Key Changes in Response to Community Feedback

Original Proposal: October 2014

- Width Reduced by 6’ at North and South Sides
- Building “Shoulder” Areas Defined + Set Back
- Scale of Streetwall Reduced
- More Brick Expression

Revised Proposal: October 2015

- Balconies Slimmed
- Enhanced Chinese Screen Patterns in Railings and Windows
- Seniors Housing at Level 2
- Retail+Mezzanine Expression

Pronounced Parapets
- Cornice
- Rich Railing Patterns
- Recessed Balconies
- Brick Variety
- Use of Color in Recess
- Rich Mullion Patterns
- Retail with Mezzanine

Chinese Benevolent Association Building

105 Keefer Proposal
Key Changes in Response to Community Feedback

<table>
<thead>
<tr>
<th>Original Proposal 之前</th>
<th>Revised Proposal 之後</th>
</tr>
</thead>
<tbody>
<tr>
<td>October 2014</td>
<td>October 2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>100% Market Condominiums</th>
<th>Addition of 25 Seniors Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% 市場單位</td>
<td>增加 25 間年長者房屋單位</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Initial Project Character</th>
<th>Enhanced Chinatown Character</th>
</tr>
</thead>
</table>

| 7.31 FSR | 7.18 FSR |

<table>
<thead>
<tr>
<th>137 Market Residential Units</th>
<th>127 Market Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>137 市場共管房屋</td>
<td>127 市場共管房屋</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>130 Parking Stalls</th>
<th>81 Parking Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>130 地下停車場</td>
<td>81 地下停車場</td>
</tr>
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<thead>
<tr>
<th>Proposed Building Height 120’</th>
<th>Proposed Building Height 120’</th>
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</thead>
<tbody>
<tr>
<td>建築高度 120’</td>
<td>建築高度 120’</td>
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</table>
Project Timeline
Within the Context of Chinatown Planning and Policy-making

Historic Area Height Review & Public Consultation
Chinatown HA-1A Zoning & Design Guidelines
Rezoning Policy for Chinatown South (HA-1A)

Public Engagement Workshops for Chinatown Neighbourhood Plan
Chinatown Neighbourhood Plan & Economic Revitalization Strategy adopted by City Council

Downtown Eastside Local Area Plan (DTES LAP) approved by City Council
105 Keefer: Chinatown Historic Area Planning Committee (CHAPC) Meeting

City of Vancouver Chinatown Character Workshop
City of Vancouver Chinatown CHAPC/UDP Joint Workshop

105 Keefer: City of Vancouver-Led Open House
City of Vancouver-Led Public Hearing

Urban Design Panel
Urban Design Panel

Development Permit Board or Director of Planning

Community Meetings
The project team engaged in a process of community consultation since Summer 2013 to gather input on the proposal.

Pre-Application Open House
Feedback received from Open House has informed the Rezoning Application.

Rezoning Application Submission
Community Meetings

Rezoning Application 18 Sep 2014
Community Meetings

Local Business Canvass

Revisions/Updates

Here Now

Development Permit Application
Building Permit Application
Construction Process
Occupancy

Within the Context of Chinatown Planning and Policy-making

唐人街
的規劃及政策制定的背景內之項目時間表
## Community Feedback

### Improving Fit with Chinatown

<table>
<thead>
<tr>
<th>Community Feedback</th>
<th>Project Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Improve interface with Chinatown</td>
<td>- Building massing reduced at upper levels and narrowed by 6 feet each side</td>
</tr>
<tr>
<td>cultural context, particularly Dr. Sun</td>
<td>- Upper balconies slimmed</td>
</tr>
<tr>
<td>Sun Yat Sen Garden and Park</td>
<td>- FSR reduced</td>
</tr>
<tr>
<td>- Study impact of project on Pender</td>
<td>- Terrace off Lane lowered by 1 floor</td>
</tr>
<tr>
<td>Street society buildings</td>
<td>- Building ‘shoulder’ areas defined and set back</td>
</tr>
<tr>
<td>- Consider ground level sight lines</td>
<td>- Project studied using 3D model inserted into photographs and adjusted</td>
</tr>
<tr>
<td>entering Chinatown from Quebec Street</td>
<td>- The proposal seeks to create a sense of entry into the</td>
</tr>
<tr>
<td>axis</td>
<td>neighbourhood that is unique to Chinatown and its residents</td>
</tr>
</tbody>
</table>

### Contributing to Revitalization

<table>
<thead>
<tr>
<th>Community Feedback</th>
<th>Project Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Provide high quality, flexible retail</td>
<td>- Street presence of retail spaces increased through a ‘mezzanine’ often seen</td>
</tr>
<tr>
<td>space supporting food-related</td>
<td>in Chinatown buildings</td>
</tr>
<tr>
<td>businesses</td>
<td>- Retail frontages and amenities proposed for the lane reconfigured</td>
</tr>
<tr>
<td>- Re-activate lane by the presence of</td>
<td>to provide continuous activity</td>
</tr>
<tr>
<td>retail frontages</td>
<td>- Lowered terrace at Level 2 to</td>
</tr>
<tr>
<td>- Street presence of retail spaces</td>
<td>increase light and air to street level in the lane</td>
</tr>
<tr>
<td>increased through a ‘mezzanine’</td>
<td>- Increase diversity in the mix of</td>
</tr>
<tr>
<td>often seen in Chinatown buildings</td>
<td>residential units provided</td>
</tr>
<tr>
<td>- Retail frontages and amenities</td>
<td>- In addition to 25 seniors housing</td>
</tr>
<tr>
<td>proposed for the lane reconfigured</td>
<td>units, the proposal includes almost</td>
</tr>
<tr>
<td>to provide continuous activity</td>
<td>70% 2 and 3 bedroom family homes</td>
</tr>
<tr>
<td>- Lowered terrace at Level 2 to</td>
<td></td>
</tr>
<tr>
<td>increase light and air to street level</td>
<td></td>
</tr>
<tr>
<td>in the lane</td>
<td></td>
</tr>
</tbody>
</table>

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Over the past 25 months, Beedie Living and the project team have hosted two Public Open Houses, attended City-led workshops, canvassed Chinatown businesses, and met with numerous community organizations and stakeholders.

Below is a summary of the feedback received and corresponding description of how this information has been incorporated into the revised proposal.
**Community Feedback**

Over the past 25 months, Beedie Living and the project team have hosted two Public Open Houses, attended City-led workshops, canvassed Chinatown businesses, and met with numerous community organizations and stakeholders.

Below is a summary of the feedback received and corresponding description of how this information has been incorporated into the revised proposal.

### Enhancing Chinatown Character

<table>
<thead>
<tr>
<th>Community Feedback</th>
<th>Project Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Respect essential Chinatown character</td>
<td>• The architectural response to Chinatown’s abundant elements of character includes: detailed brick streetwall with inset balconies divided with colour variation at 25’ intervals to maintain the cadence of Chinatown flush thresholds and fully-operable retail frontages protected by coloured fabric awnings careful detailing of retail frontages and transom reminiscent of traditional mezzanines window frame and balcony guardrail Chinese screen patterning</td>
</tr>
</tbody>
</table>

### Significant Community Amenities

<table>
<thead>
<tr>
<th>Community Feedback</th>
<th>Project Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Housing for Chinese seniors</td>
<td>• The project proposes 25 seniors housing units • Also proposed are dedicated roof terraces and interior amenity space</td>
</tr>
<tr>
<td>• Provide utility hook-up or storage to support community events</td>
<td>• The proposal will include an access point for utilities required by Chinatown’s many public events.</td>
</tr>
<tr>
<td>• Include public spaces in the project</td>
<td>• The flush thresholds and wide, open garage doors of the retail frontages will encourage public participation and social interaction among neighbours. • The generous setting back of the building will contribute to the sense of public space in the Chinatown Memorial Plaza as its pedestrianized area is increased by 21% over an old service road</td>
</tr>
</tbody>
</table>
Design Revisions in Response to Community Input

Building “Shoulder” Areas Defined + Set Back
Scale of Streetwall Reduced
Balconies Slimmed

Building “Shoulder” Areas Defined + Set Back
Scale of Streetwall Reduced
Width Reduced by 6'

Building “Shoulder” Areas Defined + Set Back
Balconies Slimmed
Scale Reduced

Keefer Street Elevation
Columbia Street Elevation
Lane Elevation

Retail+Mezzanine
Chinese Screen Patterns in Railings and Windows
Seniors Housing

More Brick Expression

Seniors Housing

Chinese Screen Patterns in Railings and Windows

Retail+Mezzanine
Project Opportunities

Project Opportunities

Vertical Signage
Seniors Housing
Lane Activation
Recessed and operable full height storefront glazed garage doors with glazed upper transom
Flush threshold to enable storefront connection with public realm

Public Art Opportunity
Courtyard

Prominent Building Frames
Chinese Screen Patterns in Railings and Windows
Sawtooth profile street wall maintaining 25 foot module
Recessed Balconies
Seniors Housing
Fabric Awnings
Opportunity to provide infrastructure for community events

Public Realm Improvement Opportunity

105 Keefer Street | Revised Rezoning Application | September 2015
Sensitivity to Chinatown Character

對唐人街特性的感覺

Pronounced Parapets
Cornice
Rich Railing Patterns
Recessed Balconies
Brick Variety
Use of Color in Recess
Rich Mullion Patterns
Retail with Mezzanine

Seniors Housing at Mezzanine Level
Retail

Chinese Benevolent Association Building

105 Keefer Proposal

Narrow Building Frames
Community Benefits

1. 25 Seniors housing units made available to a non-profit housing provider
2. Resurfacing of Memorial Plaza lane to increase Plaza surface area by 21%
3. Public Art
4. Electrical and Water connection to support Night Market and festivals

Seniors Housing 年長者住房

Cultural 文化
As part of the revised proposal, 25 units of Seniors Housing will be made available to a non-profit housing provider, without any increase to height and a reduction in density.

在修订后的建议书中，25 間年長者住房單位會提供給非營利性住房供應商，不會增加房屋高度或密度。
Diverse Uses and Housing Mix

“Council Policies and Directions:
• Maintain Chinatown as a vibrant hub with commercial, retail, cultural uses both day and night.
• Replace existing Single Room Occupancy hotels (SROs) with better quality housing targeted to low income and aging residents.
• Encourage market housing with a focus on affordable market rental and ownership housing.”

Chinatown Neighbourhood Plan and Economic Revitalization Strategy, City of Vancouver, June 2012
Increased Pedestrianization of Chinatown Memorial Square

為唐人街紀念廣場增加更多行人專用區

Removal of Existing Vehicular Access  
21% Increase in Public Pedestrian Area
Prioritized Small Shops and Restaurants
優先考慮小商店和餐館
Prioritized Small Shops and Restaurants
優先考慮小商店和餐館

“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

Example 2

Additional retail could be tucked behind small shops and restaurants
No View Impact on Dr. Sun Yat Sen Garden Scholar’s Courtyard

“Potential view and overlook impacts on the Dr. Sun Yat-Sen Classical Chinese Garden’s Scholar’s Study and courtyard shall be addressed through the form, massing, and siting.”

7.12.2.2 Downtown Eastside Plan, City of Vancouver March 2014
No View Impact on Dr. Sun Yat Sen Garden Scholar’s Courtyard
不會影響中山公園 Scholar’s Courtyard 的景觀
No Shadow Impact on Dr. Sun Yat Sen Garden or Chinatown Memorial Square
不會影響中山公園或
唐人街紀念廣場的光影

“Access to sunlight for parks and public open spaces is a priority. [New developments] should also minimize overshadowing on other public spaces... .”

Chinatown HA-1A Design Guidelines, City of Vancouver, April 2011
While Vancouver values strongly heritage conservation, the preservation of this young city has never been about freezing a place in time. This is particularly true for Vancouver’s Chinatown, whose success throughout history was dependent on its ability to adapt and reinvent itself while maintaining its culture and identity.

*Chinatown Neighbourhood Plan and Economic Revitalization Strategy*, City of Vancouver, June 2012
“Residential intensification is a Council-adopted direction for revitalization in Chinatown. ... As part of the residential intensification strategy as identified in the Chinatown Community Plan, a Rezoning Policy [has been prepared] for HA1A with a maximum height up to 120’ in order to consider innovative heritage, cultural and affordable housing projects in Chinatown.”

Historic Area Height Review, City of Vancouver, January 2011
Chinatown Public Benefits Strategy
唐人街公共利益策略

“Future growth in Chinatown South ... is expected to contribute to the overall economic revitalization and residential intensification of Chinatown (HA-1 and HA-1A), as well as to support innovative heritage, cultural and affordable housing projects... There are two provisions for higher building rezonings in Chinatown South:

- **Chinatown South** — Height up to a maximum of 120 ft. will be considered.
- **Main Street Sub-area** — Height of approximately 150 ft. will be considered...

Appropriate public benefits shall be provided by developments rezoned through [the Historic Area Height Review] policy, typically in the form of Community Amenity Contributions (CACs)...

*Historic Area Height Review, City of Vancouver, January 2011*

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**105 Keefer Proposal**

- **HA-1A Zoning**
  - DCL (Development Cost Levies)

- **HA-1A Rezoning Policy Up to 120’**
  - DCL
  - CAC (Community Amenity Contributions)
  - Public Art

- **HA-1A Higher Building Sites - Main Street Sub Area Rezoning Policy Up to 150’**
  - DCL
  - CAC (Community Amenity Contributions)
  - Public Art
Chinatown Rezoning Policy and Revitalization Plan
唐人街改劃用途政策和振興規劃

HA-1A Revitalization Area
“Maximum outright height increase from 70’ to 90’
Rezoning up to a maximum height of 120’
Rezoning up to a maximum height of 150’ for Possible Higher Building Sites in Main Street Sub-area”
Historic Area Height Review, City of Vancouver, January 2011

HA-1 Preservation Area
“Maximum conditional height increase from 65’ to 75’”
Historic Area Height Review, City of Vancouver, January 2011
Design of New Buildings in Chinatown

Identity and Authenticity:

“Proponents are encouraged to use a contemporary architectural vocabulary that is based on an understanding of the history, culture and architecture of Chinatown. This approach favors a respectful co-existence with the sensitive cultural-historic context instead of approaches based on imitation or literal adaptation. The design of new buildings in HA-1A should generally be informed by surrounding building façade proportions and compositions, patterns of fenestration and spatial organization. Signs, awnings and canopies, except in cases where heritage restoration is pursued, should also be of compatible contemporary design.”

*Chinatown HA-1A Design Guidelines*, City of Vancouver, April 19, 2011
Elements of Chinatown Character

唐人街特性元素
Immediate Context

Subject Site
Chinese Cultural Centre
Dr. Sun Yat Sen Park
BaoBei Chinese Brasserie

Chinese B.A. Benevolent Society Building
Keefer Suites and Bar
Chinatown Memorial Plaza + Monument

188 Keefer Street
Development in Progress

Dr. Sun Yat Sen Garden
Andy Livingstone Park

105 Keefer Street Revised Rezoning Application September 2015
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 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, also to organize residents’ circulation to and through the site in the manner of the old network of passageways. In tandem with these components the project introduces a more muted upper level, set back 25’ from the street, based on a dematerialized glassy balcony concept that still draws from the 25’ module of the base.

Colour and Materials

The project proposes a language of brick and stone at the base with ornamental 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 traditional buildings in Chinatown and greyed out and softened to please and caress the eye.

The guardrails are proposed to be fritted glass with patterns reminiscent of the old 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 a generous setback of the storefronts from the plaza, and by expanding the Plaza area by 21% 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 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 radiant 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. We propose a resident bike share option. The green and landscaped roofs 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.
Circulation Concept

The project Main Entrance faces south to Chinatown Plaza, but is offset to the east which will 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 to a skylight beneath a small courtyard, then offers an opportunity to walk up the stairs to Level 2 beneath the skylight, or continue perpendicular to the Main Entrance to the elevators. This perpendicular axis is picked up in the cascading canopies at roof level down to the retail entrance on Columbia. Given the mixed use nature of the project, the Main Entrance provides access to the 25 seniors housing units as well as the market residential uses. This merger of uses we believe to be more characteristic of the original Chinatown than a strict demarcation of separate uses. From the Main Entrance, residents can continue through to the Ground Floor amenity to the lane, traversing the site like the traditional courtyards of Chinatown.

Architectural Design Rationale

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—possibly 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

At the Second Floor, above the retail/commercial levels, the project is gathered around a Main Courtyard that permits the 25 seniors housing units to be generously set back from the lane and the buildings across the lane on Pender Street. Adjoining the neighbouring 50’ lot to the east, a small courtyard is proposed that permits a second frontage to the suites facing north and south (bedroom side 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. 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 a common roof deck for the seniors housing units. The mahjong games, conversations, socializing, and generous landscaping of the courtyard level will contribute much to this newfound, intimate urban space.
Proposal Elevation in the Urban Context
Keefer Street

城市背景中的建議高度
奇化街
Proposal Elevation from Keefer Street

建議高度
奇化街
Proposal Elevation in the Urban Context
Columbia Street

城市背景中的建議高度
哥倫比亞街
Proposal Elevation from Columbia Street

建議高度
哥倫比亞街