Project Timeline
Within the Context of Chinatown Planning and Policy-making
Input from Chinatown

The project team has met and discussed the project with the following organizations and will continue to meet with additional groups and stakeholders throughout the public process:

- S.U.C.C.E.S.S.
- Dr. Sun Yat Sen Garden
- Vancouver Chinatown Merchant Association
- Chinatown Business Improvement Association
- Chinese Canadian Military Museum
- Chinese Cultural Centre
- Chinatown Society Heritage Buildings Association
- Chinatown Historic Area Planning Committee
- Chinatown Night Market
- Hua Foundation
- Bao Bei Restaurant
- Community Representatives
Feedback from Developer Pre-Application Open House  
June 23, 2014

Beedie Living and Merrick Architecture held a Pre-Application Open House on Monday June 23rd 2014, to discuss our preliminary plans for 105 Keefer Street/544 Columbia Street with the community, and gather their feedback on a pre-application basis.

Date: Monday June 23rd, 2014  
Time: 5pm – 8pm  
Location: Chinese Cultural Centre, 50 E Pender Street; 2nd Floor Boardroom.

Notification: The notification area covered 3,277 addresses within the 2-block notification area of Gore, Hastings, Abbot and Union as advised, as well as to 1,402 property owners within the same radius, and a number of prominent community groups and organizations.

Open House Attendees: 80  
Comment Forms Received: 51

Attendees filled in comment cards with the following questions listed.  
Samples of their responses include:

<table>
<thead>
<tr>
<th>1. What else is important for us to know about Chinatown?</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Founded by earlier generations of overseas Chinese, Chinatown is a place with Chinese traditions. I hope the city government can pay more attention to the planning and construction of Chinatown.</td>
</tr>
<tr>
<td>• Chinatown should develop.</td>
</tr>
<tr>
<td>• I support the development.</td>
</tr>
<tr>
<td>• Keep the original style and features of Chinatown.</td>
</tr>
<tr>
<td>• I hope that the style and features of Chinatown will be kept.</td>
</tr>
<tr>
<td>• I hope Chinatown would keep its original Chinese style and architecture. Keep the style of Chinatown.</td>
</tr>
<tr>
<td>• About Chinatown, I think we should keep the original style of Chinatown and the architecture and facilities with Chinese features in the future so that people of Chinese origin will get a sense of belonging whenever they enter Chinatown. And new generations of Chinese will never forget that there is a Chinatown in our city.</td>
</tr>
<tr>
<td>• I hope there should be more new buildings to be constructed so that more shops and offices (especially clinics) can be opened to make the life of people of Chinese origin easier.</td>
</tr>
<tr>
<td>• The original style of the Chinatown shall be kept to the largest extent so that our next generations can realize that there is a Chinatown.</td>
</tr>
<tr>
<td>• About Chinatown, we should keep its original style and features.</td>
</tr>
<tr>
<td>• The historical architectural features of Chinatown should be kept.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Given everything you have seen at this Open House, what are your overall thoughts on this initial proposal?</th>
</tr>
</thead>
<tbody>
<tr>
<td>• I support the policy documents of Chinatown.</td>
</tr>
<tr>
<td>• Chinatown should develop and attract more people to do business and live here.</td>
</tr>
<tr>
<td>• Maintain public safety and keep businesses running high.</td>
</tr>
<tr>
<td>• Maintain good public safety and keep the businesses running high.</td>
</tr>
<tr>
<td>• Keep developing the Chinese market in Chinatown and keep good public safety.</td>
</tr>
<tr>
<td>• Keep developing Chinese shops in Chinatown. The city government should pay more attention to public safety of Chinatown.</td>
</tr>
<tr>
<td>• As a Chinese, we are proud of the prosperity of Chinatown.</td>
</tr>
<tr>
<td>• More shops should be developed and the public safety should be taken good care of. Solve the problem of parking to the best possible extent.</td>
</tr>
<tr>
<td>• I suggest that historical architecture shall be kept and repaired.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. How do you currently engage with the Chinatown Memorial Square?</th>
</tr>
</thead>
<tbody>
<tr>
<td>• I will respond to the appeal of Yu Shan General Association and actively participate in various memorial activities in Chinatown.</td>
</tr>
<tr>
<td>• Keep the prosperous business of shops in Chinatown.</td>
</tr>
<tr>
<td>• I participate in events held by the residents of Chinese origin (night market, memorial events, etc.)</td>
</tr>
<tr>
<td>• We shop in Chinatown every week. It can be said that Chinatown is our “heart.”</td>
</tr>
<tr>
<td>• Participate in annual memorial parades, and nightly festivals in Chinatown.</td>
</tr>
<tr>
<td>• Participate in annual memorial activities.</td>
</tr>
<tr>
<td>• I have participated in every activity in Chinatown, no matter how big or small it is.</td>
</tr>
<tr>
<td>• I’m an employee of Yu Shan</td>
</tr>
</tbody>
</table>
Business Canvass Results
April 28-29, 2015

Brook Pooni Associates (BPA) in cooperation with Beedie Living and Pottinger Bird Community Relations organized three teams to canvass businesses within a 300m radius of the property at 105 Keefer Street/544 Columbia Street on April 28 and 29, 2015. The purpose of the business canvass was to:

• Inform the community about proposed changes to the proposal;
• Distribute the 105 Keefer newsletter;
• Gather feedback and gauge reactions to the proposal; and
• Provide contact for further inquiries.

The canvass area included 155 businesses. The newsletter was distributed to business owners and/or staff, and canvassers answered questions related to the proposal and encouraged feedback. Of the 155 businesses, 144 businesses (93%) were contacted. Feedback was documented on tracking sheets immediately after leaving the business.

<table>
<thead>
<tr>
<th>Feedback</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supportive</td>
<td>59 (41%)</td>
</tr>
<tr>
<td>Neutral</td>
<td>73 (51%)</td>
</tr>
<tr>
<td>Opposed</td>
<td>12 (8%)</td>
</tr>
</tbody>
</table>

Feedback Summary

• The majority of the businesses were supportive or neutral towards the proposal.
• Those in support endorse new development in Chinatown (16 mentions) and some stated their desire for the proposal to be higher that 120ft (11 mentions).
• Supportive owners and/or staff indicated their excitement for an increase in business (21 mentions), the addition of seniors housing (12 mentions), and the revitalization of the neighbourhood (11 mentions).
• Concerns related to height (4 mentions), neighbourhood safety (4 mentions), parking (3 mentions), and the increase of development in Chinatown (2 mentions).
### Community Feedback

#### Improving Fit with Chinatown

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

#### Contributing to Revitalization

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

### Enhancing Chinatown Character

<table>
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<th>Neighbour Feedback</th>
<th>Project Response</th>
</tr>
</thead>
</table>
| • Respect essential Chinatown character | • 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 |

### Significant Community Amenities

<table>
<thead>
<tr>
<th>Neighbour Feedback</th>
<th>Project Response</th>
</tr>
</thead>
</table>
| • Housing for Chinese seniors | • The project proposes 25 seniors affordable housing units  
  • Also proposed are dedicated roof terraces and interior amenity space |
| • Provide utility hook-up or storage to support community events | • The proposal will include an access point for utilities required by Chinatown’s many public events. |
| • Include public spaces in the project | • 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 |
Design Revisions in Response to Community Input

Keefer Street Elevation

- Building "Shoulder" Areas Defined + Set Back
- Scale of Streetwall Reduced
- Balconies Slimmed
- Retail+Mezzanine
- Chinese Screen Patterns in Railings and Windows
- Seniors Affordable Housing

Columbia Street Elevation

- Building "Shoulder" Areas Defined + Set Back
- Scale of Streetwall Reduced
- Width Reduced by 6'
- Retail+Mezzanine
- Chinese Screen Patterns in Railings and Windows
- Seniors Affordable Housing

Lane Elevation

- Building "Shoulder" Areas Defined + Set Back
- Balconies Slimmed
- Scale Reduced
- Chinese Screen Patterns in Railings and Windows
Project Opportunities

Lane Activation

Vertical Signage

Seniors Affordable Housing

Opportunity to provide infrastructure for community events

Recessed Balconies

Chinese Screen Patterns in Railings and Windows

Prominent Building Frames

Sawtooth profile street wall maintaining 25 foot module

Recessed and operable full height storefront glazed garage doors with glazed upper transom

Fabric Awnings

Flush threshold to enable storefront connection with public realm

Public Art Opportunity

Courtyard

Public Realm Improvement Opportunity
Chinatown Colours
Sensitivity to Chinatown Character

Chinese Benevolent Association Building

105 Keefer Proposal

- 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

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

Cultural
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 or density.
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

Removal of Existing Vehicular Access → 21% 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
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
Chinatown in the Urban Context
“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

“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*
Chinatown Rezoning Policy and Revitalization Plan

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
# Chinatown Planning Context

<table>
<thead>
<tr>
<th>Document Name</th>
<th>Summary</th>
<th>Proposal Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>HA-1A District Schedule</td>
<td>As a core zoning document for this area, this Schedule &quot;provides the basic development controls that regulate land uses and building form in the Chinatown South HA-1A district. The Schedule may permit a range of uses provided that reasonable, but not rigorous, concerns for compatibility are met&quot; and informs the site in conjunction with the other HA-1A policies.</td>
<td>YES</td>
</tr>
<tr>
<td>Chinatown HA-1A Design Guidelines</td>
<td>Used in conjunction with the HA-1A District Schedule, Rezoning Policy for Chinatown South and Chinatown Vision Directions, the Chinatown Design Guidelines provide a framework &quot;to understand and compose a response to the contextual circumstances of any particular site – encouraging contemporary new development that is responsive to the community's established cultural and historic identity&quot; through several categories of design consideration including:  &lt;li&gt;Architecture and Urbanism – &quot;an understanding of Chinatown’s history, culture and architecture as it informs the design of new developments&quot;.  &lt;li&gt;Scale and Pattern – further informed by zoning documents, these guidelines guide style and scale of development to complement the existing building scale and parcelization pattern of the area.  &lt;li&gt;Identity and Authenticity – &quot;proponents are encouraged to use a contemporary architectural vocabulary that is based on an understanding of the history, culture and architecture of Chinatown.  &lt;li&gt;Livability and Neighbourliness – &quot;new buildings should be designed to contribute to establishing visually interesting places in the public realm and creating a vibrant and livable environment&quot;.</td>
<td>YES</td>
</tr>
<tr>
<td>Chinatown Character and Advice to Developers and Architects</td>
<td>Analyses Chinatown’s character and helps developers and architects to better reflect this character in their proposal.</td>
<td>YES</td>
</tr>
<tr>
<td>Rezoning Policy for Higher Buildings in Chinatown South (HA-1A)</td>
<td>This policy provides guidance on rezoning in Chinatown South, including considerations for additional height on this site through rezoning, for the purposes generating public benefits in the form of Community Amenity Contributions to address neighbourhood needs as identified in plans and policies for the area.</td>
<td>YES</td>
</tr>
<tr>
<td>Historic Area Height Review</td>
<td>The Chinatown Neighbourhood Plan &quot;provides a coherent and comprehensive approach to revitalizing the Chinatown neighbourhood&quot;, providing extensive council-approved policies for development and community revitalization through:  &lt;li&gt;Built Form and Urban Structure – informed by the Historic Area Height Review (HAHR) and applied in conjunction with HA-1A documents  &lt;li&gt;Land Use – “an opportunity to help meet the City’s housing needs while retaining its own function as a vibrant hub of social, cultural and commercial activities”  &lt;li&gt;Public Places and Streets – “provide capital improvements to key public places and streets”  &lt;li&gt;Community and Economic Development – “a community development approach to economic and cultural revitalization  &lt;li&gt;Heritage and Culture – Preservation and enrichment of Chinatown’s cultural and historical resources.</td>
<td>YES</td>
</tr>
<tr>
<td>Downtown Eastside Local Area Plan</td>
<td>As a sub-area of the recently approved Downtown Eastside Local Area Plan, the key policies, principles and council directions addressed in the Downtown Eastside Local Area Plan inform the Chinatown neighbourhood in conjunction with the conformance to the Chinatown planning and policy documents as further promoted in the DTES LAP.</td>
<td>YES</td>
</tr>
<tr>
<td>Chinatown Vision Directions</td>
<td>This document calls for: preservation of heritage buildings; commemoration of Chinese-Canadian and Chinatown history; improvement of the public realm; strong connection to other neighbourhoods; mixing residential and diverse commercial spaces; in order to create a hub for social and cultural activities.</td>
<td>YES</td>
</tr>
</tbody>
</table>
## Design Guidelines

### Design Guideline Documents

**Chinatown HA-1A Design Guidelines** 19 April, 2011

**Application and Intent**
- Encourage contemporary new development ... responsive to the community’s established cultural and historical identity
- Do not support literal replicas of historical design

**Design Philosophy**
- Observing and respecting prevailing scale and parcel pattern
- Livability and neighbourliness
- Mid-rise urbanism
- Use a contemporary architectural vocabulary
- Informed by surrounding building façade proportions and compositions, patterns of fenestration and spatial organization

**General Design Considerations**
- Parcelization pattern of 25-50’ wide by 122’ deep lots
- Constructed to the front property lines
- Commercial shopfronts at grade
- Strong streetwall
- Passages
- Sawtooth streetscape profile
- Lanes for pedestrian access
- Active 24 hours a day
- Offer pedestrian interest

**Guiding Design Principals**
- New buildings should be designed in a contemporary architectural manner and should be respectful of the scale and character
- Views
- Public view cones are to be respected

**Shadowing**
- Shadows must be minimized on...parks, public open spaces, semi-private and private open spaces

### Proposal Conformity

#### Scale and Form of Development
- Additional height in excess to 27.4m may be considered

#### Form of Development and Massing
- Double-loaded corridor and courtyard typologies
- Rectangular built form
- Prominent saw-tooth profile

#### Yards and Setbacks
- New buildings should be built to the front and side property lines
- New dwelling units should orient principal living spaces towards the lane instead of the lightwell
- Top stories are encouraged to be set back...3m above 21.3m
- Building with height beyond 27.4m...are expected to provide additional setbacks
- 1.0m setback from the rear lane at grade
- For residential uses...a 7.0m rear setback will be required

#### Courtyards and Passageways
- Provide new opportunities for [courtyard and passageway] development
- Link open space with adjacent courtyards or lightwells

#### Street
- Robust continuous streetwalls with small building frontages and varied roof lines

#### Lanes
- Contribute positively to lane activation at grade, and include active lane-side uses
- [create] passageways that link streets to lanes
- Parking areas and access ramps should be shared between...developments

#### Vernacular Architecture
- ‘Balcony-style’ architecture of Chinatown Society buildings
- Colourful canopies and retractable awnings
- Convertible storefront windows allowing merchandise to spill onto the sidewalk
## Design Guideline Documents

### Overall Façade Composition
- Not to replicate or mimic heritage facades
- Respond to the prevailing façade composition as established by heritage buildings, including:
  - Transoms above storefront
  - Fenestration patterns
  - Cornice lines
  - Regular rhythm of projections (pilasters)
  - Variegated street-wall and roof lines
  - Continue the existing pattern of small storefront widths
  - Vertical bays having no greater width than 7.6m (25’) by means of columns or similar architectural treatments

### Façade Design: Lower Façade
- Traditional glazed mezzanine
- Minor cornice or decorative band
- Recessed entries

### Façade Design: Upper Façade
- Strong vertical elements segmenting the façade, vertical windows and recessed balconies
- Level of wall surface texture and detailing...inspired by the richness of...
- Chinatown heritage buildings
- Definition at the uppermost height by a continuous cornice or similar architectural element
- Upper massing above principal façade
- Visually subordinate to the principal façade... setback and using lighter materials

### Façade Design: Lane Façade
- Upgrade the appearance of the lane environment
- [Include] a lane side entrance into the commercial uses

### Façade Design: Sidewall
- Designed with a material finish that complements the architectural character of the main building

---

## Proposal Conformity

### Exterior Materials, Colour, and Detailing
- Windows should...reflect the traditional scale, proportion and configuration of the area’s historic windows
- Contemporary expression of cornices and parapets are encouraged
- Clay brick
- A generous use of colour is encouraged
- Ground floor lighting at pedestrian scale
- Painted fascia signs, neon signs

### Livability and Neighbourliness
- Maintain the mixed-use character of Chinatown

### Semi-Private and Private Open Space
- Semi-private open space should preferably occur in the rear or centre of a building (ie courtyards) above the commercial level
- Common rooftop decks above the second floor are encouraged
- Residential units should have access to a private outdoor space

### Public Realm
- Explore...options for areaways

### Safety and Security
- Separate lobbies...should be provided for retail, office and residential uses
- Incorporation of passive design to increase comfort and building energy performance as well as connectivity to a district energy system

### Chinatown Character Document
- Expressed in intangibles: the life lived every day in Chinatown
- A subdivision plan of narrow 25’ lots
- Lane use...pedestrian focused live-work village
- Smells, sounds...open store fronts...spilling into the street
- Blurring of public and private space
- Embrace the spirit of the guidelines
<table>
<thead>
<tr>
<th>Design Guideline Documents</th>
<th>Proposal Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>The lower stories are all-important</td>
<td>✓</td>
</tr>
<tr>
<td>Towers need to recede from the street wall</td>
<td>✓</td>
</tr>
<tr>
<td>Display narrow articulated bays</td>
<td>✓</td>
</tr>
<tr>
<td>Second-story commercial</td>
<td>✓</td>
</tr>
<tr>
<td>Family-oriented housing</td>
<td>✓</td>
</tr>
<tr>
<td>A liberal mix of land-use</td>
<td>✓</td>
</tr>
</tbody>
</table>

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<tr>
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<tbody>
<tr>
<td>Above the street has always been a broad mixture of housing, business, social and cultural activities. Flexibility is required</td>
<td>✓</td>
</tr>
<tr>
<td>Fixed awnings make it difficult...to install traditional signage perpendicular to the storefront... [and] destroy the rhythm of the street</td>
<td>✓</td>
</tr>
<tr>
<td>Importance of mixed use</td>
<td>✓</td>
</tr>
<tr>
<td>Live-work spaces</td>
<td>✓</td>
</tr>
<tr>
<td>Housing for working families</td>
<td>✓</td>
</tr>
<tr>
<td>Think of the streetscape in the whole district</td>
<td>✓</td>
</tr>
<tr>
<td>The setback of the tower and its massing will matter</td>
<td>✓</td>
</tr>
<tr>
<td>The podium...needs to be broken up to reflect the rhythm of existing Chinatown streets</td>
<td>✓</td>
</tr>
<tr>
<td>Consider the frontage of the podium as if it were composed of separate units of about 25 feet</td>
<td>✓</td>
</tr>
<tr>
<td>Acknowledge the alleys</td>
<td>✓</td>
</tr>
</tbody>
</table>

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<tr>
<td>Chinatown Character and Advice to Developers and Architects Document</td>
<td>✓</td>
</tr>
<tr>
<td>Urban grain of Chinatown is greatly influenced by the narrow 25’ lots</td>
<td>✓</td>
</tr>
<tr>
<td>Land use has been remarkably diverse</td>
<td>✓</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Signage is important</td>
<td>✓</td>
</tr>
<tr>
<td>Highly mixed uses and small businesses</td>
<td>✓</td>
</tr>
<tr>
<td>Layering uses floor by floor</td>
<td>✓</td>
</tr>
<tr>
<td>Working with nature</td>
<td>✓</td>
</tr>
<tr>
<td>Street level is broken up</td>
<td>✓</td>
</tr>
<tr>
<td>Uses to which two or three lowest floors are put</td>
<td>✓</td>
</tr>
<tr>
<td>The scale of the existing buildings on the subdivision pattern...set the rhythm</td>
<td>✓</td>
</tr>
<tr>
<td>New buildings need to follow the old with verticality, fine grain, repetition of doorways and suitability for small business</td>
<td>✓</td>
</tr>
<tr>
<td>The alleyways...were traditionally part of its commercial life</td>
<td>✓</td>
</tr>
<tr>
<td>Something interesting and new every 25’</td>
<td>✓</td>
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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

- Prominent Building Frames
- Vertical Signage
- Recessed Balconies + Layered Railing/Mullion Patterns
- Punched Windows in Masonry Walls above Glazed Retail Fronts
- Colour Palette
- Fabric Awnings
- Exposed Exit Stairs
- Passageways
Signage in Chinatown
Immediate Context
Context Photos

Subject Site Beyond

Subject Site Beyond

Chinatown Monument

Subject Site

Subject Site

Subject Site
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, and 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 density and 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.
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 affordable housing units. The mahjong games, conversations, socializing, and generous landscaping of the courtyard level will contribute much to this newfound, intimate urban space.

Architectural Design Rationale

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 affordable 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.

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 affordable 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 affordable housing units. The mahjong games, conversations, socializing, and generous landscaping of the courtyard level will contribute much to this newfound, intimate urban space.
View Cone Analysis

City of Vancouver View Cone 3.1 – 2013

Subject Site

View Cone E2.1
View Cone Analysis

City of Vancouver View Cone G - 2013

Subject Site

View Cones G1.1 and G1.2
View Cone Analysis

City of Vancouver View Cone H – 2013

Subject Site
View Cone Analysis

City of Vancouver View Cone J - 2013

View Cones J1.1 and J1.2

Subject Site
Sustainability Features Diagram

- **Re-use urban brownfield site**
- **Regional Materials**
  - Brick and concrete
- **Water Use Reduction**
  - Low flow fixtures and reduced irrigation
- **Operable windows and natural ventilation, plentiful light and views**
- **High albedo roofing**
- **Passive Design**
  - Generous shading overhangs for south and west shading
- **Restore Habitat**
  - Green roofs + water efficient urban agriculture for habitat/
    urban heat island mitigation/
    stormwater runoff control
- **Alternative Transportation**
  - Convenient connection to major bus and Skytrain on Main, at Hastings and Main St./Science World Skytrain station
  - Development design to LEED Gold
  - Public Bike Share opportunity
  - No smoking in common areas
- **Neighbourhood Energy Connectivity**
  - Convenient connection to major bus and Skytrain on Main, at Hastings and Main St./Science World Skytrain station
  - Controllable and efficient heating and cooling meeting ASHRAE 90.1 + 9 energy points (as per LEED for Home Midrise)
- **Integrated recycling facility**
- **Carrall Street bikeway connectivity**
- **Green Building Education**
  - for residents and building managers
- **Restoration Habitat**
  - Green roofs + urban agriculture for habitat/
    urban heat island mitigation/
    stormwater runoff control
- **Regional Materials**
  - Brick and concrete
- **Operable windows and natural ventilation, plentiful light and views**
- **High albedo roofing**
- **Passive Design**
  - Generous shading overhangs for south and west shading
- **Restore Habitat**
  - Green roofs + water efficient urban agriculture for habitat/
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    stormwater runoff control
- **Alternative Transportation**
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  - Development design to LEED Gold
  - Public Bike Share opportunity
  - No smoking in common areas
- **Neighbourhood Energy Connectivity**
  - Convenient connection to major bus and Skytrain on Main, at Hastings and Main St./Science World Skytrain station
  - Controllable and efficient heating and cooling meeting ASHRAE 90.1 + 9 energy points (as per LEED for Home Midrise)
# LEED for Homes Mid-rise Pilot Simplified Project Checklist

**For Homes**

**Builder Name:**

**Project Team Leader (if different):**

**Home Address (Street/City/Staty):**

## Project Description:

- **Building Type:** Mid-rise Multi-Family
- **Avg. Home Size Adjustment:**
  - SS: 70.5 + 3.5 maybe pts
  - Prelim: 70.5 + 3.5
  - Final: 70.5 + 3.5
- **Avg. Home Size:**
  - Silver: 80.0
  - Gold: 93.0
  - Platinum: 107.0

## Innovation and Design Process (ID)

### Site Stewardship
1. Site Selection
2. Site Development
3. Site Security

### Design
1. Site Design
2. Structural Design
3. Electrical Design
4. Plumbing Design
5. Mechanical Design
6. Energy Design
7. Water Design
8. Indoor Environmental Quality (IEQ)
9. Commissioning

### Additional Design Features
1. Net-Zero Energy
2. Demolition Reuse
3. Adaptive Reuse
4. Innovative or Regional Design

## Environment and Atmosphere (EA)

### Water Efficiency (WE)
1. Water Reuse
2. High Efficiency Irrigation System
3. Reduce Overall Irrigation Demand by at Least 45% for Mid-Rise

### Energy Performance (NP)
1. Optimize Energy Performance
2. Testing and Verification for Mid-Rise
3. Commissioning
4. Energy Management

### Water Reuse for Mid-Rise
1. Efficient Water Reuse
2. High Efficiency Fixtures and Fittings
3. Water Efficient Appliances for Mid-Rise

### Energy and Atmosphere (EA)
1. Optimize Energy Performance
2. Testing and Verification for Mid-Rise
3. Commissioning
4. Energy Management

## Materials and Resources (MR)

### Energy Efficiency
1. Efficient Lighting System
2. Enhanced Insulation
3. Energy Efficient Appliances
4. Water Efficient Appliances

### Indoor Environmental Quality (EQ)
1. Basic Radon Resistant Construction
2. Enhanced Radon Resistant Construction
3. Indoor Water Use
4. Indoor Water Use

## Indoor Environmental Quality (EQ)

### Energy and Atmosphere (EA)
1. Enhanced Insulation
2. Energy Efficient Appliances
3. Water Efficient Appliances
4. Water Efficient Appliances

### Water Reuse for Mid-Rise
1. Efficient Water Reuse
2. High Efficiency Fixtures and Fittings
3. Water Efficient Appliances for Mid-Rise

### Energy Performance (NP)
1. Optimize Energy Performance
2. Testing and Verification for Mid-Rise
3. Commissioning
4. Energy Management

## Project Team:

- **Project Team Leader:**
- **Project Team Members:**
- **Home Address (Street/City/State):**
- **Home Address (Street/City/State):**
- **Date last updated:**
- **Date last updated:**

## Sub-Total for EQ Category:

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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).
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:

Rezoning Policy for Chinatown South (HA-1A)

Zoning: CD-1
Uses: Retail/service/office (including healthcare)/multiple dwelling/institutional (Night Market facilities).
Height: Up to 120’ (36.4m) 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: As Negotiated
Relaxations:

Proposal

Zoning: CD-1
Uses: Retail/service/office (including healthcare)/multiple dwelling/institutional (Night Market facilities).
Height: Up to 120’ (36.4m) +/−7’ as per Section 10.11 of Vancouver Zoning & Development Bylaw. Conforms to View Cones E2 / G1.1 / H / J1.2
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: 131,203 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
CAC+Community Benefit Package: Applicant’s concepts: public realm enhancement, Chinatown Night Market + festival infrastructure improvements, Public Art, Non-market Housing
Relaxations: Select residential rear yard setback (20’) height relaxation ±7’ above 120’ but below view cone (for green rooftop access) as per Section 10.11 of Vancouver Zoning & Development Bylaw for mechanical over-run and green roof access.