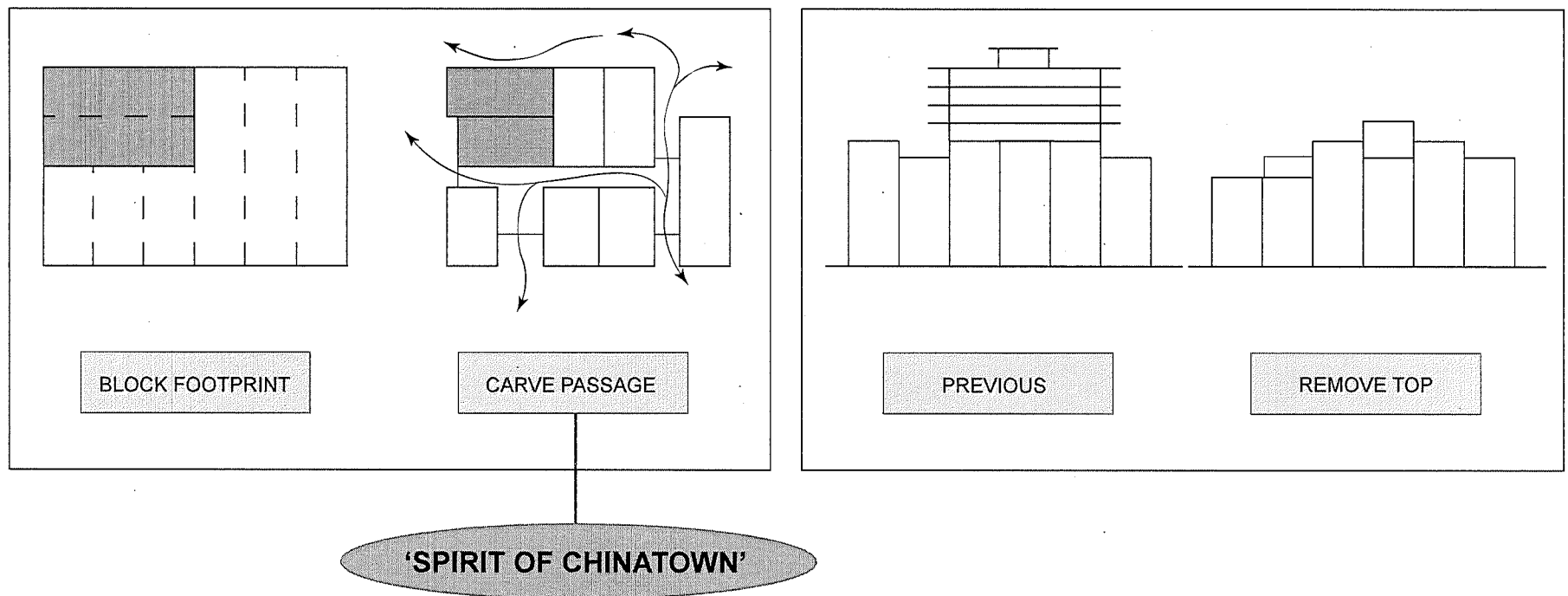
## Previous UDP/CHAPC Response



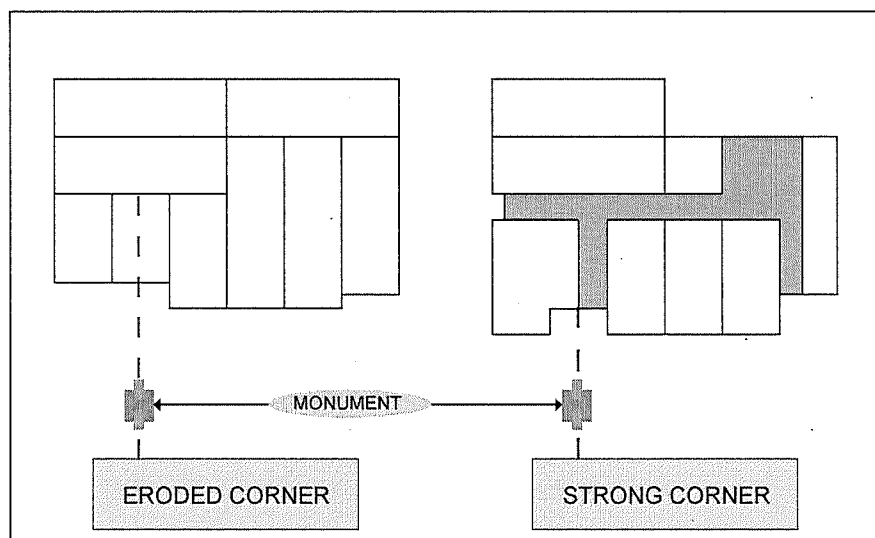
## Previous UDP/CHAPC Response



## Previous UDP/CHAPC Response



## Previous UDP/CHAPC Response



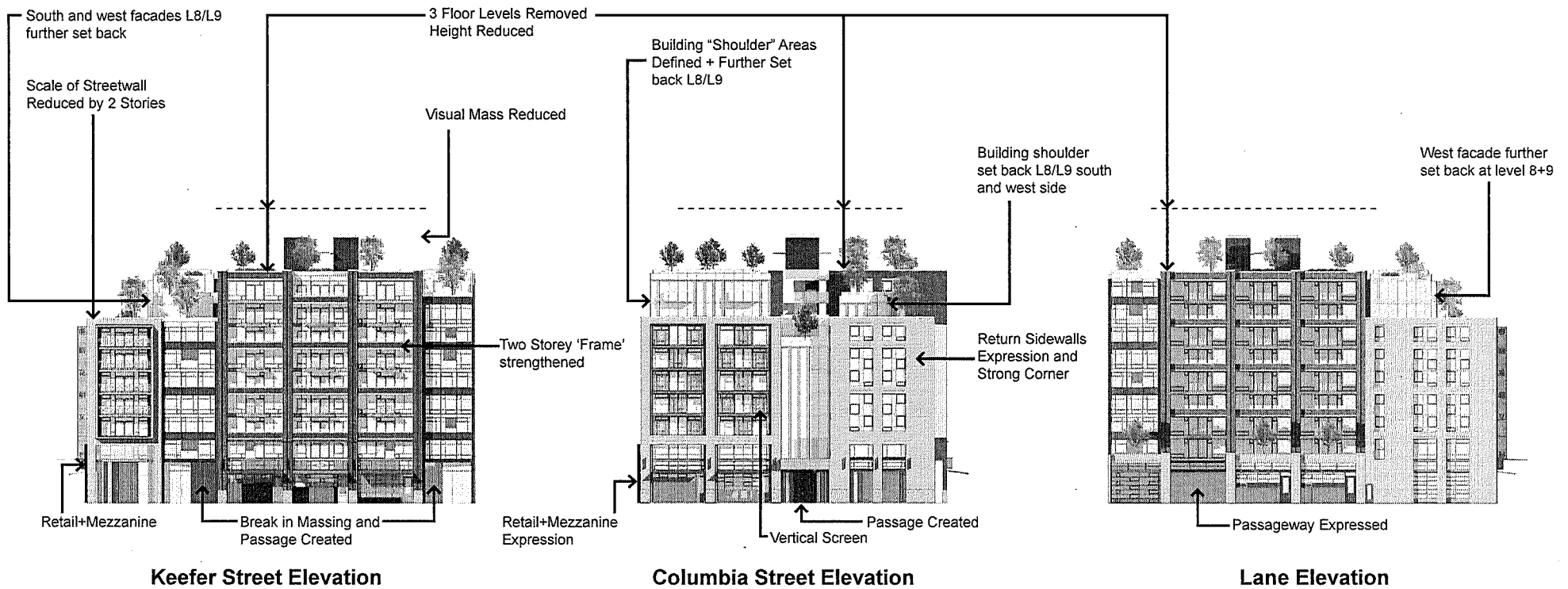
## UDP Response

UDP COMMENT	11 JAN 2017 UDP MINUTES SUMMARY AND RESPONSE
1. DESIGN DEVELOPMENT TO GET MORE DAYLIGHT INTO THE BREEZEWAY	Levels 10-12 removed , greatly increasing light access down to levels 7-9 and below.
2. CONSIDER SIMPLIFYING SOME OF THE BUILDING ELEMENTS, PARTICULARLY ON THE ROOFTOP	Roofscape simplified with removal of L10-12. Elevator rooftop access to upper roof Amenity expressed, plus hatches to roof from L9.
3. USE COLOUR TO ACTIVATE THE BUILDING MORE	Colour introduced to elevator/stair core to tie building colour composition together, and to orient visitors to location of Residential Lobby and stairs. Vertical Neon sign to add further colour/light animation
4. ENGAGE AN ART CONSULTANT TO ENHANCE BUILDING	Art will be provided as an owner initiative

## CHAPC Response

CHAPC COMMENT	APPLICANT RESPONSE
REDUCE SCALE + HEIGHT + FSR	The project has been reduced in FSR area from 128,648 sf to 118,731 sf. The project scale has been broken down into three distinct building elements and reduced significantly in height by three stories overall.
IMPROVE LIVABILITY + IMPROVE QUANTITY AND TYPE OF AMENITY SPACE	Residential amenities substantial additional roof terrace area added above L7. Community Cultural Space at L1.
RECOGNIZE SENSITIVITY OF SITE RELATIVE TO THE HERITAGE AREA, MEMORIAL SQUARE, DR. SUN YAT SEN GARDEN, AND THE NEARBY MUSEUM	In response to the site context, the project has been lowered and reduced by 3 floor levels. It has been revised and broken down in scale into three distinct volumes. The following strategies respond to specific site sensitivities:
<ul style="list-style-type: none"> <li>HERITAGE AREA</li> </ul>	The Building mass scales down towards the lower scale of the Pender Street heritage buildings (see Columbia Street elevation) with additional roof substantial setbacks from the south and west facades at levels 8+9.
<ul style="list-style-type: none"> <li>MEMORIAL SQUARE</li> </ul>	The project ground floor is set back 52' from the Monument, and facilitates flow into the Square to and from Columbia via the new passageways.
<ul style="list-style-type: none"> <li>DR. SUN YAT SEN GARDEN</li> </ul>	The building height has been lowered, and reduced by 3 floor levels. The building is not visible above the wall of the Scholars Retreat, consistent with Policy, and levels 8+9 have been substantially set back from the south and west facades.
<ul style="list-style-type: none"> <li>MUSEUM</li> </ul>	The project height has been lowered, and reduced by 3 floor levels. The site of the former Chinatown Theatre on Columbia Street façade is animated by patterned perforated metal screens, responding to the pattern screens along the Museum facade.

## Design Revisions in Response to Previous CHAPC/UDP/Community Input





BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.



105 Keefer Street + 544 Columbia Street

GREGORY BOROWSKI  
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26 May 2017

Gil Kelley  
General Manager of Planning, Urban Design and Sustainability  
City of Vancouver  
753 West 12<sup>th</sup> Avenue  
Vancouver BC

#### RE: Development Permit Application 105 Keefer Street + 544 Columbia Street Vancouver BC

We are pleased to submit our Development Permit Application with respect to the properties at 105 Keefer Street and 544 Columbia Street, Vancouver. With the benefit of community input over the past 30 months the project team has refined our proposal and prioritized the following areas of study:

1. Expansion of the pedestrianized area of Chinatown Memorial Plaza by 26%
2. Further revisions to building massing, particularly reducing height and massing by 3 stories to 9 floors total plus substantial L8/L9 setbacks south and west side.
3. Detailed architectural response to Chinatown character
4. Ensuring no view impact or shadows cast on Dr. Sun Yat Sen Garden Scholar's Courtyard and the Memorial to Chinese-Canadian Veterans
5. Reduction of floor area from 7.04 to 6.50 FSR

We detail the nature of these and other opportunities below, and look forward to your review.

#### Area Context

Vancouver's Chinatown is experiencing a renaissance as the City and community groups alike have focused their sights on the careful revitalization of the neighbourhood. They have made it their goal to reignite the vibrant social and cultural fabric, while preserving Chinatown's rich history and distinct identity.

The subject site is nestled in Chinatown's natural gathering place, bordered by two significant arterial connectors - Keefer Street along its south edge, and Columbia Street along the west. Located adjacent to the Chinatown Memorial Plaza facing the Memorial to Chinese-Canadian Veterans, and across from the Dr. Sun Yat Sen Classical Chinese Garden and Park, the site stands among many of Chinatown's most notable cultural landmarks and at a natural apex of pedestrian traffic.

With its location at a central node of the Chinatown community, the site presents an excellent opportunity to revitalize the urban fabric and pedestrian experience in the area through public realm improvements and community contributions. It brings a chance to collectively contribute towards a vision that will reinvigorate Vancouver's Chinatown.

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#### Development Permit Rationale

The proposed Development Permit application seeks to optimize the potential of this unique site in alignment with the goals of the Chinatown Neighbourhood Plan, and Economic Revitalization Strategy, and in response to direction from Chinatown community groups and stakeholders. The proposal responds to the community desire for a clear response to the historic scale of Chinatown, to public benefit through provision of Development Cost Levies (DCL's) + Art, and to public realm improvements that will improve the urban landscape of Chinatown while reinforcing its rich cultural fabric.

It is our goal to ensure that the site optimizes its location by not only creating a quality new experience of life, but also by reinvigorating the pedestrian experience in Chinatown's cultural hub. With a commitment to architectural and urban design excellence, and varied program elements, it is our vision to create a project that will help stitch Chinatown's rich historical fabric into the new, vibrant Chinatown of tomorrow.

#### Regulatory Context

The project will take direction from a number of bylaws, policies, and guidelines which guide the development of the Chinatown neighbourhood. The subject site is situated within the context of the following:

- HA-1 and HA-1A Zoning Districts Schedule (Chinatown Historic Area) *October 2012*
- Chinatown HA-1A Design Guidelines *19 April 2011*
- Statement of Significance: 'Vancouver's Chinatown National Historic Site' Listed *17 February 2012*
- Supplemental Document: Chinatown Character and Advice to Developers and Architects: Summary Notes from a Discussion in Chinatown
- Supplemental Document: Chinatown Character
- View Cones E2.1 Cambie Bridge/G1.1 Olympic Village/H1 Olympic Plaza/J1 Creekside

#### Public Benefits

We believe this project offers public benefit opportunity in line with the goals of the Chinatown Revitalization Plan and the goal of enhancing the public realm, including:

- Removal of a presently underused service road, repairing the connection between the Chinatown Memorial Plaza and the site and expanding the pedestrianized area of the plaza by 26%
- Creation of new pedestrian passageways across this site. Connecting Keefer & Columbia streets and the lane.
- Repair of a long-term underused and remediated brownfield site
- Creation of quality new dwelling, working, and recreational environments in Chinatown
- Economic opportunities for existing and new businesses in Chinatown
- Bookending of activities on Keefer from Main down to Columbia
- Establishment of a contiguous retail and service network between Main and Columbia
- The potential for urban repair improving the pedestrian experience from Columbia Street to the Dr. Sun Yat Sen Garden by creating a broader and more vibrant Memorial Plaza experience



- Animation and revitalization of the laneway between Pender and Keefer
- Establishment of an axial presence to Chinatown coming down Quebec Street, potentially of additional significance in the event of the removal of the Georgia and Dunsmuir Viaducts
- Logistical support for the Chinatown Night Market and Festivals
- Implementation of Art as an Owner Initiative

#### Site Opportunities

Discussion with the Chinatown organizations identified in this document, along with our own explorations in the neighbourhood and purview of the regulatory environment, led us to assemble a number of worthwhile objectives for the project:

- At-grade retail cultural space, and above-grade market housing to create a mixed-use project
- Exploration of new architecture considered carefully in the context of Chinatown's character elements: prominent building 'frames', recessed linear balconies, large fabric awnings, new passageways and courtyards, distinct colour palette, vertical signage, etc.
- Large open balconies for improved livability
- Neighbourhood-serving retail including space for a multitude of uses including small-scale shops and restaurants.
- Engagement of the public realm with opportunities for restaurant/café/retail displays and seating on site and adjacent to the new pedestrianized service road
- Flexible yet intimate and engaging retail/commercial layouts
- Assessing future development opportunities around the site in tandem with the project to secure future synergies where possible such as the east courtyard
- Laneway connections through cross site passage
- Reduced car parking capacity and increased space for car share
- Addressing improved scale transitions including to the Dr. Sun Yat Sen Garden, Chinese Cultural Centre and Keefer Hotel
- Making full use of rooftops for outdoor amenities and inhabitation

#### Draft Project Schedule

	Start	Finish
Site Evaluation & Stakeholder Meetings	June 17, 2013	Dec 03, 2013
Rezoning Letter of Inquiry	Sept 30, 2013	Dec 12, 2013
LOI Response Letter	Feb 26, 2014	Same
Revisions to Form of Development	Feb 26, 2014	May 13, 2014
CHAPC Meeting	May 13, 2014	Same
Public Information Meeting	June 23, 2014	Same
Further Revisions	June 23, 2014	Sept 18, 2014
Prepare Rezoning Application	June 2014	Sept 2014
Additional Stakeholder Meetings	Sept, 2014	Aug 2015
Revised Rezoning Application	Aug, 2015	Same
Rezoning Process	Aug 2015	May 2017
Public Hearing	May 2017	May 2017
DP Process	July 2017	Dec 2017

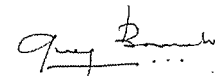
DP Application to DP Board/DOP	Oct 2017	Same
DP Issued	Oct 2017	Same
Start Construction Documents	Nov 2017	April 2018
Launch Sales/Marketing	Fall 2017	Same
BP Application (CP Process)	Mar 2018	Same
Issue for Construction	April 2018	Same
Construction	May 2018	May 2020

#### Summary

Our team looks forward to developing further this exciting Development Permit application over the coming months with yourself and the City of Vancouver Planning Department, and with the stakeholders and citizens. We believe this site presents an extraordinary opportunity to build upon Chinatown's distinct past, yet bring forward new perspectives to contribute towards a vibrant future for the neighbourhood. We thank you in advance for your review of our submission and your assistance in realizing the full potential of this opportunity.

Yours truly,

MERRICK ARCHITECTURE – BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.



**Gregory Borowski**

B.A., B.Arch. (Hons.)  
Architect AIBC,  
MRAIC, LEED AP  
Principal

Encl. DP Package

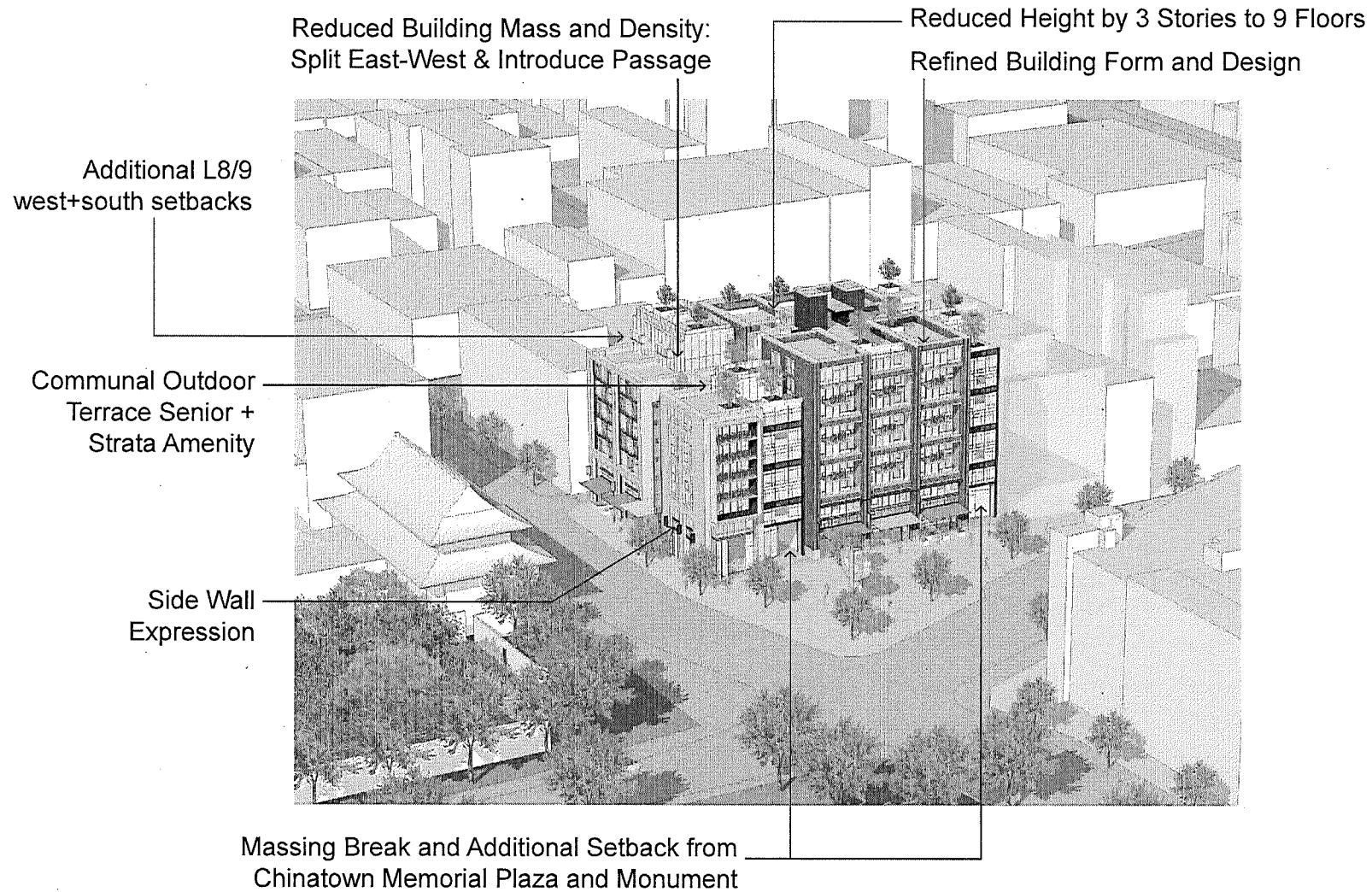
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Appendix E; page 9 of 19

PROPOSAL

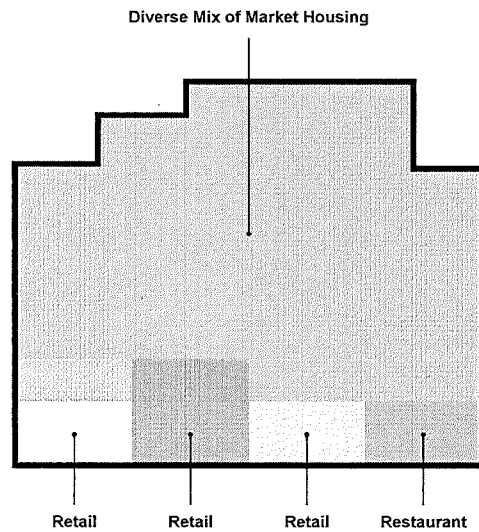
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## Project Features

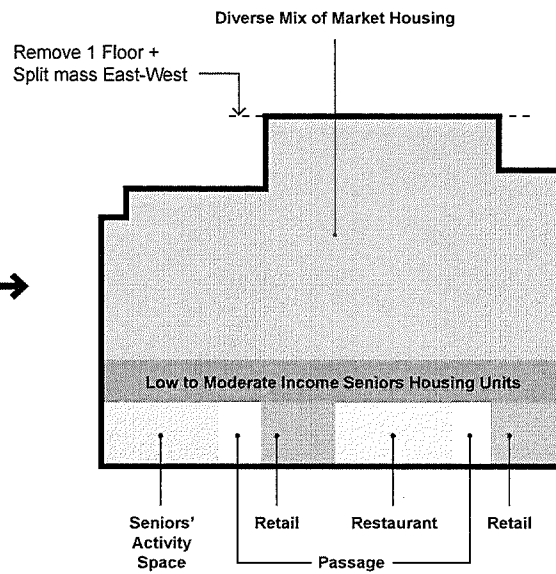


## Project Program

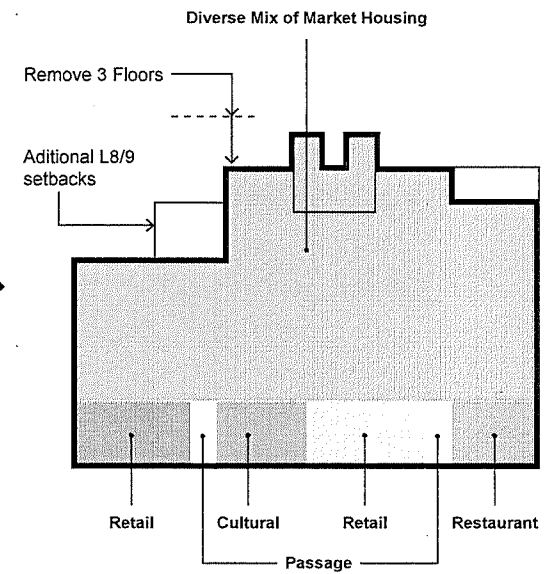
Original Rezoning Proposal 2014



Revised Rezoning Proposal Dec. 2016



Development Permit Proposal 2017



## HA-1A Policy Context and Project Statistics

### Site Information

**Address:** 105 Keefer and 544 Columbia Streets, Vancouver  
**Legal:** Lots 1 and 2, Block A, District Lots 196 and 2037, Plan 7362  
**Site Dimensions:** 149.9' (45.69m) x 122' (37.18m)  
**Site Area:** 18,300 sf (1,700 sq.m.)

### Existing HA-1A District Schedule

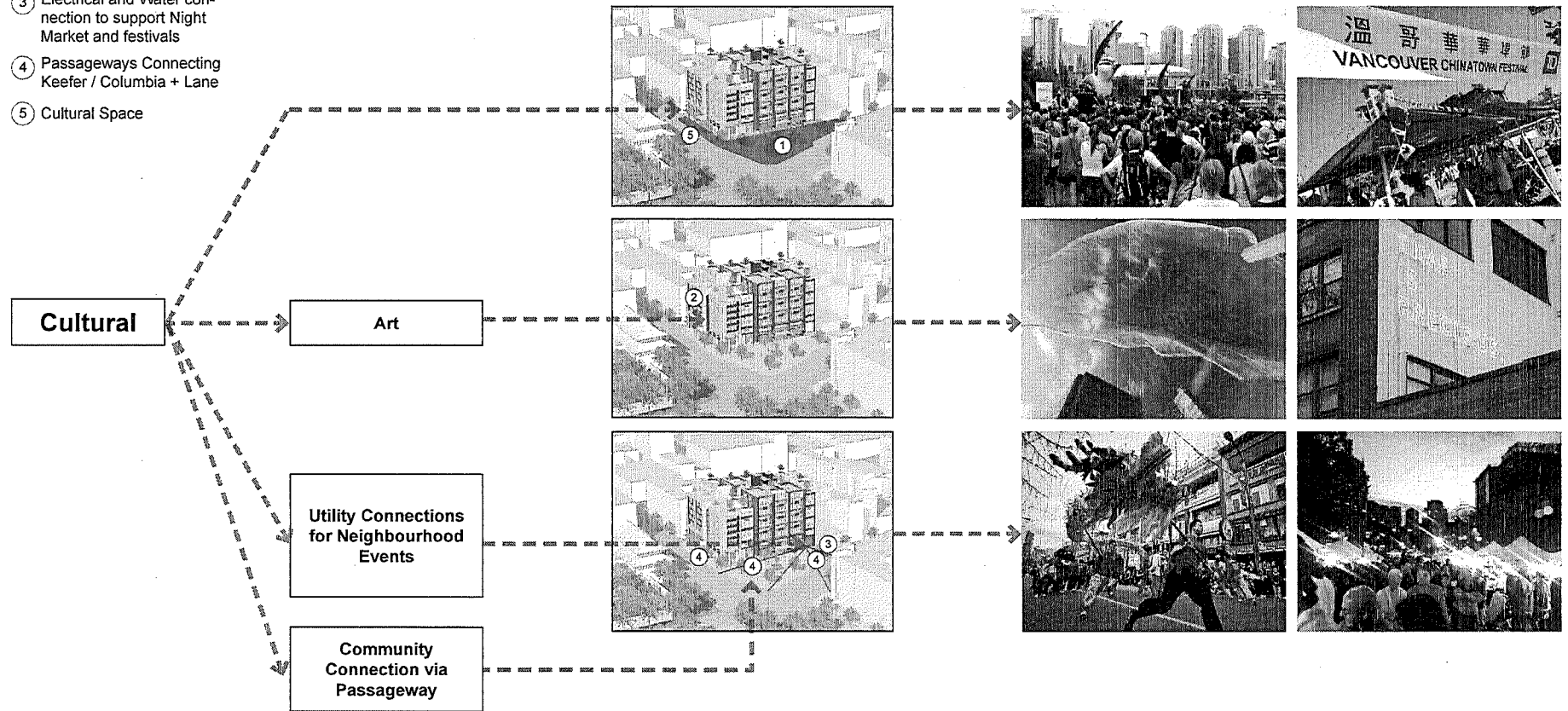
**Zoning:** HA-1A  
**Uses:** Retail/service/office (including healthcare)/multiple dwelling/institutional (Night Market facilities). Rental uses/light crafts manufacturing  
**Height:** Up to 90' (27.4m)  
Conforms with View Cone E2 / G1.1 / H / J1.2  
**Front Yard:** None  
**Side Yard:** None  
**Rear Yard:** 3.2' (1.0m) / 23' (7.0m) for residential outlook  
**FSR Area:** Not Specified  
**Site Coverage:** Not applicable  
**Horizontal Daylight:** Per bylaw with consideration for courtyard spaces  
**Vertical Daylight:** Per bylaw with consideration for courtyard spaces  
**Parking/Loading/Bicycles:** Per VPBL with possible carshare/co-op relaxations  
**CAC+Community Benefit Package:** Not Specified  
**Relaxations:**

### DP Proposal

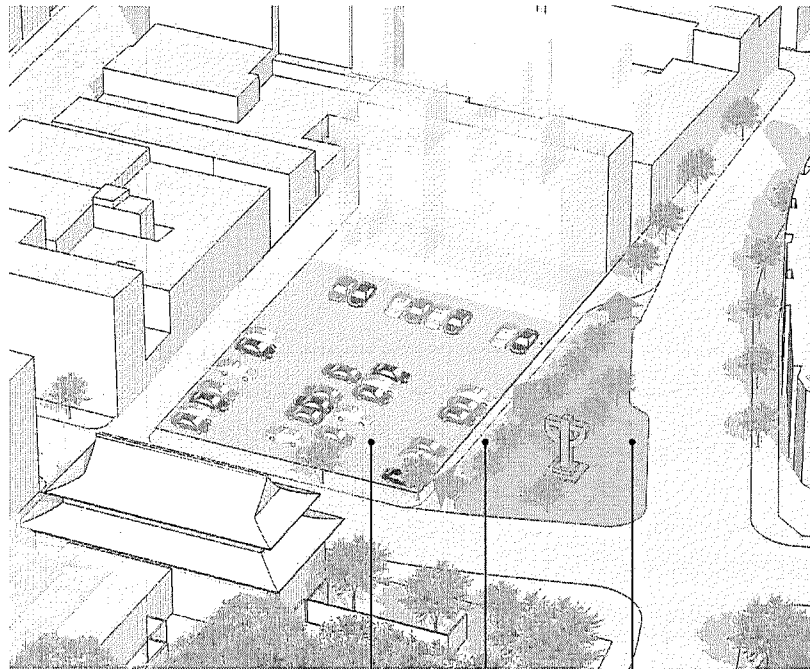
**Zoning:** HA-1A  
**Uses:** Retail/service/office (including healthcare)/multiple dwelling/institutional (Night Market facilities). Light crafts manufacturing  
**Height:** 90' as per Section 10.11 of Vancouver Zoning & Development Bylaw. Conforms to View Cones E2 / G1.1 / H / J 1.2)  
**Front Yard:** None  
**Side Yard:** None  
**Rear Yard:** 3.2' (1.0m)/23' (7.0m) for residential outlook + select 20' relaxation at lane for residential with principal outlook west and east away from lane.  
**FSR Area:** 118,731 sf  
**Site Coverage:** Not applicable  
**Horizontal Daylight:** Per bylaw with consideration for courtyard spaces  
**Vertical Daylight:** Per bylaw with consideration for courtyard spaces  
**Parking/Loading/Bicycles:** Per VPBL with possible carshare/co-op relaxations  
**Community Benefit Package:** Cultural space, Public realm enhancement, Chinatown Night Market+festival infrastructure improvements, Art.  
**Relaxations:** Select residential rear yard setback (20')/elevator over-run height relaxation  $\pm 15'$  above 90' but below view cone as per Section 10.11 of Vancouver Zoning & Development Bylaw for mechanical over-run.

## Community Benefits

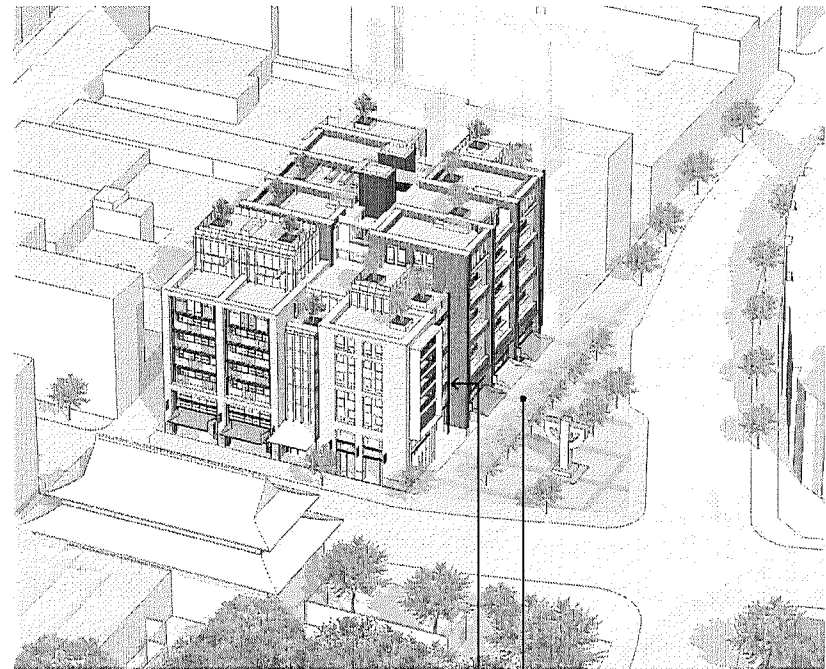
- ① Resurfacing Lane adjacent to Memorial Plaza
- ② Art
- ③ Electrical and Water connection to support Night Market and festivals
- ④ Passageways Connecting Keefer / Columbia + Lane
- ⑤ Cultural Space



## Increased Pedestrianization of Chinatown Memorial Square



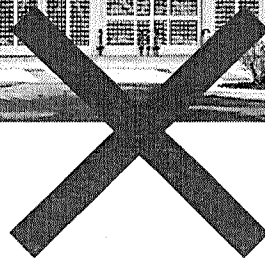
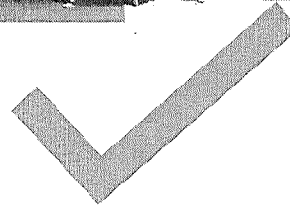
Existing Parking Lot  
Current Laneway  
Existing Public Pedestrianized Square



Additional Setback Opposite Memorial  
26% Increase in Public Pedestrianized Area

Removal of Existing Vehicular Access → 26+% Increase in Public Pedestrian Area

## Prioritized Small Shops and Restaurants

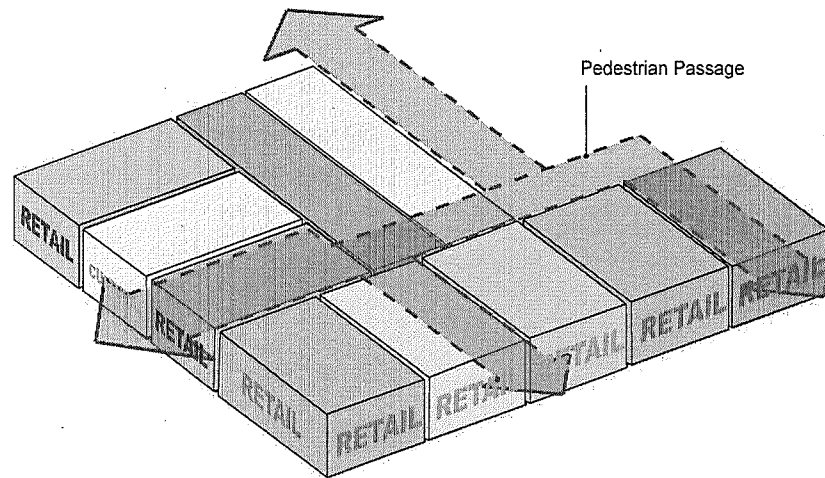


## Prioritized Small Shops and Restaurants

**“The ground floor of all new buildings with widths in excess of 15.2 m shall be divided into more than one shopfront and with the largest shopfronts not exceeding 7.6 m [25'] in width.”**

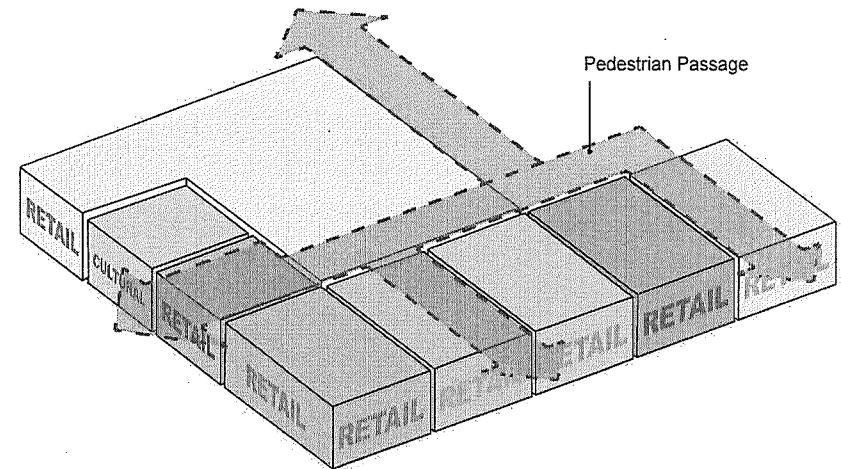
*Section 4.2.2 HA-1 and HA-1A Districts Schedule (Chinatown Historic Area), Zoning and Development By-law, City of Vancouver, October 2012*

**Example 1**



Small shops and restaurants on street level and along lane  
opportunity for market retail

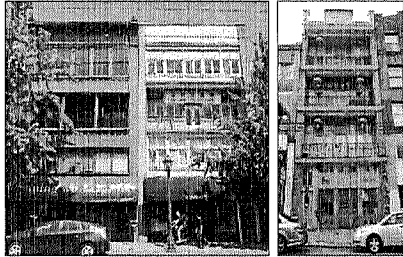
**Example 2**



Additional retail could be tucked behind small shops and restaurants



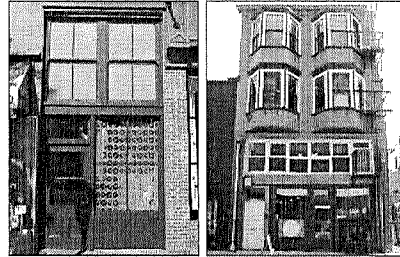
## Architectural Design Rationale



### Chinatown Character

The proposal for Keefer + Columbia takes as a starting point the strongly defined neighbourhood characteristics of Chinatown. Starting with the pattern of small 25' lots with variegated sawtooth roofline. The project is defined by three elements breaking down the scale. The project also draws from the strong brick 'framed' character of the Chinatown Benevolent Society buildings. These are distinguished by a glassy open shopfront at grade - with goods spilling out and the appearance of a mezzanine level - and above grade by inset balconies, ornamental railings, a very open envelope with muntins, and a cornice line at the top. Further, although many of the original vertical signs of Chinatown have been removed, the project takes inspiration from this traditional characteristic.

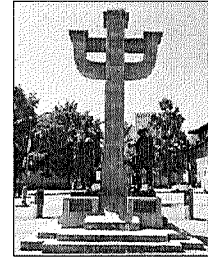
The proposal also explores the opportunity to introduce colour inspired by the classic vibrancy of the neighbourhood, and also to organize residents' circulation to and through the site in the manner of the old network of passageways.



### Colour and Materials

The project proposes a language of brick and stone at the base with patterned glass railings between strong brick piers, surmounted by a brick 'frame' and brick spandrel or cornice. The inset glass panels distinguish each bay with colour drawn from Chinatown and greyed out and softened to please and caress the eye.

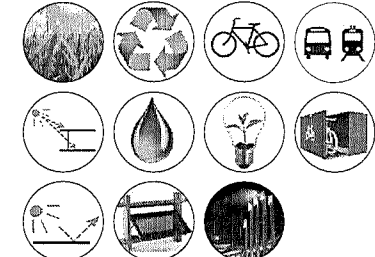
The guardrails are proposed to be fritted glass with patterns inspired by Chinatown ornamental railings. The glass fritting would permit the railings to glow as sunlight strikes them by day and to be softly backlit as light passes through them from the suites at night. The view down Quebec Street towards the site offers an opportunity for the railings patterns to provide a vertical carpet welcoming—on axis—those approaching Chinatown.



### Interface with Chinatown Memorial Plaza

The project proposes a rhythm of 25' wide open storefronts featuring garage doors and metal and glass entrances beneath a glass transom and fabric awnings. These provide an opportunity to integrate with the open, pedestrianized space of the Memorial Plaza, and allow for retail uses to spill out on to the private frontage adjacent to a now-redundant service road. Through an increased setback of the storefronts from the plaza, and by expanding the Plaza area by 26% over the service road, the project maintains a respectful consideration of the Memorial to Chinese - Canadian Veterans.

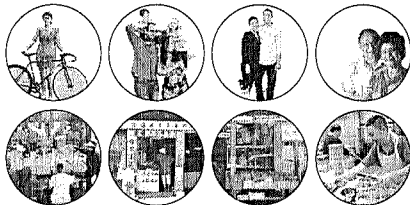
It is the project team's aspiration to contribute to the renewal of the Plaza, realizing an opportunity for a strengthened public square unique to Chinatown. While continuing to focus on the Memorial to Chinese-Canadian Veterans, the renewed plaza could include services to the Chinatown Night Market, New Year and other community events.



### Sustainable Design Strategy

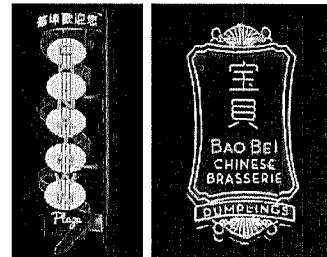
The project adopts a passive design strategy to minimize the use of resources to accomplish resident and visitor comfort. The south facing recessed and framed balconies provide both generous living space as well as solar shading in summer, including west vertical shading as the sun gets lower. The robust brick facades and punched windows to the west façade provide a heightened level of thermal comfort summer and winter. The project will be heated and cooled with a strategy that is compatible with neighbourhood energy. The project remediates a former brownfield gas station site, and provides a greater intensity of mixed use close to downtown bike routes and transit. The green and landscaped roofs - including the residential amenity area will mitigate the urban heat island effect and provide improved bird and insect habitat. Windows will be operable and provide plentiful light and ventilation, including to both ends of the corridors.

## Architectural Design Rationale



### Circulation Concept

The Residential Main Entrance faces west to maintain a contemplative atmosphere around the Monument to Chinese-Canadian Veterans. This gesture also references the traditional building configuration in Chinatown since virtually all of the original buildings in the neighbourhood prioritized the retail frontage and located the entrance to above-grade levels off to one side. The proposal adopts this strategy, and sets up a circulation pattern that draws residents and visitors forward through a new pedestrian passage. This perpendicular axis is picked up in the south passage entrances on Keefer Street. From the Main Entrance, residents can continue through the new passage to the lane, traversing the site like the traditional courtyards of Chinatown.



### Signage

The signage approach is proposed to be derived from the vertical tradition of Chinatown, with one principal sign mounted perpendicular to Quebec/Columbia Street axial approach—in neon. The sides of the deep brick piers on the retail also offer a chance to entice passersby with tasteful individual tenant signage.



### Courtyards

The project is gathered around a Main passage providing pedestrian access across the site at grade and introducing additional light and air to the middle of the site. This passage permits a second frontage to the suites facing north and south (back of suites only) and also permits the neighbouring lot to capitalize on the opening to break the site depth into two with light and air in the middle.



### Lane Animation

In support of one of Chinatown's key revitalization objectives, the proposal wraps retail uses down Columbia Street and around the corner into the lane to the north of the project. A new passageway facilitates pedestrian loops from Keefer to Columbia and through to the lane. The intent is to animate the lane and stimulate positive social activity and events. The proposed lane elevation is a carefully-considered response to the existing society buildings and is capped by landscaped roof decks.

## Project Characteristics

