CITY OF VANCOUVER
COMMUNITY SERVICES GROUP

DEVELOPMENT PERMIT STAFF COMMITTEE REPORT
APRIL 4, 2012

FOR THE DEVELOPMENT PERMIT BOARD
MAY 7, 2012

189 KEEFER STREET (COMPLETE APPLICATION)
DE415496 – ZONE HA-1A

GP/JMB/MS/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:
J. Greer (Chair), Development Services
R. Thé, Engineering Services
L. Gayman, Real Estate Services
D. Anderson Eng, Social Policy

Also Present:
G. Papers, Urban Design & Development Planning
J. Bosnjak, Development Services
Z. Jankovic, Heritage Group
M. So, Development Services
S. Lunn, Social Development
A. Law, Development Services
T. Chen, Development Services

APPLICANT:
Solterra Development Corp
Attention: Craig Marcyniuk
460 Fraserview Place
Vancouver, BC
V3M 6H4

PROPERTY OWNER:
Solterra Development Corp.
Attention: Craig Marcyniuk
460 Fraserview Place
Vancouver, BC
V3M 6H4

EXECUTIVE SUMMARY

- **Proposal:** To construct a 10 storey mixed-use building consisting of 2 storeys of commercial (CRU) and 8 storeys of residential uses (82 dwelling units) all over three levels of underground parking having vehicular access from the lane.

See Appendix A Standard Conditions
Appendix B Standard Notes and Conditions of Development Permit
Appendix C Processing Centre – Building comments
Appendix D Plans and Elevations
Appendix E Applicant's Design Rationale
Appendix F Minutes from the Chinatown Historic Area Planning Committee
Appendix G Minutes from the Vancouver Heritage Commission

- **Issues:**
  1. Design refinements to better meet the HA-1A Chinatown Design Guidelines
  2. Resolution of the lane ground floor to incorporate Engineering and Utility requirements with lane activation and design

- **Urban Design Panel: Support**

- **Chinatown Historic Area Planning Committee: Support**

- **Vancouver Heritage Commission: Support**

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE
THAT the Board APPROVE Development Application No. DE415496 submitted, the plans and information forming a part thereof, thereby permitting the development to construct a 10 storey mixed-use building consisting of 2 storeys of commercial (CRU) and 8 storeys of residential uses (82 dwelling units) all over three levels of underground parking having vehicular access from the lane, subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 Design development to improve compliance with the very detailed and specific Chinatown HA-1A Design Guidelines, in particular the following revisions:

a) Continuation of brick material #10 across the entire west façade located below level 8, from the southwest corner to grid #3, and turn the corner back to the stair enclosure wall. Also use Brick #10 along the entire lower lane façade located below level 2;
b) Simplification of parapets and associated details:
   i. Delete the red brick piers located above level 9 on Main St, and located above level 8 on Keefer St. Recess the glass guardrail 1 ft to 2 ft from the exterior face; and
   ii. Delete or change the wood trellis elements to a metal and glass treatment thereby maintaining consistency with the upper stories. At level 7 on Keefer St, return the piers at grids C & D as full boxes to maintain consistency with the floors below;
c) Material integrity at balconies and brick returns:
   i. Storage doors cut into the concrete and brick piers compromise the clarity of the guideline-mandated vertical expression;
   ii. Delete doors shown at grids C, D 3, & 4 (shift doors to the interior); and
   iii. Delete windows in the brick return halfway between grids E & F;
d) Consideration of diverse materials other than painted concrete on the lower portions of the level 10 "roof deck" box, which will be visible from taller buildings in vicinity and is a very active roof garden design, deserving of diverse and quality finishes;

1.2 design development to improve lane safety and activation, and resolution of ground floor engineering and utility requirements (refer to Engineering Standard Conditions A.2.2 and A.2.5), in particular the following:

a) Shift the 6 Class B Bicycle spaces to locations on Main and Keefer Streets, adjacent to the residential lobby and Commercial Retail Units (CRU's) they serve, and consistent with Engineering bicycle rack requirements;
b) Replace that bicycle alcove with a straight wall, and if possible, and Commercial Retail Unit (CRU) window onto the lane. Consider adding a CRU door directly to the lane;
c) Provide a letter from BC Hydro confirming the Mezzanine location of the transformer room is acceptable. Alternatively, incorporate a pad mounted transformer (PMT), and its required clearances, if ultimately required at grade, facing the lane and north off the corner as much as possible;
d) North of Grid #3, continue the walls and overhead doors as a flush condition at 3.28 ft minimum as per Section 4.6.1 of the HA-1A District Schedule, and setback the wall of level 2 above to remove the covered overhang. Any doors required to swing toward the lane can swing into this 3.28 ft zone.

Note to Applicant: The intent of the HA-1A Guidelines 4.3.2(d) and its 3.28 ft (1 m) setback is to eliminate door alcoves and any covered recesses which become Crime Prevention through Environmental Design (CPTED) issues along the lanes.

e) Add street-quality lighting fixtures along the lane and in all the recessed areas, including the ramp and loading bays; and
f) Add a decorative metal treatment to the overhead doors to add pedestrian scale and interest along the lane as per Section 5.5.2 of the HA-1A Design Guidelines.

1.3 design development to improve the corner treatment and the clock tower, consistent with the Chinatown HA-1A Design Guidelines; and

Note to Applicant: Strengthen the clarity and quality of the corner elements, which justifiably mark a strategic crossroads in the Chinatown public realm, in particular the following:

a) Replacement of the painted concrete of the corner with a quality, durable material such as stone, tile or thick metal, at least to the level 2 beltline. Consider the re-introduction of this material above in the tower elements above level 7. Consider emphasizing the corner more with a taller, distinct material beltline up to the level 2 guardrail height, wrapping the corner from level P5 to the brick on Keefer St;
b) Consideration to carry the mass wall near the corner of Keefer St down to grade, in a material as described in Note "a" (see above), and change the corner column to a light corner storefront mullion, similar to the corner windows above. Consideration to delete the awkward fin above level 8 that continues this mass wall, and reduce the adjacent balcony and guardrail approximately to 6 ft along Main St; and
c) Refinement of the clock tower design to shift its mass closer to the corner, reduce its height to approximately 132.0 ft elevation, and integrate more lively, durable and distinct materials other than all painted concrete. Consider replacing the clock elements with a more artful and colorful, sculptural feature, integrating subtle lighting, and perhaps themes relevant to the Chinatown cultural setting.

1.4 design development to improve the livability of units along the lane, where the residential lane setback is relaxed.

Note to Applicant: Since the site immediately west could redevelop with residential units near or at the lane (20 ft away), and to ensure the projects units are not compromised in that case, reconfigure the primary living/dining space of the 6 units at the southwest corner to be at least partially oriented to Keefer St.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

● **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED
Site Size[1]	-	-	82.00 ft x 119.93 ft
Site Area[1]	-	-	9,840 sq ft
Floor Area[2]	-	-	Commercial 6,641 sq ft Residential 61,420 sq ft Total 68,061 sq ft
FSR[2]	-	-	Commercial 0.67 FSR Residential 6.25 FSR Total 6.92 FSR
Balconies	-	-	Open 5,618 sq ft Total 5,618 sq ft
Rear Yard[3]		3.28 ft Residential 22.97 ft	0 ft Residential 0 ft
Height[4]	Overall 89.90 ft T/o Parapet 97.12 ft View Cone 107.41 ft	-	Top of Parapet Wall 94.04 ft Top of Elevator Machine Room 105.44 ft Top of Arch. Appurtenance(Clock) 105.32 ft
Parking[5]	Commercial: 5 sp Small Car: 12 sp (25% max.)	Commercial: 4 sp Residential: 42 sp Total 46 sp Disability Spaces: Commercial: 1 sp Residential: 4 sp Total: 5 sp	Commercial Standard: 2 sp Small Car: 6 sp Disability: 0 sp Sub-total 8 sp Residential Standard: 36 sp Small Car: 14 sp Disability: 2 sp Sub-total 52 sp Overall Total 60 sp Small car spaces: (43%) 20 sp Disability spaces: 2 sp
Bicycle Parking[6]	-	Class A / Class B Retail: 1 sp / 0 sp Residential: 101 sp / 6 sp Total: 102 sp / 6 sp	Class A / Class B Retail: 1 sp / 0 sp Residential: 101 sp / 6 sp Total: 102 sp / 6 sp
Loading[7]	-	Class A / Class B Retail: 0 sp / 2 sp Residential: 0 sp / 0 sp Total: 0 sp / 2 sp	Class A / Class B Retail: 0 sp / 1 sp Residential: 0 sp / 0 sp Total: 0 sp / 1 sp
Unit Type	-	-	Studio: 35 units One-bedroom: 16 units Two-bedroom: 20 units Two-bedroom + den: 9 units Three-bedroom: 1 unit Total: 81 units

[1] **Note on Site Size and Site Area:** The proposed site size and site area is based on the properties being consolidated. See Standard Condition A.2.1.

[2] **Note on Floor Area/FSR:** The computation of the floor area/FSR in the HA-1A zone does not have any requirements other than Section 4.7.1 pertaining to exterior wall exclusions. The figures provided in the table are for information purposes only. Current standard practices for other zones exclude the parking area as well the open balconies. Therefore these were excluded from the Floor Area calculation.

[3] **Note on Rear Yard and Setback:** The zero setback for 7 levels at the lane corner is justified to better define the street wall massing along a primary commercial street in Chinatown, and to better activate the lane. Staff supports the zero setback at the lane/street corner and first 40 ft, which affords no problematic alcoves. Recommended Condition 1.4 seeks redesign of the remaining lane frontage to create flush overhead and exit door conditions. The top 2 levels are setback 8 to 11 ft. Staff also supports the relaxation of the rear yard setback for the residential components.

[4] **Note on Height:** The height of the building is above the maximum permitted in the HA-1A District Schedule. The Development Permit Board may exclude building cornices and parapets to a maximum of 7.2 ft. The proposed clock tower does not exceed one-third of the width and does not cover 10 percent of the roof area as per Section 10.11.1(b) of the Zoning & Development By-law. Therefore the elevator machine room and clock tower may be excluded from the height calculations by the Director of Planning. The development is within the limits of the Main Street (#22) View Cone. The Director of Planning supports the proposed height.

[5] **Note on Parking:** The proposed commercial parking is beyond the maximum permitted in the Parking Bylaw, and Standard Condition A.1.4 seeks a reduction to the total number of commercial parking spaces. Standard Condition 1.6 seeks a reduction in small car spaces to a maximum of 25%, as well Standard Condition A.1.5 seeks compliances with Section 4.8.4 – Disability Parking Spaces of the Parking By-law.

[6] **Note on Bicycle:** Staff are requesting the applicant to move the Class B Bicycle spaces that are currently located at the rear of the site (facing the rear lane) to City Property. Refer to Recommended Condition 1.2(a) and Standard condition A.2.2.

[7] **Note on Loading:** The proposed loading is deficient as required in the Parking By-law, Staff are seeking an alternative parking arrangement. See Standard Condition A.1.7.

- **Guideline Technical Analysis – Chinatown HA-1A Design Guidelines:**

	PERMITTED (MAXIMUM)	RECOMMENDED	PROPOSED
Shadowing *[Sec.2.5.1(c)]*	-	Developments over 35.1 ft in height require a shadow impact analysis	Analysis shows no adverse impacts on any public parks or plazas
Building Scale and Height *[Section 4.1.2]*	Maximum height is 89.90 ft. The maximum height maybe exceeded for a cornice or parapet up to an additional maximum of 7.22 ft thereby providing a maximum total height of 97.12 ft.		The top of the parapet height along Main St. is 88 ft above grade and the tallest parapet is 95 ft along the lane. Both heights are below the 97.12 ft maximum. The roof deck is 98.1 ft and the 10 ft clock tower is approximately 100 ft, but combined they represent 10% of the roof area and are small enough in lengths to qualify for the Relaxation for a Decorative Roof as per Section 10.11.2 of the Zoning & Development By-law, which would equal to a maximum of 100.7 ft.
[Section 4.1.4]		Retail and commercial opportunities, ground floor height should be 16.1 ft	Height along Main St is 15 ft, but increases to 21 ft on Keefer Street. The average height is 18 ft.
Yards and Setbacks *[Section 4.3.2(b)]*	-	All or portions of the top storey(s) are encouraged to be set back for approximately 9.84 ft above 69.89 ft in order to reduce the apparent height.	Top 2 stories, located above 67 ft, are setback 10 ft or more on the north and west sides and 4 ft on the south and east sides.

- **Legal Description**

Lot:	8,9 & 10
Block:	15
Plan:	196
District Lot:	184

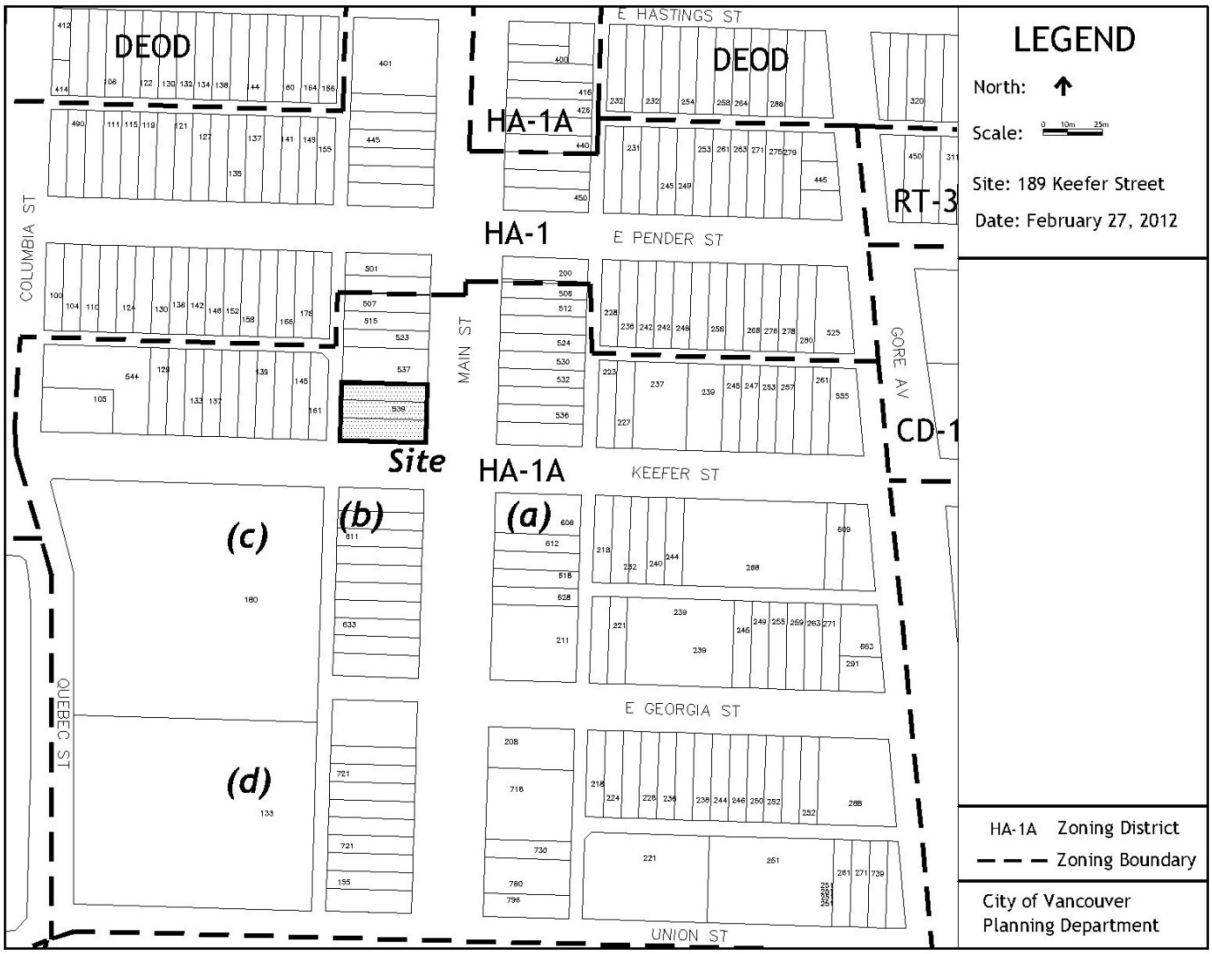
- **History of Application:**

12 01 27 Complete DE submitted
12 03 21 Urban Design Panel
12 03 13 Chinatown Historic Area Planning Committee
12 03 26 Vancouver Heritage Commission
12 04 04 Development Permit Staff Committee

- **Site:** The site is located on the north-west corner at the intersection of Main Street and Keefer Street. It is comprised of 3 legal lots with a combined site area of approximately 9,840 sq ft and has a combined frontage of 82 ft along Main Street. The site currently has an existing two storey commercial building on site.

- **Context:** Significant adjacent development includes:

(a) 608 Main Street – HSBC Bank of Canada
(b) 611 Main Street – a 17 storey mixed-use commercial / residential building (proposed under Rezoning)
(c) 180 Keefer Street - Chinatown Parkade
(d) 133 Union Street – BC Hydro and Power Authority



● Background:

This site is located in Chinatown South, HA-1A boundary, which allows a base maximum height of 90 ft and offers a maximum of 120 ft through a Rezoning process. It also is located within the Main Street Sub-area, which offers a maximum height of 150 ft through a Rezoning. The applicants examined both height options above 90 ft and elected not to pursue them or a Rezoning. They are still subject to the HA-1A District Schedule and HA-1A Chinatown Design Guidelines.

The existing buildings on the site are not heritage listed and are not deemed to be "character buildings" deserving of retention.

● Applicable By-laws and Guidelines:

1. **HA-1A District Schedule**
2. **Chinatown HA-1A Design Guidelines**
3. **Chinatown Vision Directions**
4. **View Protection Guidelines**

● Response to Applicable By-laws and Guidelines:

1. HA-1A District Schedule

The intent of the HA-1A is to encourage contemporary new development that is responsive to community's established cultural and historic identity. The schedule permits a height of 90 ft (27.4 m) outright, with parapets and cornices within a 7.2 ft (2.2 m) to be excluded from height, provided that the proposal considers the bulk, location and overall design for the building and its effect on the site, surrounding buildings and streets.

The proposal complies with the District Schedule requirements, including the basic 90 ft height to highest parapet along all of Main Street, but has a 0 to 5 ft higher parapet along half of the sloping Keefer St elevation, below the 7.2 ft maximum relaxation the Development Permit Board (DPB) can permit. The clock tower feature (10 ft x 10 ft footprint) exceeds the 7.2 ft by another 6 ft; it is supportable as a vertical marker at this prominent intersection but staff supports a reduction of height closer to the 7.2 ft maximum (refer to Recommended Condition 1.3(c)). The height is relaxable under Section 10.11.1(f) in the General Regulations of the Zoning and Development By-law.

The Schedule required rear setback of 10.5 ft (3.2 m) is accomplished along half the rear or lane frontage, but staff supports a relaxation of this and the Schedule required residential setback to better define the building streetwall at the street corner (refer to Recommended Condition 1.4). The rear yard setback is relaxable under Section 5.1 of the HA-1A District Schedule.

2. Chinatown HA-1A Design Guidelines

New buildings should be designed in a contemporary architectural manner and should be respectful of the urban pattern of HA-1A Design Guidelines. It is critical that the planning and design of new developments contribute in achieving the Chinatown Vision Directions and enhancing Chinatown's distinct sense of place. The objective is for new buildings to maintain streetwall continuity and reflect the fine grain streetwall pattern by responding to the context of the block.

The proposal is an excellent response to the majority and priority guidelines. It creates a consistent streetwall with a tall, continuous commercial ground floor, which is broken into

vertical proportions consistent with the guidelines. The wall composition also reinforces vertical modules, executed with diverse materials, scale and visual interest. The brick materials are welcome in Chinatown, but they need to be more consistently applied along the lane, and less painted concrete is desired, especially at the strategic corner; both of these concerns are addressed in the recommended conditions (refer to Recommended Condition 1.1). The guidelines seek an attractive and activated lane frontage; the condition addresses this, to the degree that mandatory access, loading, utility and other code requirements allow (refer to Recommended Condition 1.2).

3. Chinatown Vision Directions

Some of the key directions identified are:

- Residential and commercial mixture;
- Encourage affordable rental housing;
- Encourage market housing;
- Increase the sense of public safety and security; and
- Strengthen architectural, historic and cultural sense of place.

The proposal directly fulfills several aspects of the Vision, including: mixed uses, market housing, enhancing safety along streets and lanes, high quality and compatible architectural design. Recommended design conditions for the corner tower and landscape push the proposal to more fully incorporate the specific setting and reinforce cultural sense of place (refer to Recommended Condition 1.3 and Standard Condition A.1.17).

4. View Protection Guidelines

In 1989, City Council adopted a number of view cones to protect views and was reaffirmed in 2011. Three view cones pass over this site. Two of the view cones: Olympic Shipyard Pier (G1.1) and Olympic Plaza Stage (H1) are designated to protect the views from the north end of the Pier on the west side of the Southeast False Creek (SEFC) pedestrian Bridge and centre of the stage in Olympic Plaza in SEFC of the Grouse and North Shore Mountains, respectively. The other view cone, Main Street (22), is designated to protect the views of the North Shore Mountains from Main St at 6th Avenue.

Although three view cones overlay the site, the highest building element is approximately 2.09 ft below the lowest constraining view cone plane.

● Conclusion:

Staff supports the development with the recommended conditions in this report and believes the proposed design is a thoughtful and well-composed proposal that is very responsive to the intent and specifics of the relevant Chinatown Guidelines. The ground floor uses and design add transparency and activation to the two streets and the lane. With the design and material refinements described in the conditions, the project will define a strategic community corner with a high-quality and compatible architectural statement.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on March 21, 2012, and provided the following comments:

EVALUATION: SUPPORT (8-0)

- **Introduction:** Garry Papers, Development Planner, introduced the proposal for a project on Main Street at Keefer Street and located in Chinatown. The site is in the special sub area that allows heights up to 150 feet however the applicants have elected to stay with the base zoning that allows for a height up to 90 feet. The ground floor is largely commercial with services off the lane and will wrap the corner to activate the lane. There is a mezzanine above the commercial with eight levels of residential above for a total of 81 units. There are also three levels of underground parking. There are three levels of roof gardens; a small garden on the second level off the amenity space, on the third level on the northwest corner and an extensive roof garden on the top of the building with a elevator/stair override and small utility room to provide for urban agriculture support. The site is subject to the Chinatown HA-1A Design Guidelines. Mr. Papers summarized some of the guidelines that pertain to the site. He noted that staff feels there has been a thoughtful response to the Guidelines. The design expression is crisp and contemporary. Mr. Papers noted that the proposal will be reviewed by two heritage bodies (Chinatown Historic Area Planning Committee [CHAPC] and the Vancouver Heritage Commission) as well as the Development Permit Board. He added that CHAPC was enthusiastic in their support and felt it was a good response to the Guidelines. They did have some comments on materiality and some mixed comments on the clock tower feature. The proposal got unanimous support from the commission.

  Advice from the Panel on this application is sought on the following:
  - The extent of painted concrete facades in a heritage district, their color and the material continuity along the lane elevation and the visible party wall of the north elevation?
  - The three dimensional resolution of the brick piers, trellises, privacy screens and other elements at the top of the 65-70 foot base?
  - The composition, street scale and materiality (painted concrete) of the corner, and the clock tower as a minor, height exception, special feature?

  Mr. Papers took questions from the Panel.

- **Applicant's Introductory Comments:** Foad Rafii, Architect, further described the proposal noting the Chinatown Guidelines are specific about dividing the elevations vertically to look like different buildings sitting side by side. They have used different materials to divide the building and as well after the seventh floor there is a setback and one at the eighth floor. They introduced lighter colours to the base and the top of the building to reduce the weight of the building. The amenity on the second floor has a garden which has been stepped back. At the top of the building two floors have been cut back on both the west and north side. Mr. Rafii said he though that turning the brick onto the lane façade could be an issue with getting permission from the neighbour as they would need to be on their property to add the bricks. However with painted concrete they would be able to use scaffolding that wouldn't impact the property next door. He said they plan to use a compatible colour with the painted concrete that resembles the brick. Mr. Rafii said they have chosen colours that are a modern interpretation of the historical colours. He added that the balcony railings and detailing are simple and modern.

  Jennifer Stamp, Landscape Architect described the landscape plans. She explained that in order to buffer the adjacent building wall from the amenity patio they have looked at putting a trellis along the building face to provide some screening. On the top floor they have tried to break it up into

several different rooms. There are plans for an outdoor kitchen area and lounge that is separated from the garden plots. As well a small children's play area and some lawn are proposed.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

  - Design development to match the painted concrete to the brick colour;
  - Consider having the brick turn the corner into the lane façade;
  - Consider adding more durable materials on the lane side;
  - Design development for major improvement of the clock tower expression;
  - Change corner building materials to brick below the clock tower;
  - Remove the trellises from the upper floors and improve design.

- **Related Commentary:** The Panel supported the proposal and thought it was a handsome building.

  The Panel thought the painted concrete was supportable but cautioned that the colour choice would have to be well done to match the brick material. They agreed that brick would be wasted on the side of the building if another building was developed next door. Several Panel members thought the brick should turn the corner on the lane to give it a more robust expression. A couple of Panel members said they liked the way the massing was broken up.

  Several Panel members wanted to see some different materials on the lane side as it is an area for potential graffiti. They suggested the materials needed to be more durable although one Panel member suggested not using brick as it is harder to clean. Another Panel member suggested the applicant consider a mural or other public art on the side window as the area is prone to graffiti.

  The Panel had mixed feelings about the clock tower. Several thought it could be a more dominate feature, while most of the Panel thought the setback didn't make sense. They wanted to see the clock tower expressed right down to grade. One Panel members suggested the applicant make sure the clock face fitted the Chinatown vernacular.

  The Panel supported the landscaping with a couple of Panel members noting that deck 2 and 3 were in a shady location and suggested the applicant maximize the usability. Most of the Panel thought the trellises should be removed.

- **Applicant's Response:** Mr. Rafii thanked the Panel for their good comments. He said they would work on implementing as many of the ideas as possible. He noted that he can't recall any building where the brick turns the corner in Chinatown. He said they want the building to be more in keeping with what is already there. He agreed with the comments regarding the lane as they want those units to be liveable.

ENGINEERING SERVICES

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

LANDSCAPE

This application includes a large amenity deck on the roof with urban agriculture garden plots, an outdoor seating area, and a children's play area. In addition there is a smaller amenity room and courtyard at Level One. New curbs and sidewalk will be installed as specified under the approved

Chinatown Public Realm Plan (refer to Standard Condition A.1.17). The Chinese Dragon pedestrian level light fixtures and the lamp standards will be retained (refer to Standard Condition A.1.16).

SOCIAL DEVELOPMENT

Play Area and Amenity Rooms

The proposed 10 storey building on this site includes 30 units with two or more bedrooms (37% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines is therefore applicable to the plans for this site.

Consistent with these guidelines, a multi-purpose amenity is provided on Level 2. Design development is required to the amenity room to include an accessible washroom, a kitchenette and storage closet (refer to Standard Condition A.1.21).

Also consistent with these guidelines, the roof deck on level 10 provides a well designed common amenity area with BBQ kitchen, outdoor dining areas, a fire pit and an area suitable for children's play activity, with a play hut, soft play surfaces (lawn) and creative landscape elements.

Urban Agriculture

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourage edible landscaping and shared gardening opportunities in private developments. Consistent with these guidelines plans for 189 Keefer St includes garden plots on the roof garden and the necessary supporting infrastructure, such as a compost bin, and a potting bench. Design development is needed to confirm hose bib locations and to provide a tool storage closet or bin (refer to Standard Conditions A.1.19 and A.1.22).

PROCESSING CENTRE – BUILDING

This Development Application submission has not been fully reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, fire fighting access and energy utilization requirements.

Further comments regarding Building By-law requirements are contained in Appendix C attached to this report.

NOTIFICATION

Two site signs were placed and verified on March 2, 2012. On the same day, March 2, 2012, 250 notification postcards and 8 e-mails were sent to neighbouring property owners advising them of the application, and offering additional information on the City's website.

To date, no written responses have been received.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

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

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council. It also requires the Board to consider a by-law relaxation pursuant of Section 5.1 of the HA-1A District Schedule (Rear Yard and Setback).

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks relaxation of Section 5.2.5 of the Parking By-law for the number of Class B Loading spaces.

The Staff Committee supports the application, subject to the conditions contained in the report, and has concluded that the development has earned the requested discretionary increases to height as per Section 4.3.4 of the HA-1A District Schedule and Section 10.11.1(f) of the General Regulations. The Staff Committee is prepared to support a relaxation of the rear yard setbacks.

J. Greer
Chair, Development Permit Staff Committee

G. Papers
Senior Development Planner

J. Bosnjak
Project Coordinator

Project Facilitator: M. So

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Design Conditions

A.1.1 Design development of the small level 2 outdoor deck to improve their specific climate and shadow conditions functionality and place-specific design:

- level 2 deck: reduce trees and / or canopies to maximize sunlight, increase usable paving to support adjacent amenity functions, provide privacy screening to unit, and integrate shade tolerant plant species.
- level 10 deck: incorporate more playful, organic shapes and/or patterns, custom furnishings and play equipment; seriously consider plant species and design themes that reference Asian culture or other characteristics specific to Chinatown and this location;

A.1.2 consideration to add a window, overlooking the lane, from the south-west corner commercial retail unit (CRU);

Note to Applicant: The suggested window will improve the lane activation and provide greater safety on the lane.

Standard Technical Conditions

A.1.3 submission of a detailed elevation of the clock tower, as related to the existing grades on site;

A.1.4 compliance with Section 4.3.3 – Non-Dwelling Uses HA Districts Parking, of the Parking By-Law;

Note to Applicant: A maximum of 5 parking spaces are permitted for the non-dwelling uses for the proposed application.

A.1.5 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law;

Note to Applicant: A total of five disability parking spaces are required (four spaces for the residential and one for the commercial). Required disability parking spaces may be bonused and counted as two [2] parking spaces toward meeting the minimum parking requirement, as per Section 4.1.14 of the Parking By-law.

A.1.6 compliance with Section 4.1.7 – Number of Small Car Spaces, of the Parking By-law;

Note to Applicant: A maximum of 15 small car spaces are permitted for this application.

A.1.7 provision of a minimum of one (1) Class A loading space and one (1) Class B loading space in accordance with the Parking By-law;

A.1.8 details of bicycle rooms, in accordance with Section 6 of the Parking By-law, which demonstrates the following:

- a minimum of 20 percent of the bicycle spaces to be secured via lockers;
- a maximum of 30 percent of the bicycle spaces to be vertical spaces;
- a provision of one electrical receptacle per two bicycle spaces for the charging of electric bicycles;

- notation (on the plans) that "construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law";

A.1.9 confirmation that at least 20 percent of all off-street parking spaces will be available for charging of electric vehicles;

Note to Applicant: Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link: http://vancouver.ca/sustainability/EVcharging.htm

A.1.10 deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner assumes responsibility to achieve compliance with the Sign By-law and to obtain the required sign permits";

Note to Applicant: The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

A.1.12 an acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

A.1.13 written confirmation shall be submitted by the applicant that:

- the acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with or amended by the Medical Health Officer (Senior Environmental Health Officer);

- adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and

- mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555;

A.1.14 written confirmation is to be submitted that the notification signs on the site have been removed;

Standard Landscape Conditions

A.1.15 deletion of the following items from the Landscape Plans:

- the three trees from the inner courtyard on Level 1, as the light levels will not be high enough to sustain growth;

- the roof trellis attached to the mechanical and elevator housing shown on page L4, but not illustrated on the architectural plans; and

- the notation of the 'movie screening wall' from the roof terrace plans on page L4 of the Landscape Plan;

A.1.16 illustration on the Landscape Plans of the locations of existing lamp standards and pedestrian level lights, with the added notation "Existing street lighting to be retained";

A.1.17 provision of a full public realm, including curb, sidewalk and special granite paving for the street tree surrounds;

Note to Applicant: Please add notation "Public realm in accordance with the approved Chinatown public realm treatment and to the satisfaction of the General Manager of Engineering".

A.1.18 provision of the following notations to be added to the Landscape Plan on Page L1:

- "Existing Driveway to be removed" for the existing curb cut and parking entrance on Keefer St; and

- "Existing street planter at the corner of Main St and Keefer St to be replaced with equal or better quality";

A.1.19 provision of a high efficiency irrigation system for all common areas, including the terraces and including the roof terrace. Hose bibs shall be provided for the urban agriculture garden plots designed for the roof terrace.

Note to Applicant: The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

Standard Social Development Conditions

A.1.21 design development to the amenity room on level 2 to include a kitchenette, storage closet, and an accessible washroom with diaper change table; and

A.1.22 design development to the roof garden to provide a tool storage closet or bin.

A.2 Standard Engineering Conditions

A.2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 8,9,10, Block 15, DL 196, Plan 184;

A.2.2 arrangements to the satisfaction of the General Manager of Engineering Services for the relocation of some or all of the Class B Bicycle parking spaces from their current location adjacent the lane to public property and be provided in a location to best serve the tenancies of the building;

Note to Applicant: A separate application to the General Manager of Engineering Services is required. Please contact Street Activities staff at 604-829-2036 for details and application forms.

A.2.3 arrangements are to be made to the satisfaction of the General Manager of Engineering Services for the adjustment of parking regulation signage on Keefer St as a result of changes to vehicular access;

A.2.4 deletion of the window ledges and other building projections shown encroaching over the east, south and west property lines as illustrated on pages A3-1 to A3-4;

A.2.5 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required;

Note to Applicant: Please submit a copy of the landscape plan directly to Engineering for review. Curb ramp areas do not get Chinatown paving pattern, must be standard broom finish scored concrete.

A.2.6 provision of design elevations at all entrances, to the satisfaction of the General Manager of Engineering Services;

A.2.7 provision of a canopy application to the General Manager of Engineering Services is required;

Note to Applicant: Canopies must be demountable and drain internally into the buildings drainage system.

A.2.8 provision of separate residential and commercial garbage storage areas;

Note to Applicant: The guidelines for residential use requires space for 3 – 5 ft x 8 ft bins and 7 recycle carts and for commercial uses 1 – 5 ft x 8 ft bin and 3 recycle carts. To respect the lane activation objectives, all garbage and recycling should be contained within the building. Revision to the internal space should be made to accommodate this.

A.2.9 provision of loading access to all commercial retail units from the loading bays;

A.2.10 provision of a cross section for the loading bay showing the vertical clearance;

A.2.11 compliance with the Parking and Loading Supplement to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- Provision of 20 ft ramp width at the lane entrance as 17 ft is shown;
- provision of a 5 ft (1.5 m) access corridor for disability space 16 located on levels P2 and P3; and
- provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints to be able to calculate slopes and cross falls. Provide elevations on sections drawings.

The slope of the ramp must not exceed 10% for the first 20 ft from the property line. Please contact Dave Kim of the Neighbourhood Parking and Transportation Branch at 604-871-6279 for more information.

A.2.12 consideration of a 6 ft x 6 ft (1.8 mx1.8 m) corner cut at gridline E/P5 on P1 and P2 to reduce the pinch point created by full sized stalls 7 and 8;

A.2.13 provision of a standard Greenways bench on Keefer St to the satisfaction of the General Manager of Engineering Services;

A.2.14 written confirmation that all utilities will be underground, within private property and a pad mounted transformer is within private property is required. The General Manager of Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to, junction boxes, switchgear, pad mounted transformer are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant is required to show details of how the site will be provided with all services being underground. Please contact Bill Moloney at 604.873.7373 for further information.

Note to Applicant: Water entry room containing water meter must be located on either P1 level or level 1.

B.1 Standard Notes to Applicant

B.1.1 The applicant is advised to note the comments of the Processing Centre-Building, Vancouver Coastal Health Authority and Fire and Rescue Services Departments contained in the Staff Committee Report dated April 4, 2012. Further, confirmation that these comments have been acknowledged and understood, is required to be submitted in writing as part of the "prior-to" response.

B.1.2 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **November 5, 2012**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.

B.1.3 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.

B.1.4 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.

B.1.5 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

B.2.2 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.

B.2.3 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.

B.2.4 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during any future subsurface work.

B.2.5 In the event contamination is discovered during subsurface work, the following will be required:

- Environmental Soil Reports to be provided and forwarded to Environmental Protection for further review and comment;

- A Ministry of Environmental instrument of approval (Certificate of Compliance) to the applicable land use; and
- Submission for a Waste Discharge permit for dewatering activities for the project.

B.2.6 The site shall be maintained in a neat and tidy condition.

B.2.7 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at vancouver.ca/financegrowth. The next increase is scheduled for September 30, 2012; projects without a Building Permit in process will be charged at a higher rate. Additional information about the increase can be found at vancouver.ca/commsvcs/planning/infobul1.pdf.

Processing Centre - Building comments

The following comments have been provided by Processing Centre - Building and are based on the architectural drawings received on February 21, 2012 for this Development application. This is a preliminary review intended to identify areas in which the proposal may conflict with requirements of the Vancouver Building By-law.

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings submitted for the proposed Development Permit. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law #9419 and its amendments. A review of compliance with Subsection 3.2.5 ("Provisions for Firefighting") of the Building By-law has also been done.

1. *The area of the roof-top deck is large enough that its occupant load will potentially exceed 60 persons therefore a second means of egress will be required as per Sentences 3.3.1.3.(2) and (4) of the Building By-law. A second means of egress is also required since the travel distance to an egress doorway and the area of the deck exceed the limits for a single means of egress in Clause 3.3.1.5.(1).(c) and Tables 3.3.1.5.A and 3.3.1.5.B of the Building By-law.

2. * The upper floor space within each of the 3 CRU suites facing Keefer Street exceeds 40% of the horizontal plane which separates this floor space from the main floor space below. i.e. this upper level of the Keefer St CRU suites will be reviewed as a storey rather than a mezzanine and must terminate at a vertical fire separation as per Sub-Clause 3.2.8.1.(1).(a), or, protected as per Sub-Clause 3.2.8.1.(1).(b) and Articles 3.2.8.3 to 3.2.8.9 of the Building By-law. The upper storey of the 3 CRU suites facing Keefer St must also be accessible as per Sentence 3.8.2.1.(1) of the Building By-law unless it can be demonstrated that it qualifies for exemption via Clause 3.8.2.1.(2).(b) of the Building By-law. It is noted that this storey is not currently proposed to be served by an elevator.

3. The building shall comply with the Energy Utilization requirements of the Vancouver Building By-law No. 9419 and ASHRAE standard 91.1-2007.

4. The enhanced accessibility requirements of Sentence 3.8.2.27.(4) apply to the residential occupancy. There are some suites entry door that do not have the required 1.5 ft (450 mm) clearances to the latched side as per Sub-Clause 3.8.2.27.(4).(f).(i). Washrooms in suites must have 2.62 ft (800 mm) clear opening width at doors plus 2.5 ft x 3.7 ft (750 mm x 1200 mm) clear space in front of water closets and sinks as per Clause 3.8.2.27.(4).(i). All common amenity rooms and spaces must also be accessible as per Clause 3.8.2.27.(4).(e) and have clearances and clear and level areas that comply with Clause 3.3.1.12.(10) of the Building By-law. This will be reviewed in detail at the Building Permit stage however a cursory review shows that not all amenity rooms comply with this 3.3.1.12.(10) nor do all residential suites comply with Clauses 3.8.2.27.(4).(f) or (i).

5. If the level 2 residential storage locker room exceeds 1,614.5 sq ft (150 sq m) it must have a second separate means of egress as per Clause 3.3.1.5.(1).(d) and Table 3.3.1.5.B.

6. The vestibules between the levels of the parking garage and the elevators that serve the residential floor levels above must comply with Sentences 3.3.5.4.(1) and 3.3.5.7.(3) of the Building By-law plus the vestibules must also comply with the security requirements of Sentence 3.3.6.7.(2) of the Building By-law.

7. Exit exposure protection is required as per Sentences 3.2.3.13.(3) and (4) of the Building By-law where the ground level exterior exit door of the Northeast exit stairwell of the parking garage is exposed to a hazard from openings at the exterior walls of the adjacent Main Street

facing CRU where the openings are within 9.84 ft (3 m) horizontal distance and less than 16.4 ft (5 m) above the exit door from the parking garage, at an intersecting angle of less than 135 degrees.

8. At Level 1 there is an exit door that opens from a Westside stairwell in a manner that restricts the effective width of the means of egress at the west end of the rear public corridor serving the CRU suites to less than 2.5 ft (750 mm) in contravention of Sentence 3.3.1.23.(1) of the Building By-law.

* Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

PROPOSED MIXED USE PROJECT

AT KEEFER & MAIN STREETS, VANCOUVER, B.C.

DRAWINGS LIST

ARCHITECTURE

A 0-0 COVER & DRAWINGS LIST
A 0-1 PROJECT DATA & DESIGN RATIONALE
A 0-2 CONTEXT PLAN
A 0-3 CONTEXT PHOTOS
A 0-4 CONTEXT 3D
A 0-5 CONTEXT SUPERIMPOSE
A 0-6 STREETSCAPES
A 0-7 SHADOW ANALYSIS
A 1-1 SITE PLAN
A 1-2 SURVEY PLAN
A 2-1 PARKING LEVEL P3
A 2-2 PARKING LEVEL P2
A 2-3 PARKING LEVEL P1
A 2-4 ROOF SITE PLAN
A 2-5 LEVEL 1 MAIN
A 2-6 LEVEL 1 (MEZZANINE)
A 2-7 LEVEL 2
A 2-8 LEVEL 3
A 2-9 LEVELS 4-6
A 2-10 LEVEL 7
A 2-11 LEVEL 8
A 2-12 LEVEL 9
A 2-13 LEVEL 10 (ROOF DECK)
A 2-14 LEVEL 11 (MECHANICAL)
A 3-1 SOUTH ELEVATION
A 3-2 EAST ELEVATION
A 3-3 NORTH ELEVATION
A 3-4 WEST ELEVATION
A 4-1 BUILDING SECTION A
A 4-2 BUILDING SECTION B
A 5-1 UNIT PLANS
A 5-2 UNIT PLANS

LANDSCAPE

L1 LEVEL 1 - LANDSCAPE PLAN
L2 LEVEL 2 - LANDSCAPE PLAN
L3 LEVEL 3 - LANDSCAPE PLAN
L4 ROOF TOP - LANDSCAPE PLAN

OWNER & CONSULTANTS LIST

OWNER

SOLTERRA GROUP OF COMPANIES
G. NICKELE
460 FRASER VIEW PLACE,
DELTA, BC.
V4G 6H4
TEL: 604-528-6010

DEVELOPER

SOLTERRA DEVELOPMENT CORP.
M. BOSA
460 FRASER VIEW PLACE,
DELTA, BC.
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TEL: 604-528-6010

ARCHITECT

RAFII ARCHITECTS INC.
FOAD RAFII
SUITE ONE 1600 HOWE STREET
VANCOUVER, BC.
V6Z 2L9
TEL: 604-688-3655
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LANDSCAPE ARCHITECT

DURANTE KREUK LTD.
PETER KREUK
100-1152 MAINLAND STREET,
VANCOUVER, BC.
V6B 4X2
TEL: 604-684-4611
FAX: 604-684-0577

LAND SURVEYOR

UNDERHILL & UNDERHILL
#210A - 3430 BRIGHTON AVENUE,
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NORTH WEST PERSPECTIVE VIEW

RECEIVED
CITY OF VANCOUVER
JAN 27 2012
COMMUNITY SERVICES GROUP
DEVELOPMENT SERVICES

DE 415496

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REVISIONS

No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR DP	TG

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Client: solterra Group of Companies

Project: KEEFER & MAIN ST. VANCOUVER, B.C

Drawing Title: COVER & DRAWINGS LIST

Date: DECEMBER 2011	Project No: 11-10
Scale: N.T.S	Drawing No. A 0-0
Drawn By: TG	
File name: K:\11-10\ARCHDEV\REV1.dwg	

27-Jan-12 Jeff

P R O J E C T D A T A

PROJECT DATA: KEEFER & MAIN STREET, COMMERCIAL & RESIDENTIAL DEVELOPMENT

STREET ADDRESS:	339 & 337 MAIN STREET, Vancouver, BC
LEGAL DESCRIPTION:	LOTS 8, 9 (SEE EX D) BLOCK 13, DISTRICT LOT 196, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 184
PROJECT STATISTICS:	
EXISTING ZONING:	HA-1A
SITE AREA:	9,840 SF

	MAX. ALLOWED:	MIN. REQUIRED:	PROVIDED:
FLOOR SPACE RATIO:	N/A	N/A	6.97
FLOOR AREA (SF)			68,061
TOTAL BALC. AREA			5,353
PARKING:	82	30	82
LOADING:			2
BIKE STORAGE		(1.25 X # OF SUITES) 42	104
SETBACKS IN FEET:			
MAIN STREET- EAST		0	0
KEEFER STREET- SOUTH		0	0
LANE- WEST		0	0
NEIGHBOUR- NORTH		0	0
BUILDING HEIGHT (AVERAGE GRADE TO ROOF PARAPET)	90'-0" (27.432m) FOR PARAPET (USED)		87'-10" TO PARAPET (+2.3 m)

FLOOR AREA SUMMARY: (SF)

LEVEL	GROSS AREA	COMMERCIAL FSR	RESIDENTIAL FSR	STORAGE	AMENITY	OPEN BALC.	NET FSR
L1 MAIN LEVEL	6,406	5,981	425	0	0	0	6,406
L1-MEZZANINE	3,123	1,403	1,653	0	0	0	3,123
L2	8,749	0	6,929	1,707	337	584	6,929
L3	7,648	0	7,648	0	0	572	7,648
L4	7,648	0	7,648	0	0	504	7,648
L5	7,648	0	7,648	0	0	504	7,648
L6	7,648	0	7,648	0	0	504	7,648
L7	7,609	0	7,609	0	0	504	7,609
L8	6,791	0	6,791	0	0	1,180	6,791
L9	6,361	0	6,361	0	0	910	6,361
ROOF DECK/MECHANICAL	654	0	654	0	0	0	654
TOTAL AREAS	70,305	6,441	61,420	1,707	337	5,353	68,061

UNIT MATRIX	LOCATION	SUITE AREA S.F	STUDIO	1 BED	2 BED	2 BED+DEN	3 BED	TOTAL
SUITE A		852						
SUITE A1		852			4			4
SUITE B	1,148	1,148				1		1
SUITE C	1,148	449	1					1
SUITE D	1,148	449	1					1
SUITE D2	1,148	449	1					1
SUITE D3	1,148	449	1					1
SUITE E	1,148	852						
SUITE E1	1,148	893				1		1
SUITE E2		893						
SUITE E3		786						
SUITE F		786						
SUITE F1		852						
SUITE F2	1,412	852		1				1
SUITE F3	1,412	489		1				1
SUITE G		489						
SUITE G1	1,148	489	1					1
SUITE G2	1,148	504	1					1
SUITE G3		504						
SUITE G4	1,148	504	1					1
SUITE H		504						
SUITE H1	1,148	538	1					1
SUITE H2	1,148	538	1					1
SUITE H3		538						
SUITE H4	1,148	538	1					1
SUITE I		797			6			6
SUITE I1		852						
SUITE I2	1,412	852	1					1
SUITE I3	1,412	852	1					1
SUITE I4	1,148	852			1			1
SUITE J		531						
SUITE J1		531			6			6
SUITE K		886						
SUITE K1		886			1			1
SUITE L		1,100						
SUITE L1		1,100						
			35	14	20	9	1	81

PARKING REQUIRED:		
RESIDENT PARKING MINIMUM	0.3 SPACES/UNIT OF 70.305 S.F OF GFA (2.1 SPACES/UNIT)	33
RESIDENT PARKING MAXIMUM	0.9 SPACES/UNIT - 1 SPACE EXCESS S.F (50MAX) ON 70.305 S.F GFA	82
COMMERCIAL & VISITORS PARKING	NIL (0.5 SPACES/100 m2 = MAX of 2 SPACES)	2
HANDICAP PARKING		2
		119

PARKING PROVIDED:	P1 LEVEL	P2 LEVEL	P3 LEVEL	TOTALS
STANDARD	7	21	12	40
SMALL CAR	7	6	8	21
TOTAL PARKING STALLS	14	27	20	61
HANDICAP STALLS (INCL. IN TOTALS)	0	1	1	2
COMMERCIAL & VISITORS PARKING (INCL. IN TOTAL)	2	0	0	2

SECURED (CLASS A) BIKE STALLS PROVIDED:	HORIZONTAL	VERTICAL	TOTALS
P1	38	54	92
P2	6	6	12
TOTAL (CLASS A) BIKE STALLS	44	60	104
CLASS X UNSECURED BIKES PROVIDED ON (1)			6
TOTAL BIKE STALLS:			110

D E S I G N R A T I O N A L E

The project is located at the North-West corner of Main & Keefer Streets, in Vancouver's Chinatown, in HA-1A District. The site is approximately 80x120 (120' along Keefer Street and 80' along Main Street), and slopes more than 8' from North-East to South-West.

The building design, in response to the guidelines, is a contemporary interpretation of the character of the buildings in Chinatown, to contribute to the "Chinatown Vision" and enhance Chinatown's distinct sense of place.

Without replicating the heritage facades, effort has been made to create a level of complexity and an engaging architectural expression, compatible with the heritage character of the area.

As the frontages of the site on both streets exceeds the smaller rhythm of the buildings in the area, and to comply with the guidelines, the building is designed to resemble a combination of narrower buildings, each with different details, but all within the same overall character of the area.

Although the overall height of the building, as per the guidelines, is 90 feet, the upper facade has setbacks at different elevations, to give the impression of varied building heights. The breakup of facades has been achieved by a regular rhythm of pilasters, changing in massing, and variegated street-wall and rooflines. Both facades are segmented over the entire height, into vertical bays with the maximum widths of less than 25'.

The building has an architecturally distinct ground floor, with a minimum height of 16', reinforcing the commercial character of the base. The "store front" base has turned into the lane to further enhance street level character at the corner of Keefer and the lane.

The principal facades, above the ground floor, have fenestration pattern, characterized by a symmetry of the elements within each building bay, and a repetitive pattern of the symmetrically arranged elements, both horizontally and vertically, from bay to bay, and from floor to floor.

Upper massing is designed to be visually subordinate to the principal facade. This has been achieved by upper floor setbacks, use of lighter colours and materials.

The West facade at the lane has been articulated with the introduction of generous windows and balconies, and setbacks of the northerly unit and the top 2 storeys of the building.

To significantly upgrade the appearance of the lane, the store front has been turned into the lane from the corner CRU, and the garbage and recycling facilities have been pushed behind the loading area, with no direct frontage to the lane. The recesses in the lane will enable us to have adequate lighting from the soffits of these recesses.

The North wall of the property line has been designed with patterns and colours compatible with the East elevation, and the top floor has been setback from the property line.

The materials proposed for the project include 2 colours of brick, both compatible with the brick colours extensively used in Chinatown's older buildings, and 3 different colours of coated concrete. Both metal and glass railings, with contemporary detailing are used for balconies and decks. All the roof areas and different levels are landscaped.

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REVISIONS

No.	Date	Details	By
	JAN 30-2012	ISSUED FOR D.P.	TG

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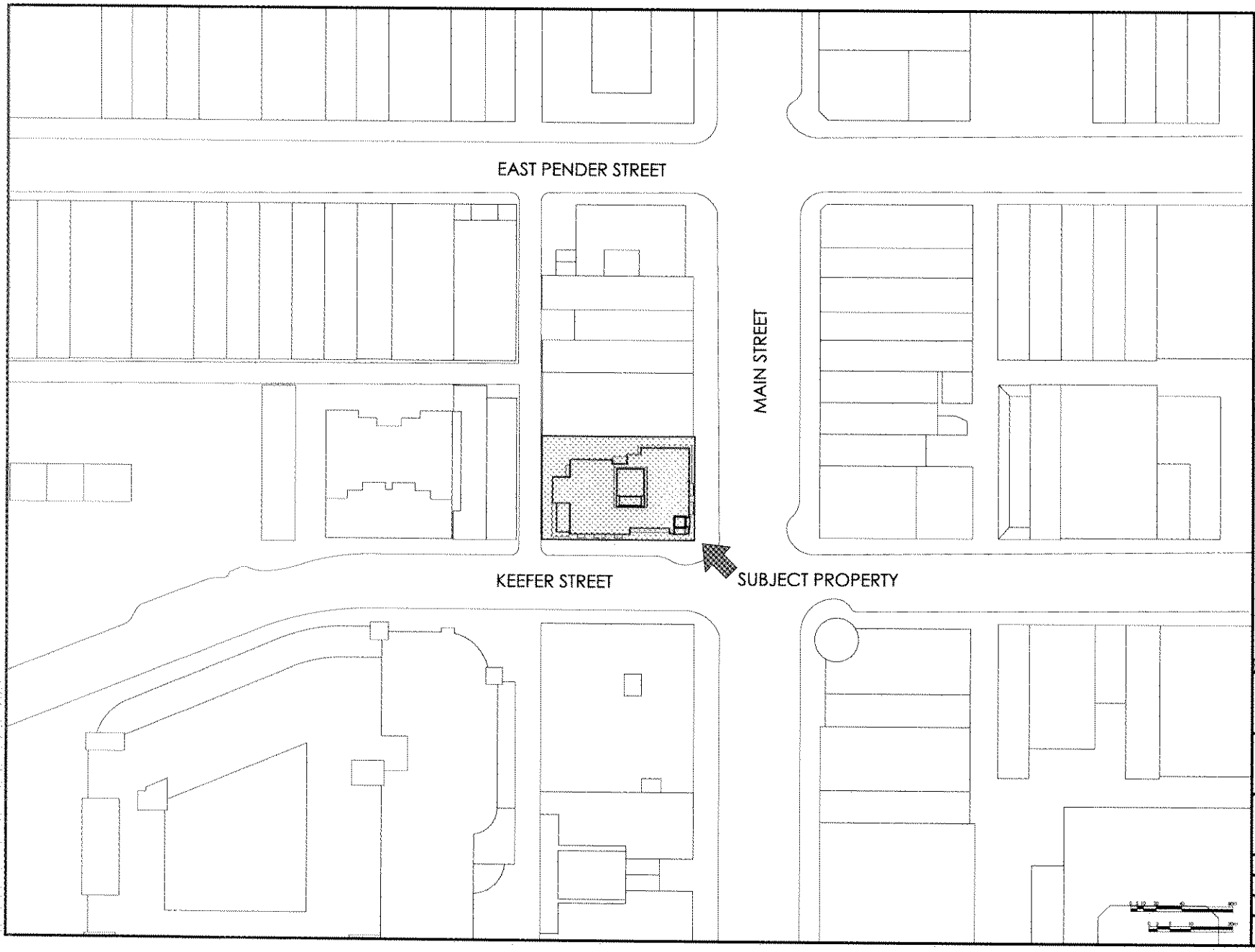
Client: Solterra Group of Companies

Project: KEEFER & MAIN ST. VANCOUVER, B.C

Drawing Title: PROJECT DATA & DESIGN RATIONALE

Date: DECEMBER 2011	Project No.: 11-10
Scale: N.T.S	Drawing No.: A 0-1
Drawn By: NJ	
File name: 1011-10\DWG\Plot.dwg	

27-Jan-12 JMT



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REVISIONS

No.	Date	Details	By
1	MAR 27-2012	ISSUED FOR D.P.	NO.

RAFII ARCHITECTS INC.
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V6Z 2LV CANADA

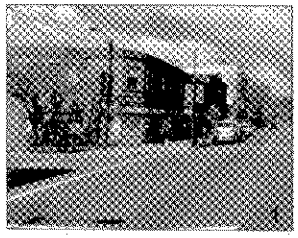
Client
solterra
Group of Companies

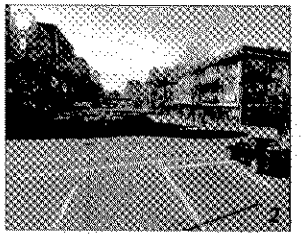
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
CONTEXT PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/32"=1'-0"	Drawing No. A 0-2
Drawn By: FMA	
File name: 1011-10\DWG\11-10.dwg	

27-Jan-12 left





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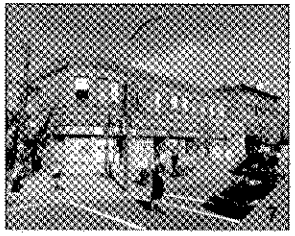

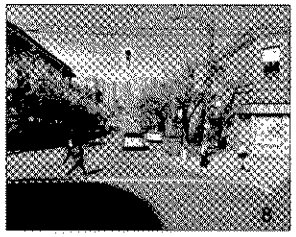

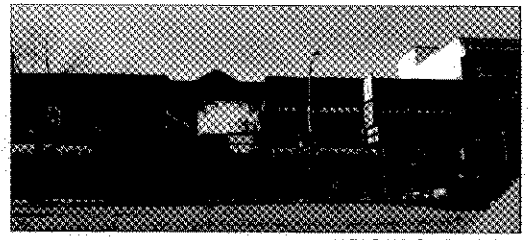

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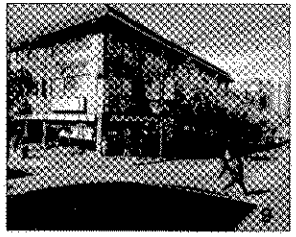
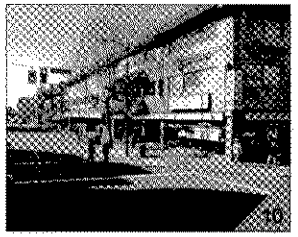
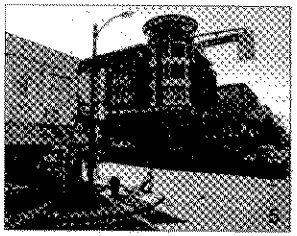
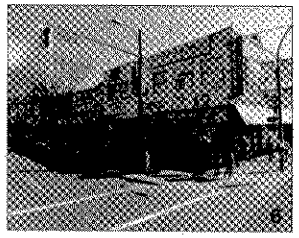
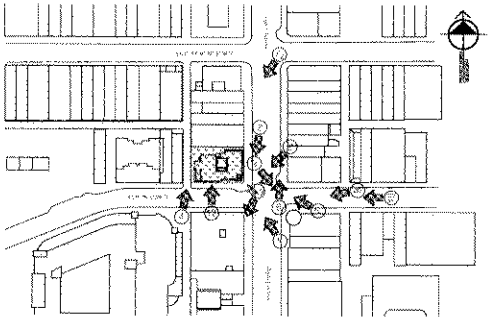


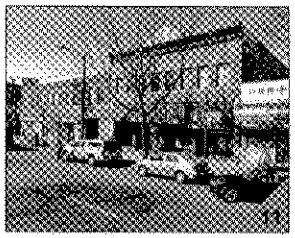


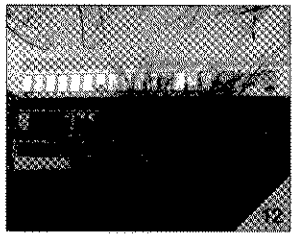






CONTEXT PHOTOS KEY MAP





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REVISIONS

No.	Date	Details	By
1	JAN 31-2012	ISSUED FOR D.P.	SG

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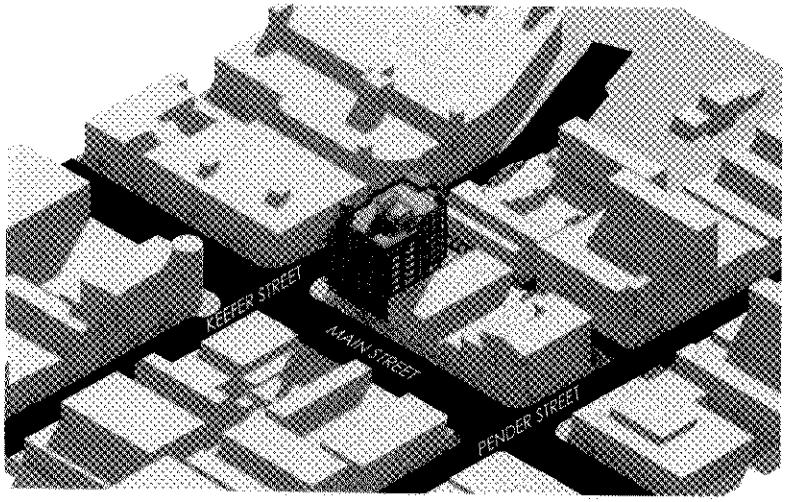
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

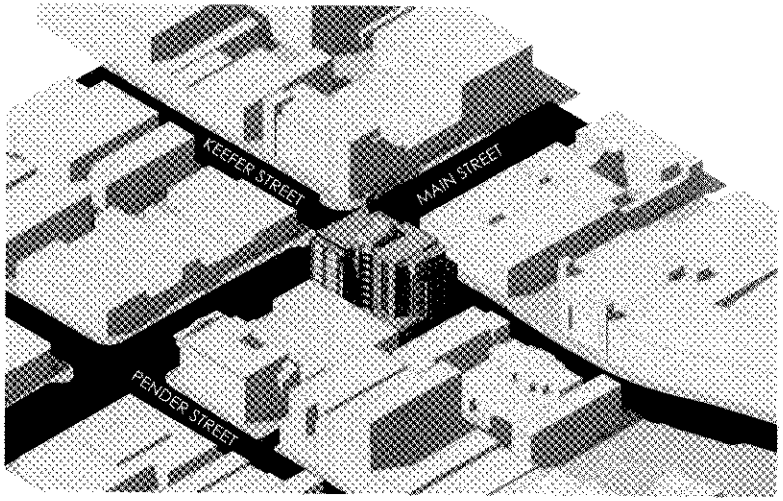
Drawing Title
CONTEXT PHOTOS

Date: DECEMBER 2011	Project no.: 11-10
Scale: N.T.S.	Drawing No.: A 0-3
Drawn By: NJ	
File name: m:\11-10\2Vancouver.tb	

27-Jan-12 Jeff



ISOMETRIC VIEW FROM THE NORTH EAST



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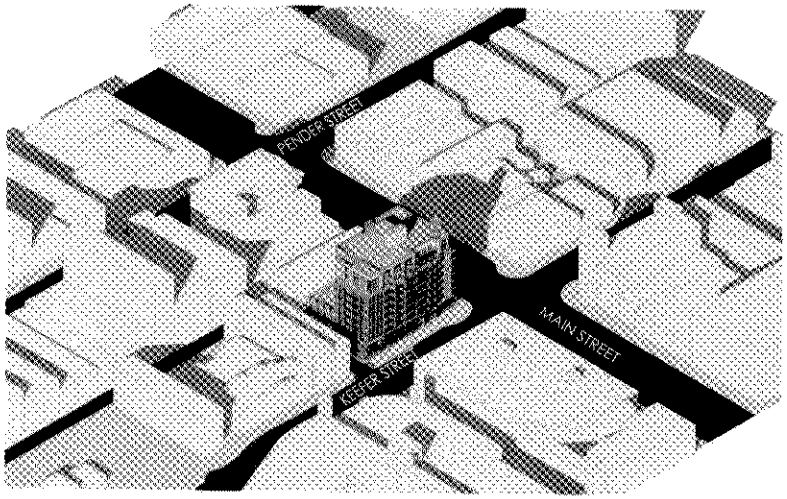
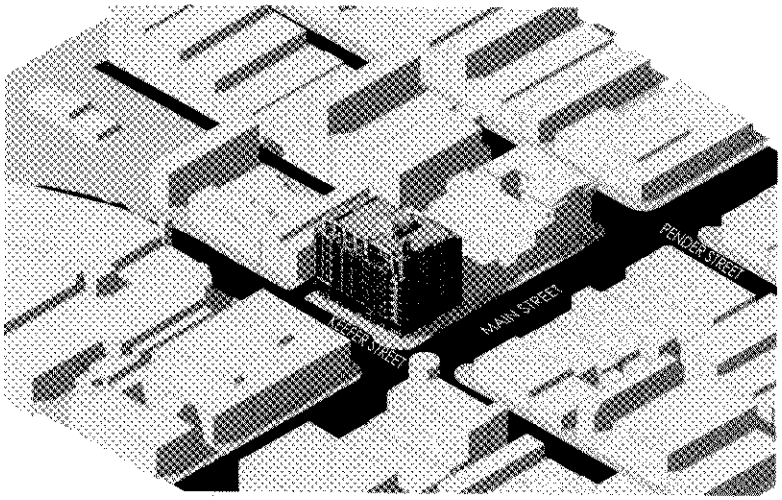


ISOMETRIC VIEW FROM THE SOUTH WEST



ISOMETRIC VIEW FROM THE SOUTH EAST

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No.	Date	Details	By
	JAN 27-2012	ISSUED FOR D.P.	TG

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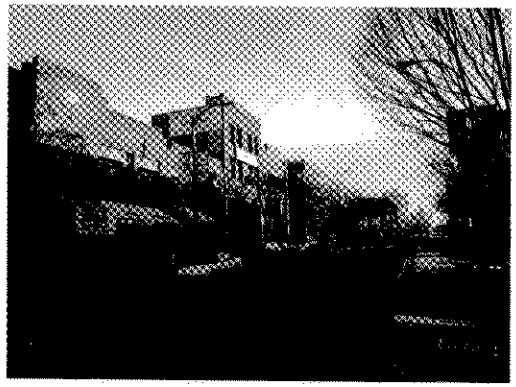
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
CONTEXT 3D

Date: DECEMBER 2011	Project No: 11-10
Scale: N.T.S.	Drawing No. A 0-4
Drawn By: FMA	
File name: 1011-10-DWG/Context.3d	

27-Jan-12 JMR

ORIGINAL VIEW FROM MAIN AND GEORGIA



ORIGINAL VIEW FROM KEEFER
(200' WEST FROM SITE)

ORIGINAL VIEW FROM MAIN AND PENDER

SUPERIMPOSED RENDERING FROM MAIN AND GEORGIA

SUPERIMPOSED RENDERING FROM KEEFER
(200'-0" WEST FROM SITE)

SUPERIMPOSED RENDERING FROM MAIN AND PENDER

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No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	TG

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KEEFER & MAIN ST.
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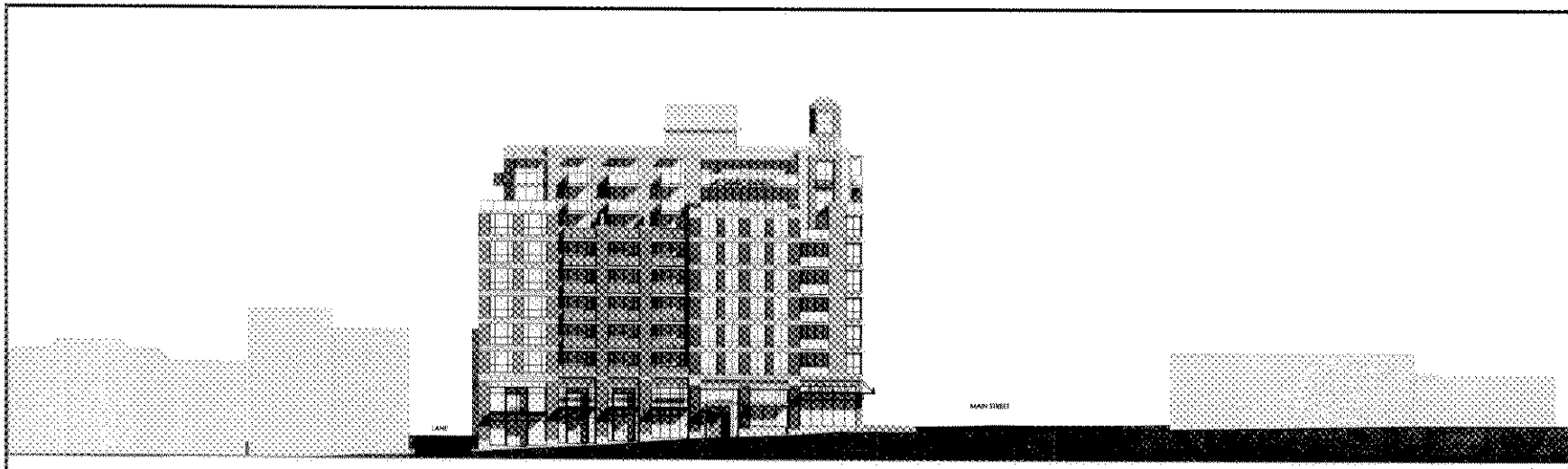
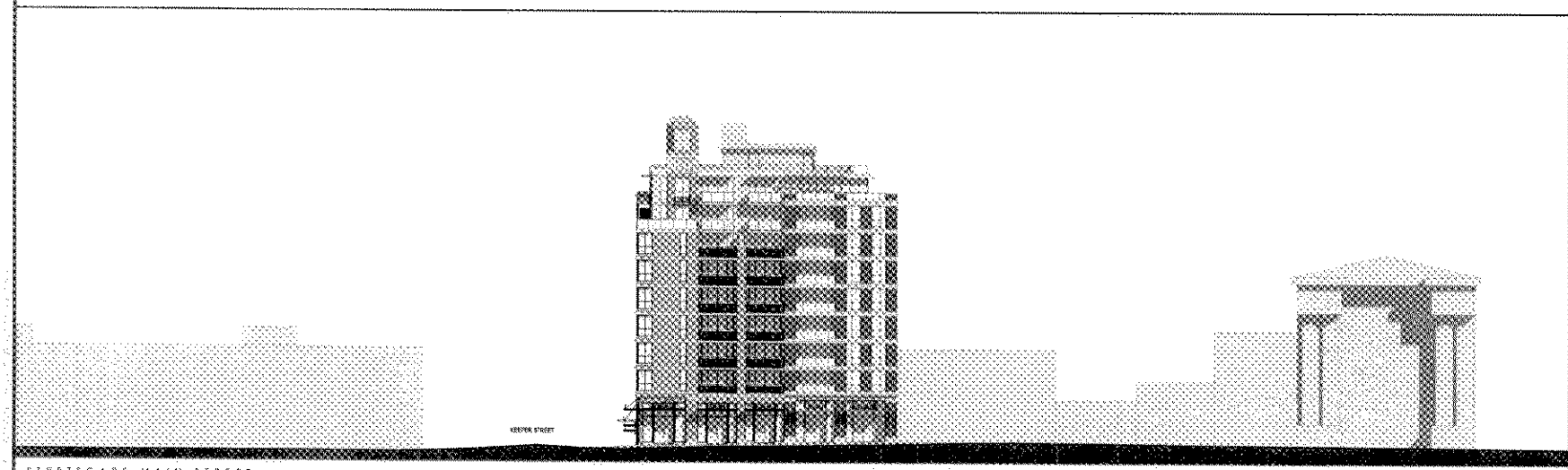
Drawing Title
CONTEXT
SUPERIMPOSE

Date: DECEMBER 2011	Project No. 11-10
Scale: N.T.S.	Drawing No. A 0-5
Drawn By: FMA	
File name:	

27-Jan-12 Jeff



STREETSCAPE KEEFER STREET



STREETSCAPE MAIN STREET

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REVISIONS

No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	YG

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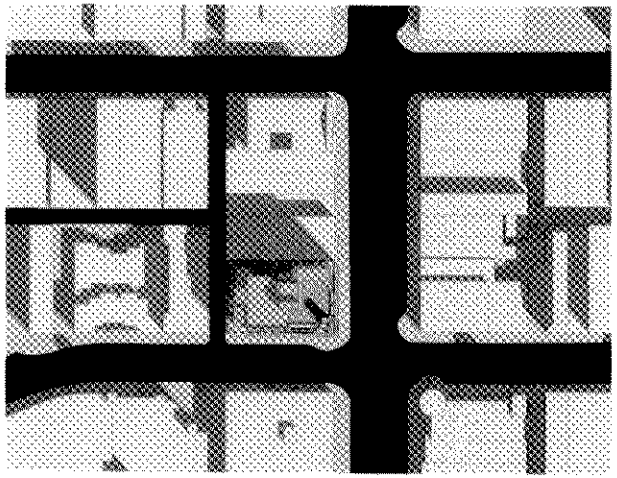
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
STREETSCAPES

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/16"=1'-0"	Drawing No. A 0-6
Drawn by: FMA	
File name:	

27-Jan-12 Jeff



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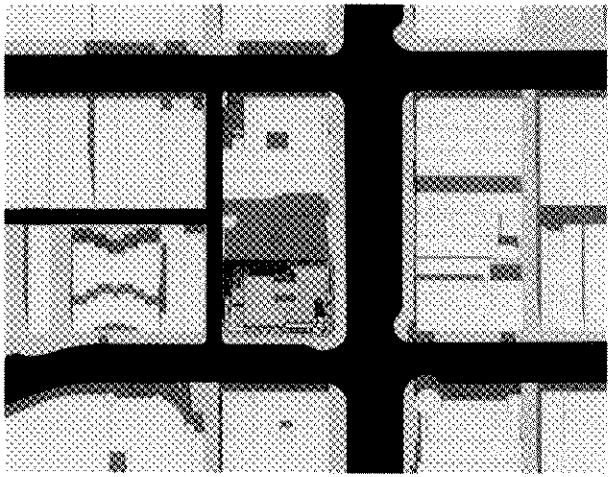

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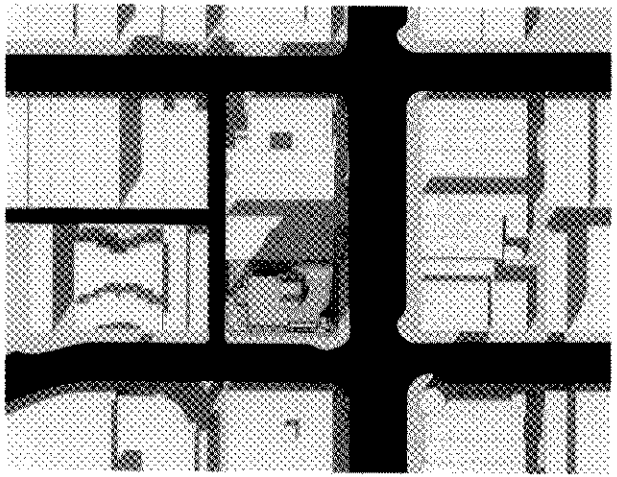

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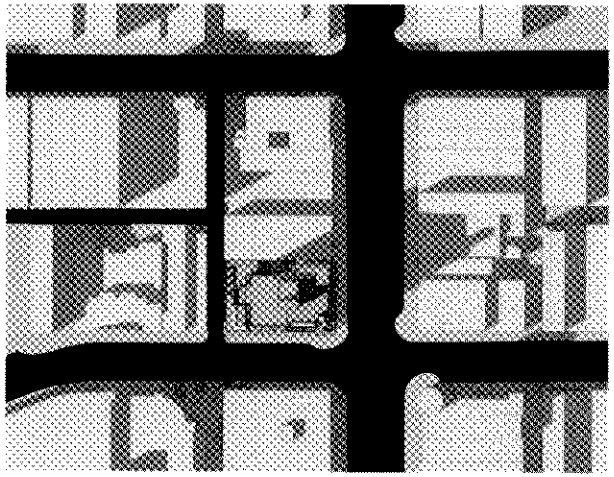

MARCH 21st 4.00PM

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REVISIONS

No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	KG

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Client
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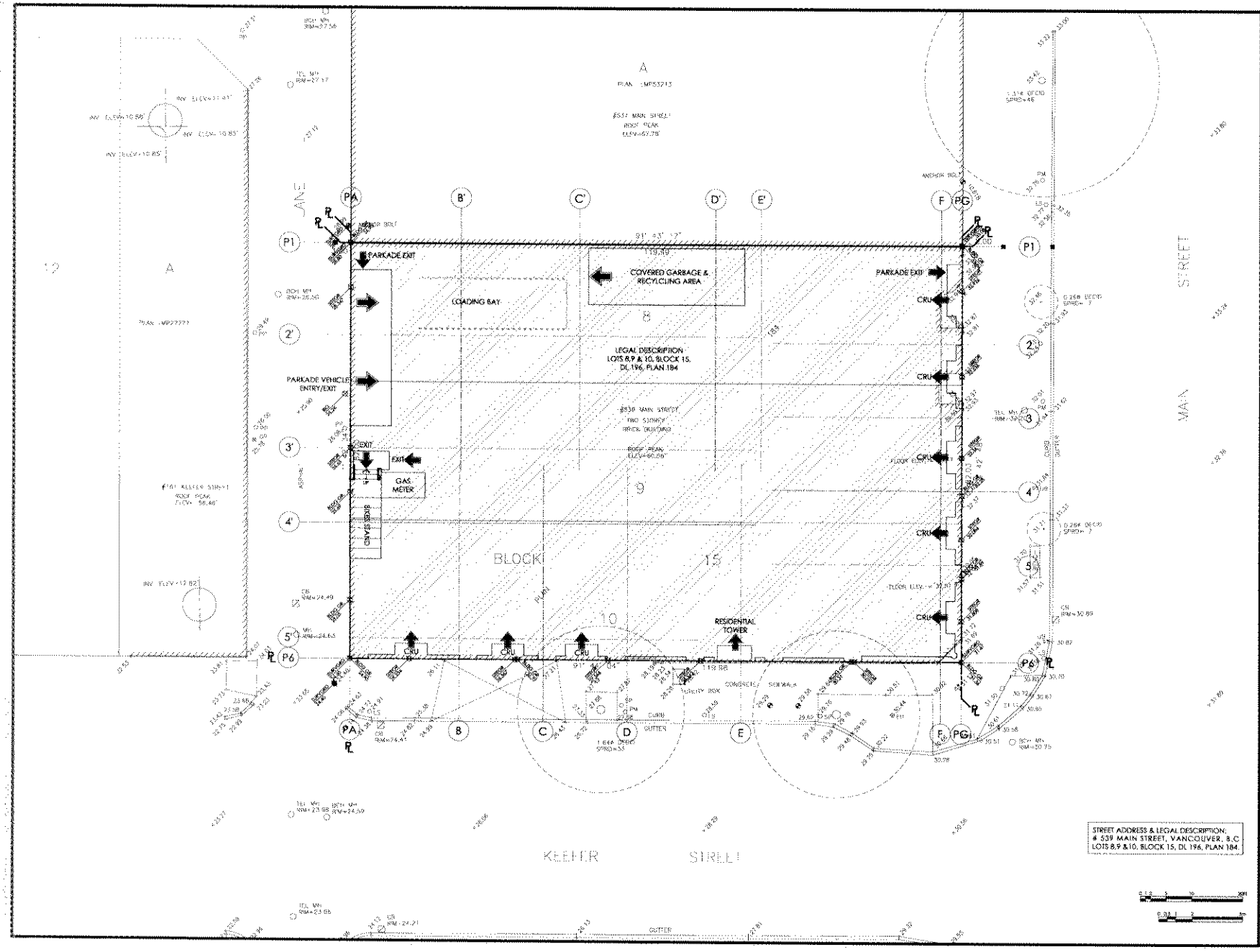
Group of Companies

Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
SHADOW ANALYSIS

Date: DECEMBER 2011	Project No: 11-10
Scale: 1/32"=1'-0"	Drawing No: A 0-7
Drawn By: TG	
File name:	

22-Jan-12 Jeff



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KEY/SIGNOT

No.	Date	Detail	By
1	JAN 27.2012	REZONING	TG

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V6Z 2L9 CANADA

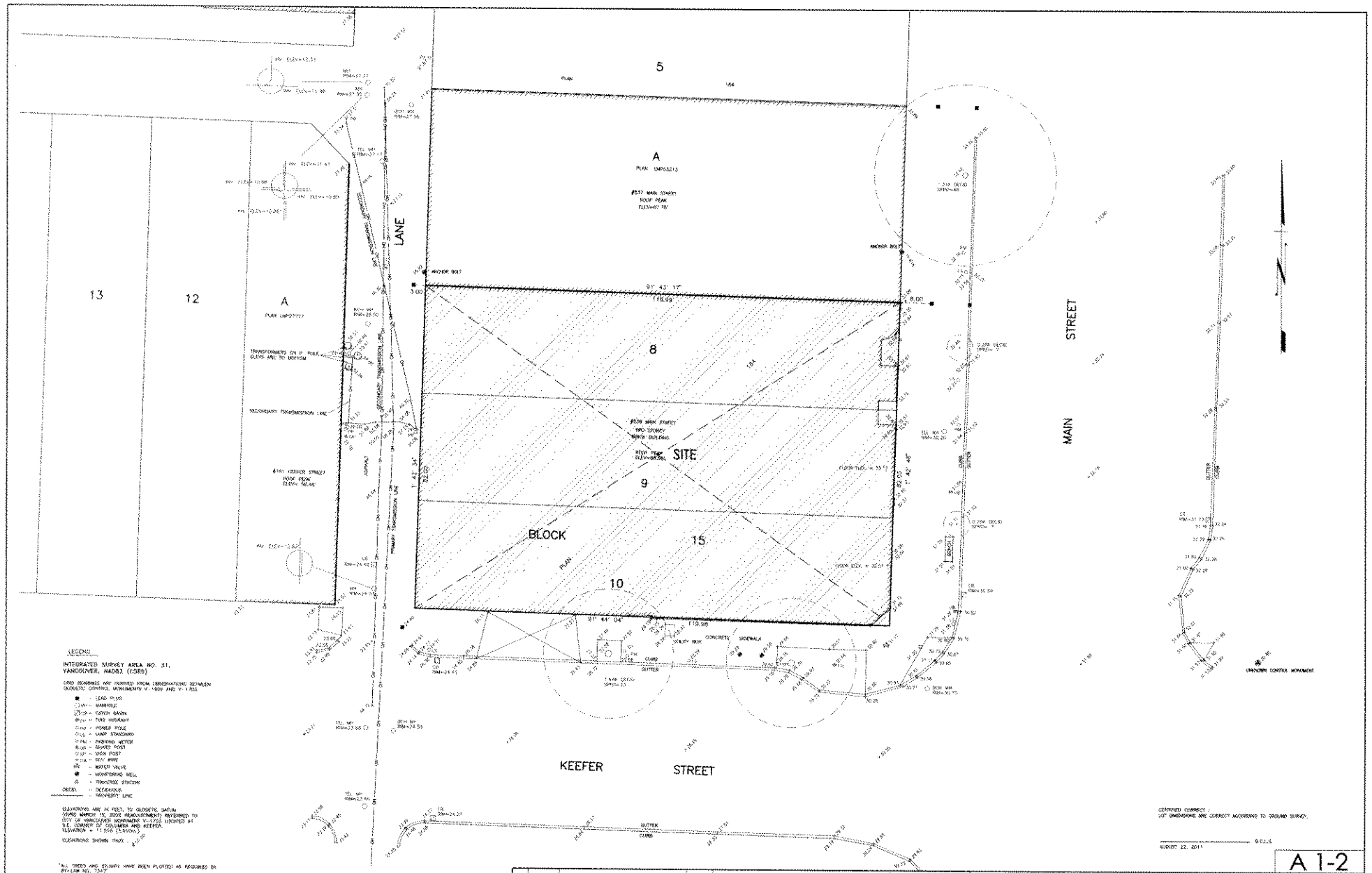
Client
Solterra
Group of Companies

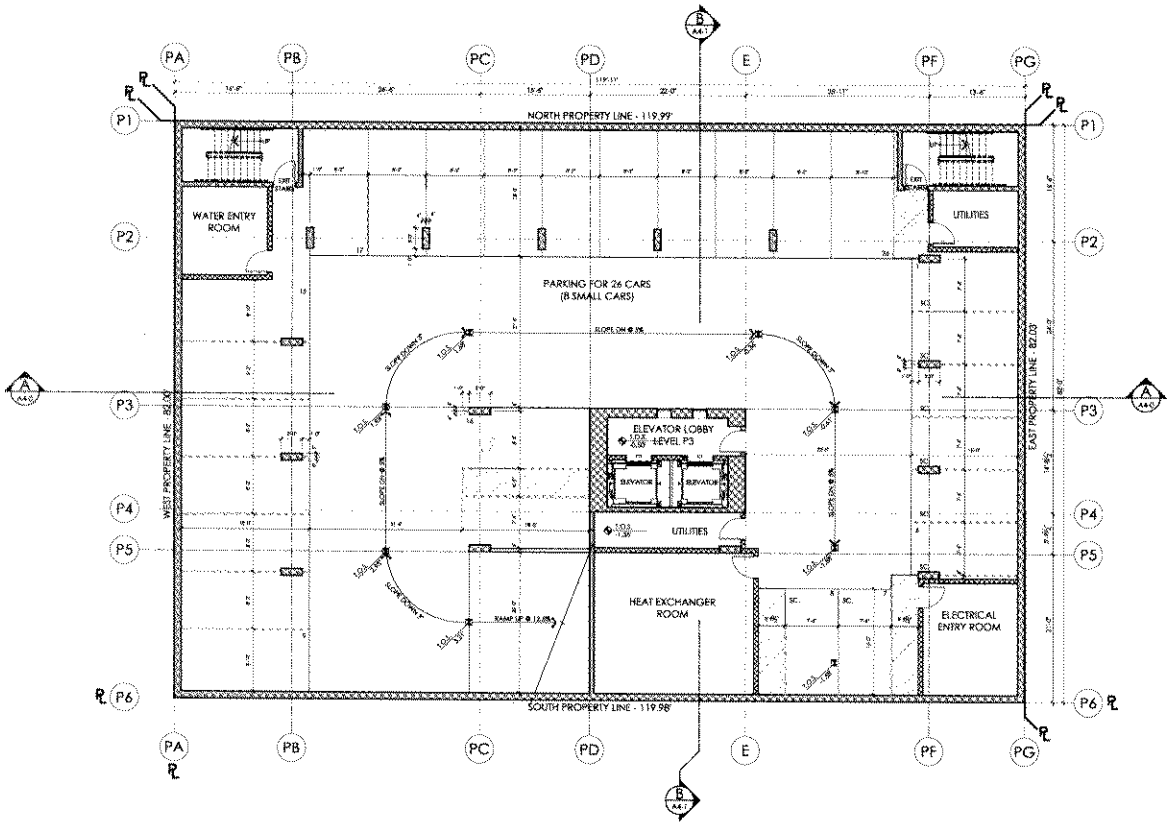
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
SITE PLAN

Date: DECEMBER 2011	Project no. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 1-1
Drawn By: FMA	
File name:	

27 Jan 12 Jeff


5
A
PLAN LMP53213
#537 MAIN STREET
ROOF PEAK
ELEV=67.78'
ANCHOR BOLT
13
12
A
PLAN LMP27777
LANE
8
9
15
10
BLOCK
PLAN
SITE
MAIN
STREET
KEEFER
STREET
CONCRETE SIDEWALK
CURB
GUTTER
VALVE BOX
UNKNOWN CONTROL MONUMENT
LEGEND
INTEGRATED SURVEY AREA NO. 31,
VANCOUVER, NAD83 (CSRS)
LEAD PLUG
MANHOLE
CATCH BASIN
FIRE HYDRANT
POWER POLE
LAMP STANDARD
PARKING METER
SIGNS POST
SIGN POST
BOX WIRE
WATER VALVE
MONITORING WELL
TRAVERSE STATION
DECIDUOUS
PROPERTY LINE
ELEVATIONS ARE IN FEET, TO GEODETIC DATUM
TOWED MARCH 15, 2006 READJUSTMENT) REFERRED TO
CITY OF VANCOUVER MONUMENT V-1703 LOCATED AT
S.E. CORNER OF COLUMBIA AND KEEFER.
ELEVATION = 11.656 (3.550m)
ELEVATIONS SHOWN THUS
CERTIFIED CORRECT
LOT DIMENSIONS ARE CORRECT ACCORDING TO GROUND SURVEY.
AUGUST 22, 2011
B.C.L.S.
UNDERHILL & UNDERHILL
PROFESSIONAL LAND SURVEYORS
2108-3430 BRIGHTON AVENUE
BURNABY, B.C. V5A 3H4
TEL: (604) 733-3384 FAX: (604) 733-4709
AUG.22.2011 ADD OVERHEAD ELECTRIC AND TRANSFORMER INFORMATION
DRAWN BY: RY
JOB NO.: V11135
TITLE: PLAN OF SURVEY OF LOTS 8, 9 AND 10, BLOCK 15, DL 196, PLAN 184
SCALE: 1"=10'
DATE: AUG.22.2011
CLIENT: SOLTERRA DEVELOPMENT CORP.
DRAWING NO.: H-2225A
REV.: 1
SHEET 1 OF 1
A 1-2



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REVISIONS

No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	TG

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Client
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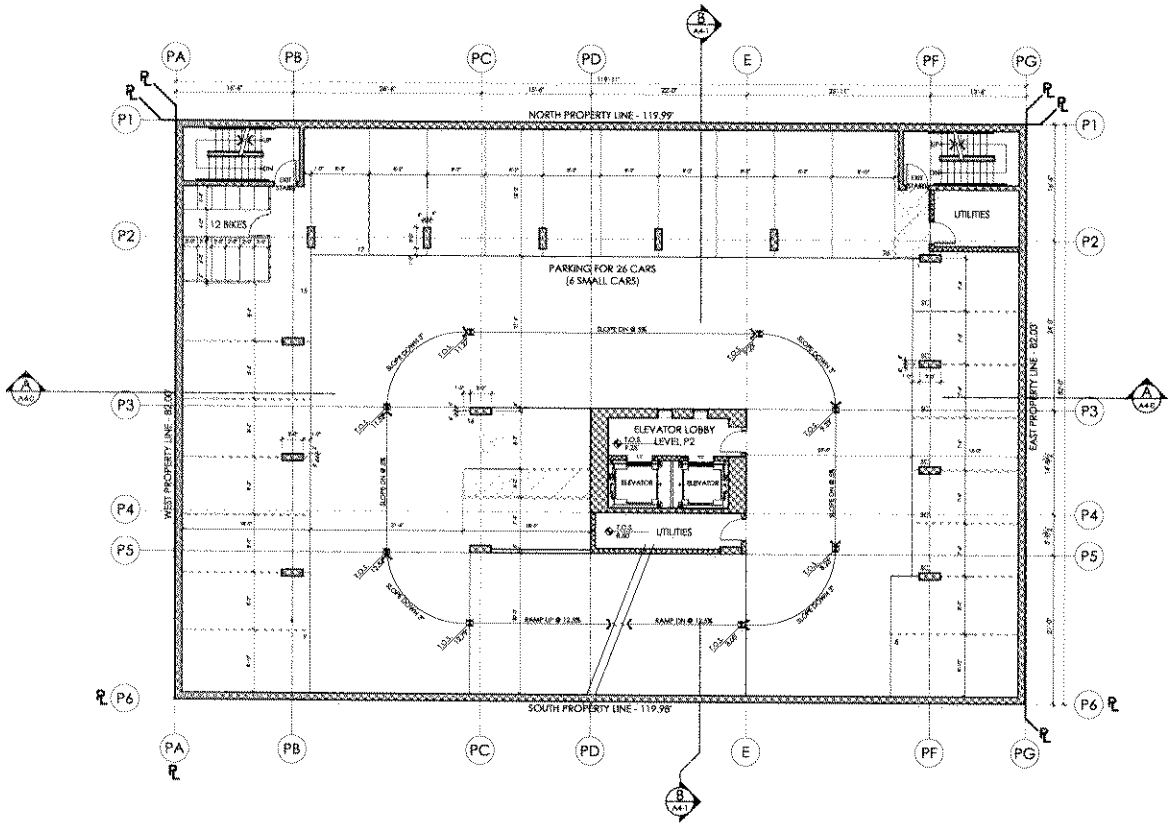
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
PARKING LEVEL P3
PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-1
Drawn by: TG	
File name:	

27-Jan-12 Jeff



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REVISIONS

No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	TG

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Client
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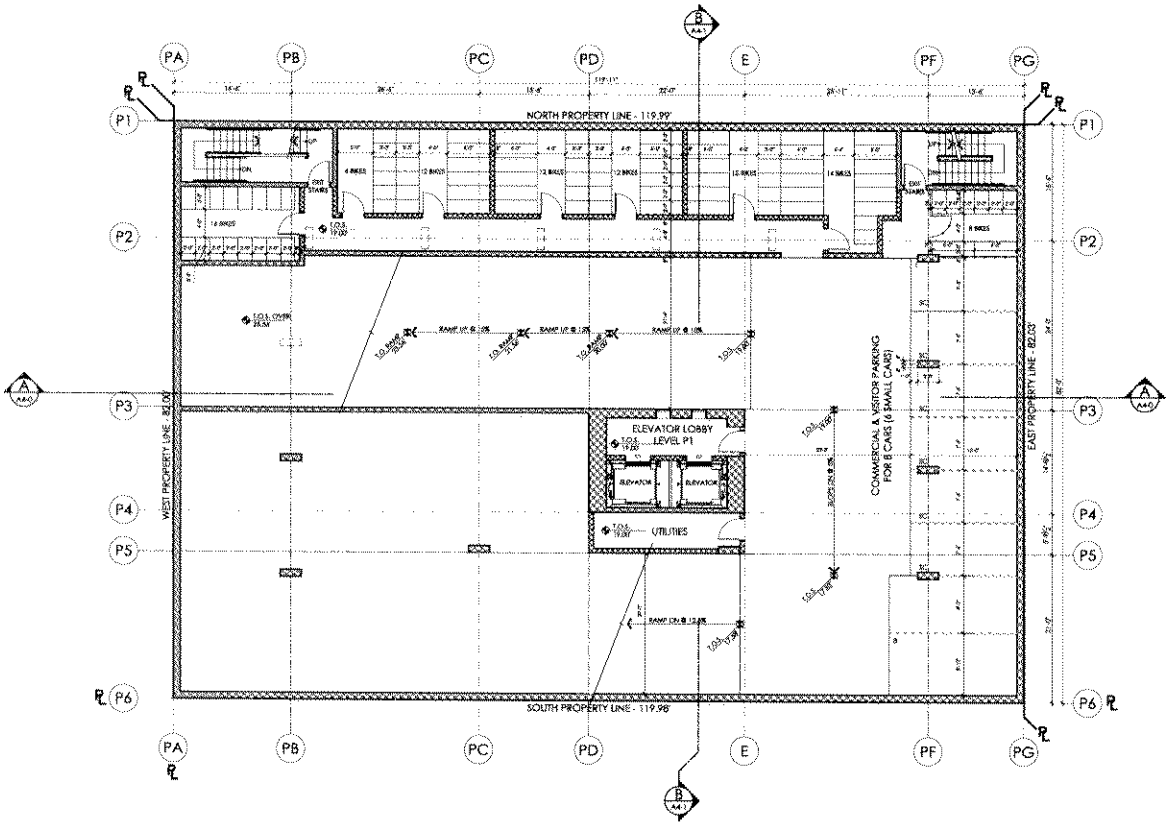
Group of Companies

Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
PARKING LEVEL P2
PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-2
Drawn By: TG	
File name:	

27-Jan-12 JMT



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REVISIONS

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1	JAN 27-2012	ISSUED FOR D.P.	TG

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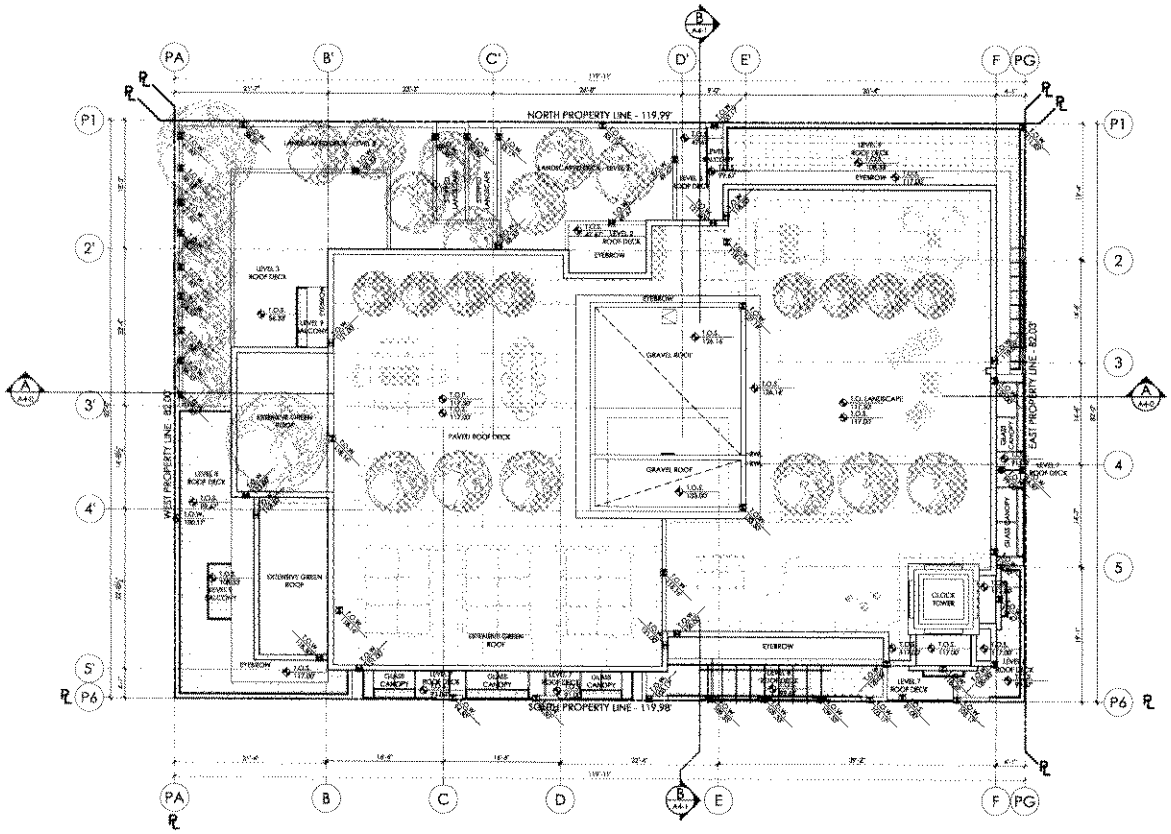
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
PARKING LEVEL P1
PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-3
Drawn By: TG	
File name:	

27-Jan-12 Jeff



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REVISIONS

No.	Date	Details	By
1	JAN 30-2012	ISSUED FOR D.P.	YG

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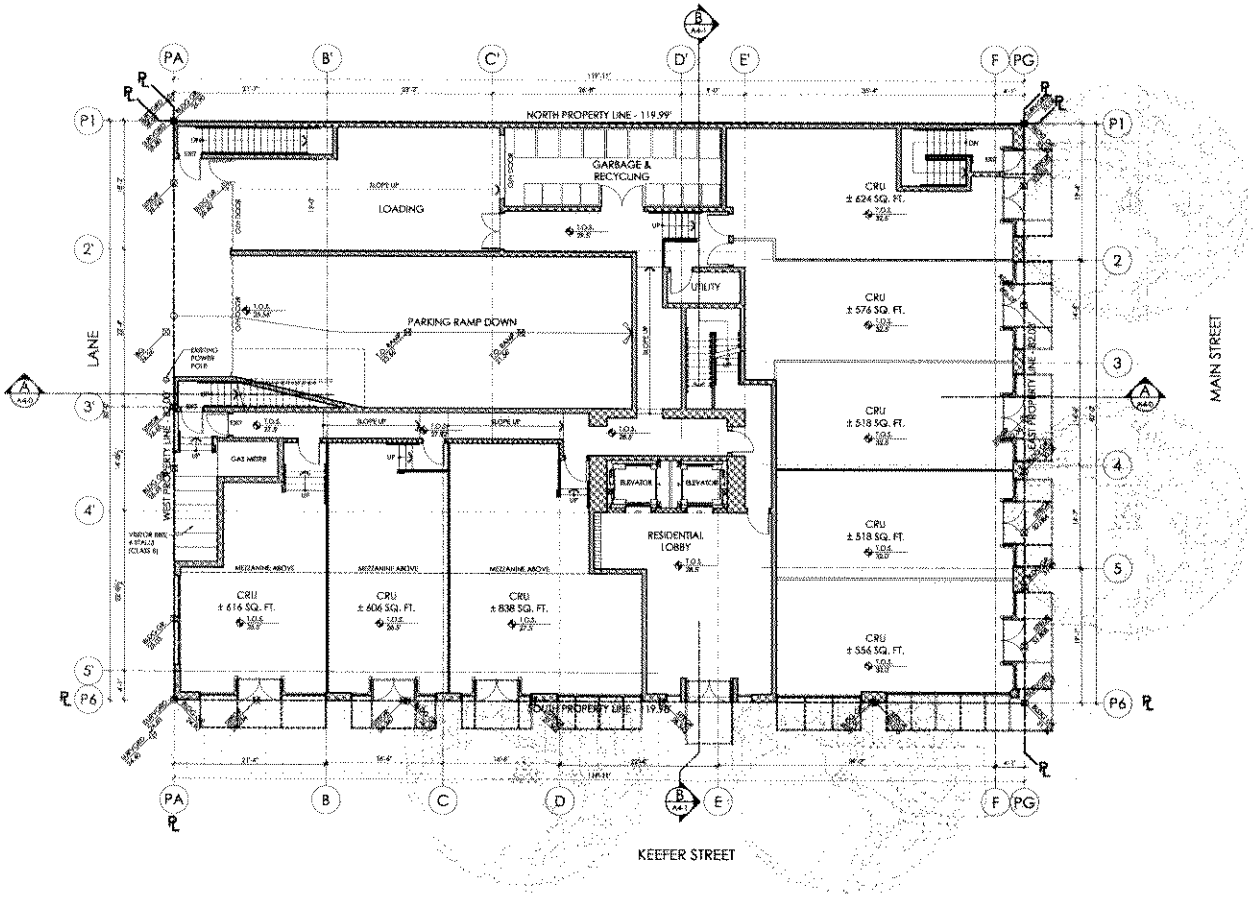
solterra
Group of Companies

Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing title
ROOF SITE PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-4
Drawn By: FMA	
File name:	

27-Jan-12 Jeff



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REVISIONS

No.	Date	Description	By
1	JAN 27-2012	ISSUED FOR D.P.	TO

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WWW rafiiarchitects.com
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VANCOUVER BC
V6Z 2L9 CANADA

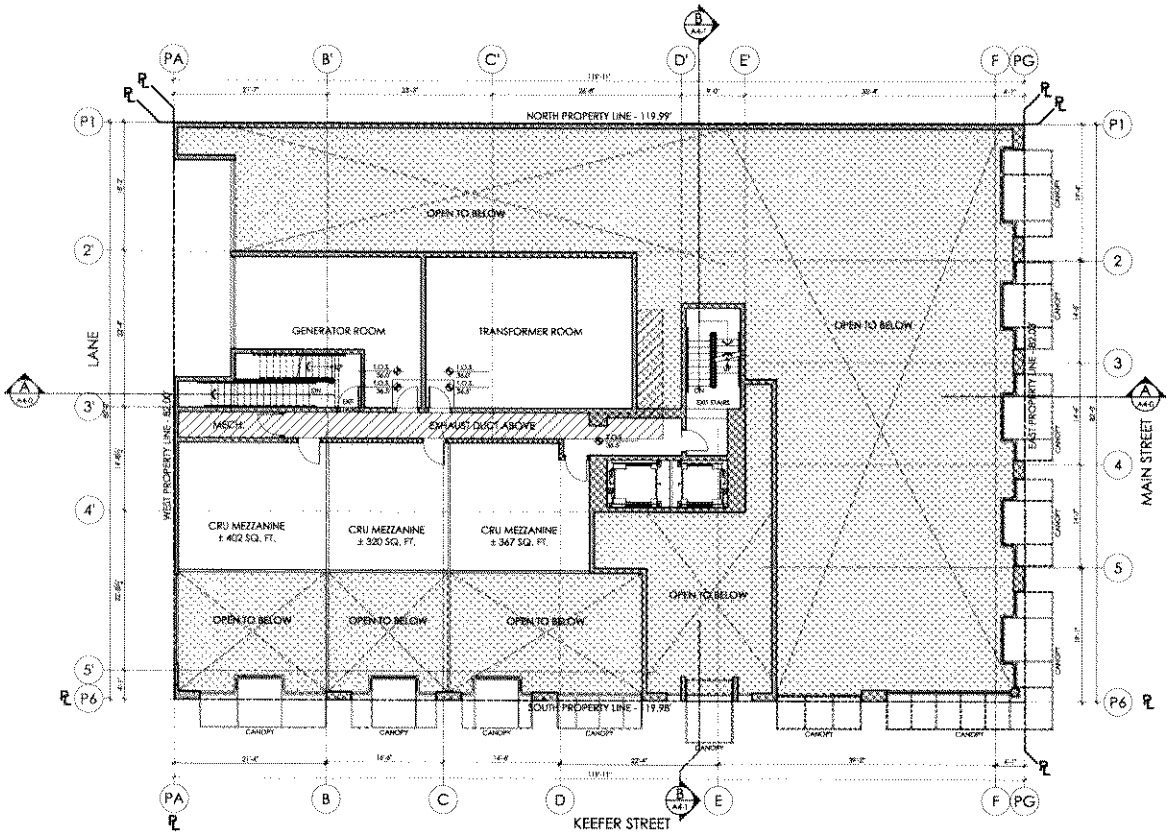
Client: solterra Group of Companies

Project: KEEFER & MAIN ST. VANCOUVER, B.C

Drawing Title: LEVEL 1 (MAIN FLOOR) PLAN

Date: DECEMBER 2011
Project No.: 11-10
Scale: 1/8"=1'-0"
Drawing No.: A 2-5
Drawn by: TO
File name: 11-10(2nd submission) dwg

27-Jan-12 left



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No.	Date	Description	By
1	JAN 27-2012	ISSUED FOR D.P.	TG

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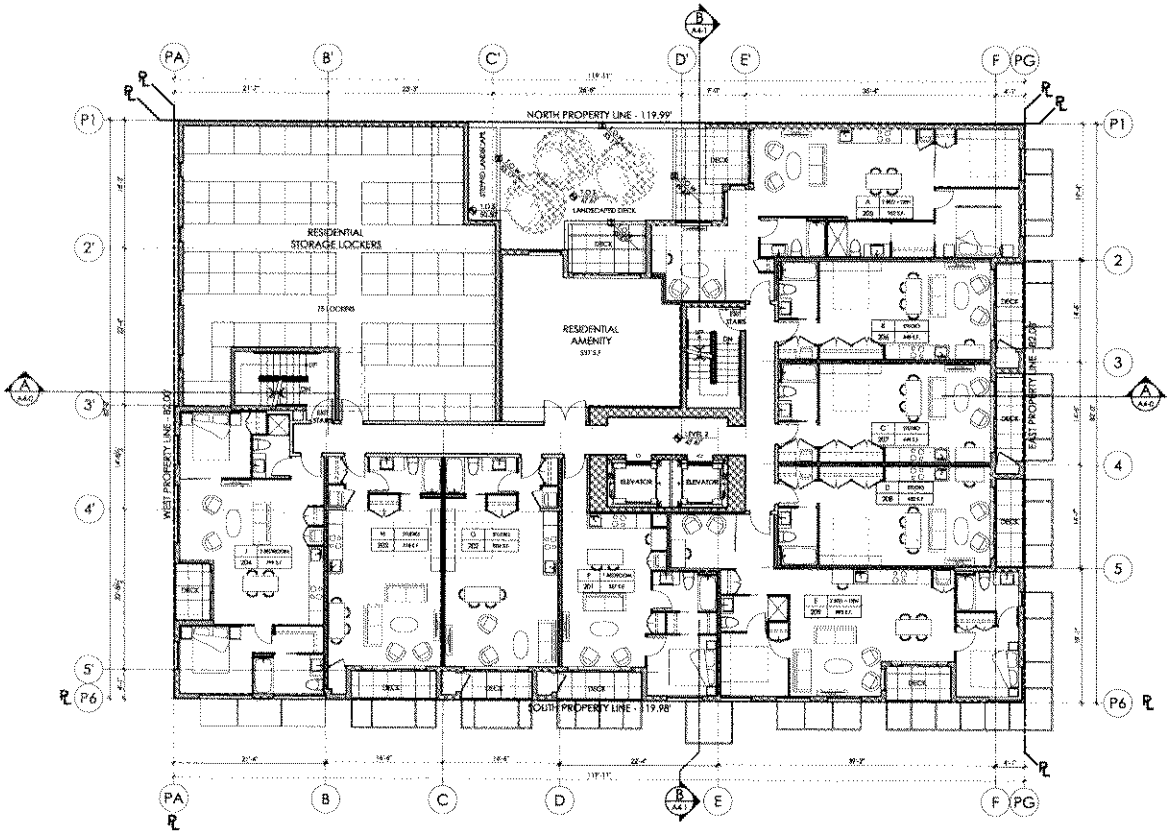
Client
soltera
Group of Companies

Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing title
LEVEL 1 (MEZZANINE) PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-6
Drawn by: FMA	
File name:	

27-Jan-12 Jeff



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No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	TO

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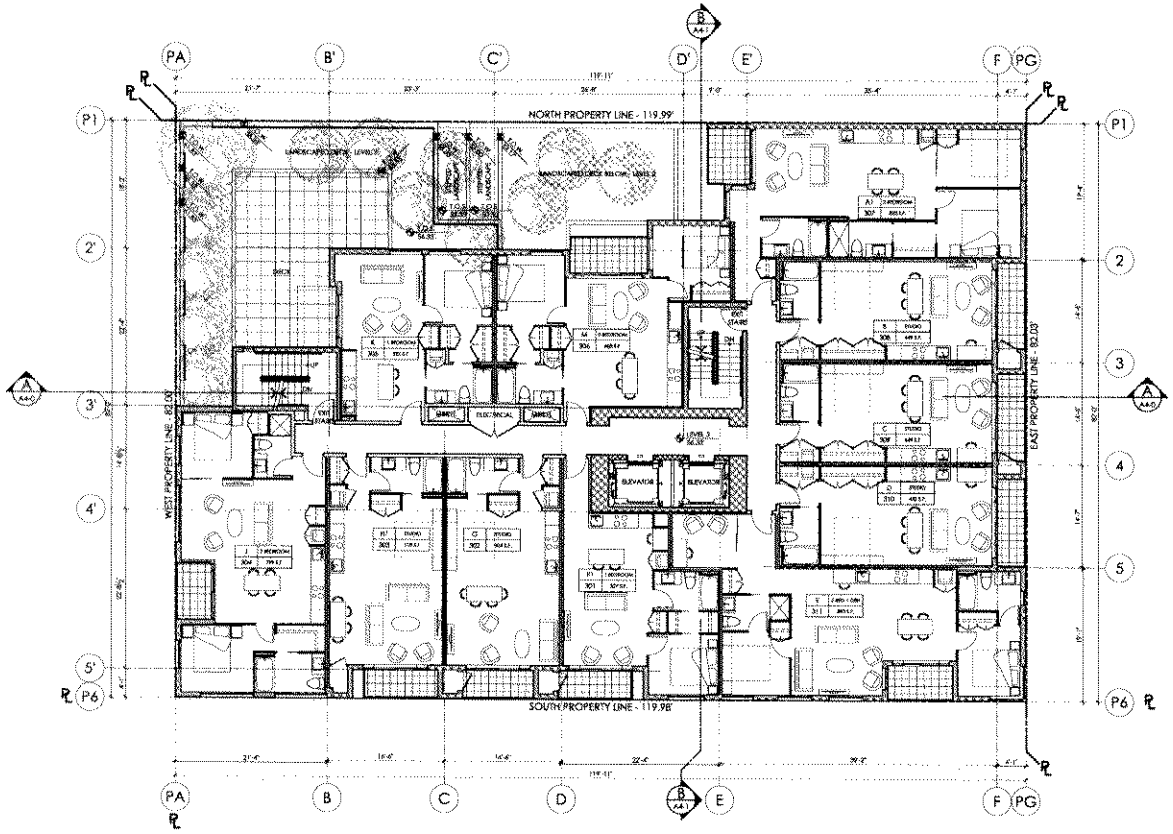
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing title
LEVEL 2
PLAN

Date: DECEMBER 2011	Project no. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-7
Drawn By: TG	
File name: p:\11-08\2nd\a\new.tar	

27-Jan-12 JMR



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REVISIONS

No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR D.P.	TG

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soltera
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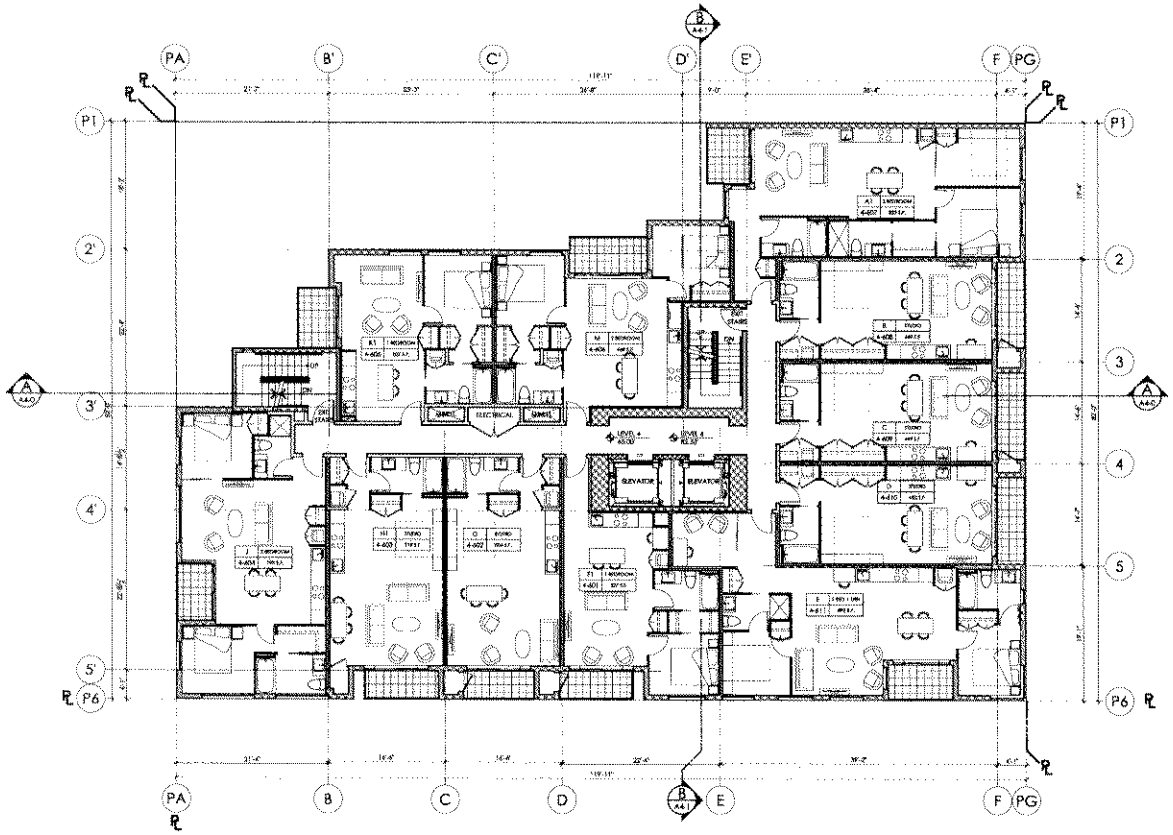
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
LEVEL 3
PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-8
Drawn By: TG	
File name:	

27-Jan-12 Jeff



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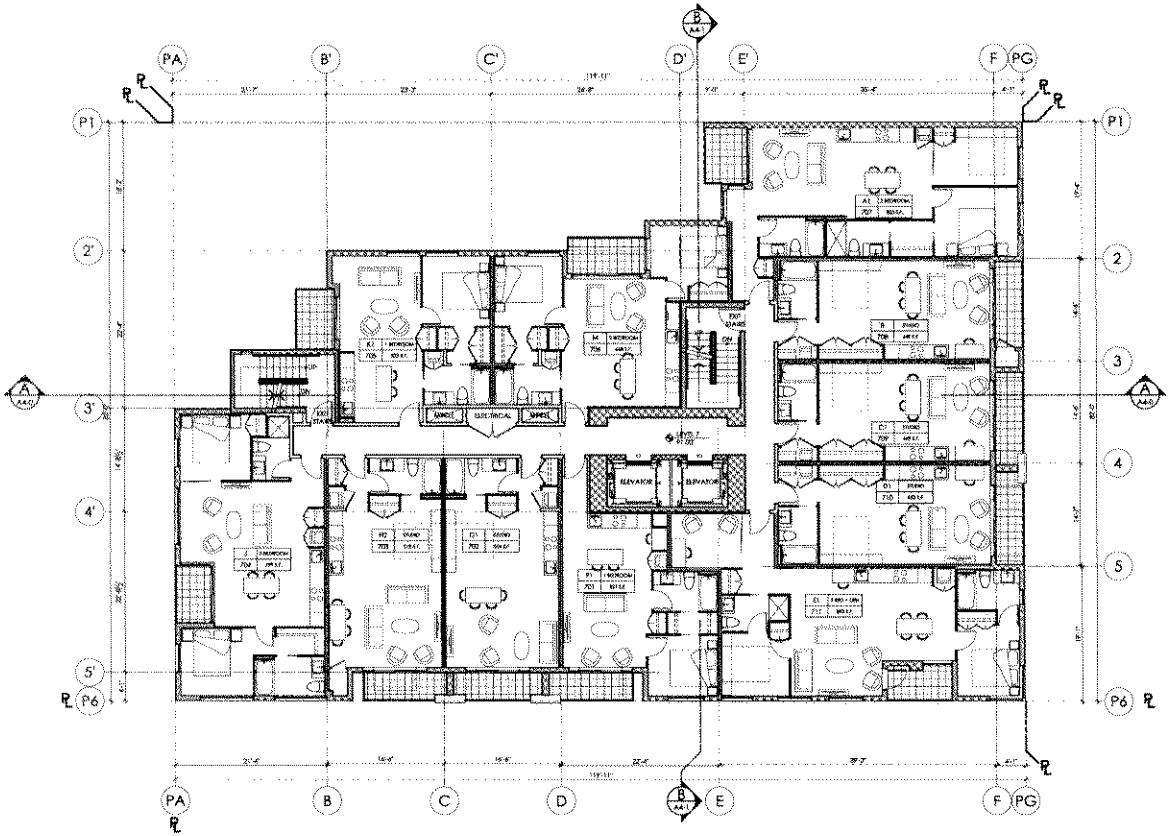
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
LEVELS 4-6
PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-9
Drawn By: TG	
File name:	

27-Jan-12 JMB



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1	JAN 27-2012	ISSUED FOR D.P.	TG

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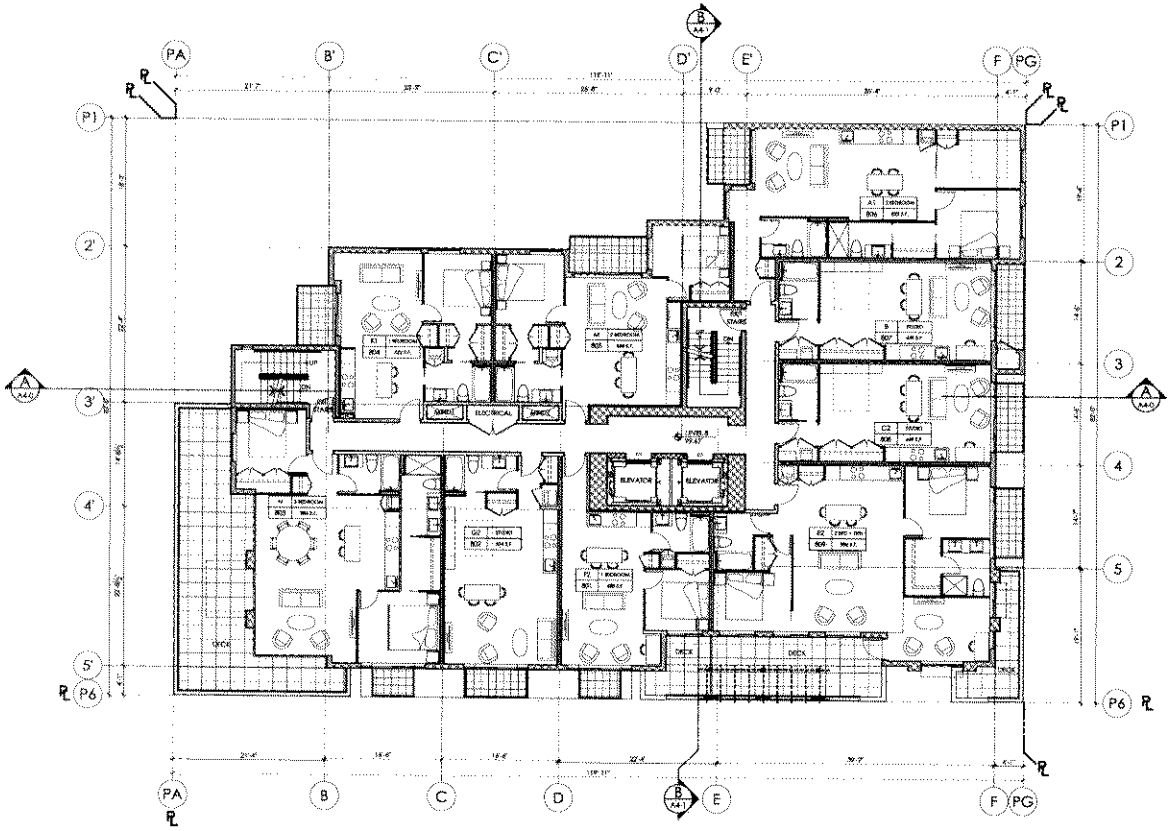
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
LEVEL 7
PLAN

Date: DECEMBER 2011	Project No: 11-10
Scale: 1/8"=1'-0"	Drawing No: A 2-10
Drawn By: TG	
File name: RAFII BROWN@PLAN.dwg	

27-Jan-12 Jeff



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No.	Date	Details	By
1	JAN 20 2012	ISSUED FOR D.P.	TG

PROJECT NORTH
TRUE NORTH

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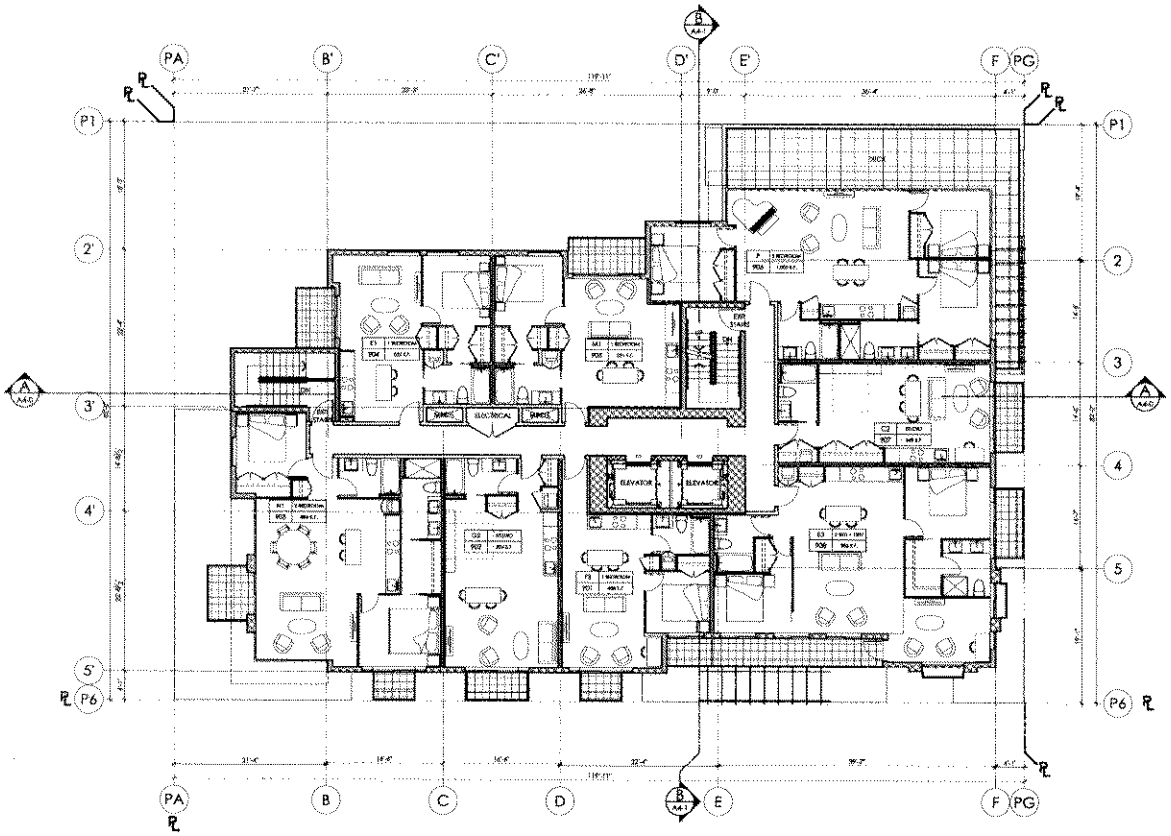
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
LEVEL 8
PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-11
Drawn By: TG	
File name:	

27-JAN-12 Jeff



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REVISIONS

No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR DP	TG

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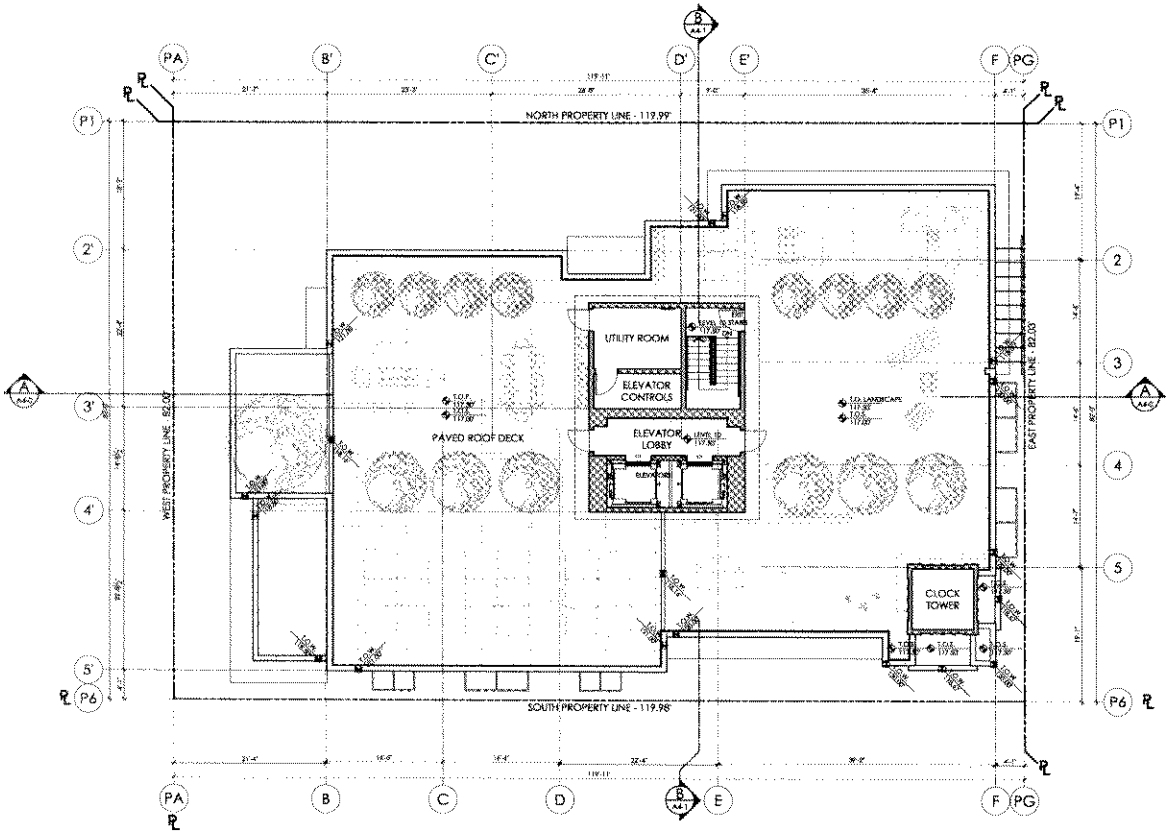
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing title
LEVEL 9
PLAN

Date: DECEMBER 2011
Project No. 11-10
Scale: 1/8"=1'-0"
Drawn By: TG
File name: 1611-REVISED-Level-9.dwg
Drawing No. A 2-12

27-Jan-12 Jeff



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No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR D.P.	TG

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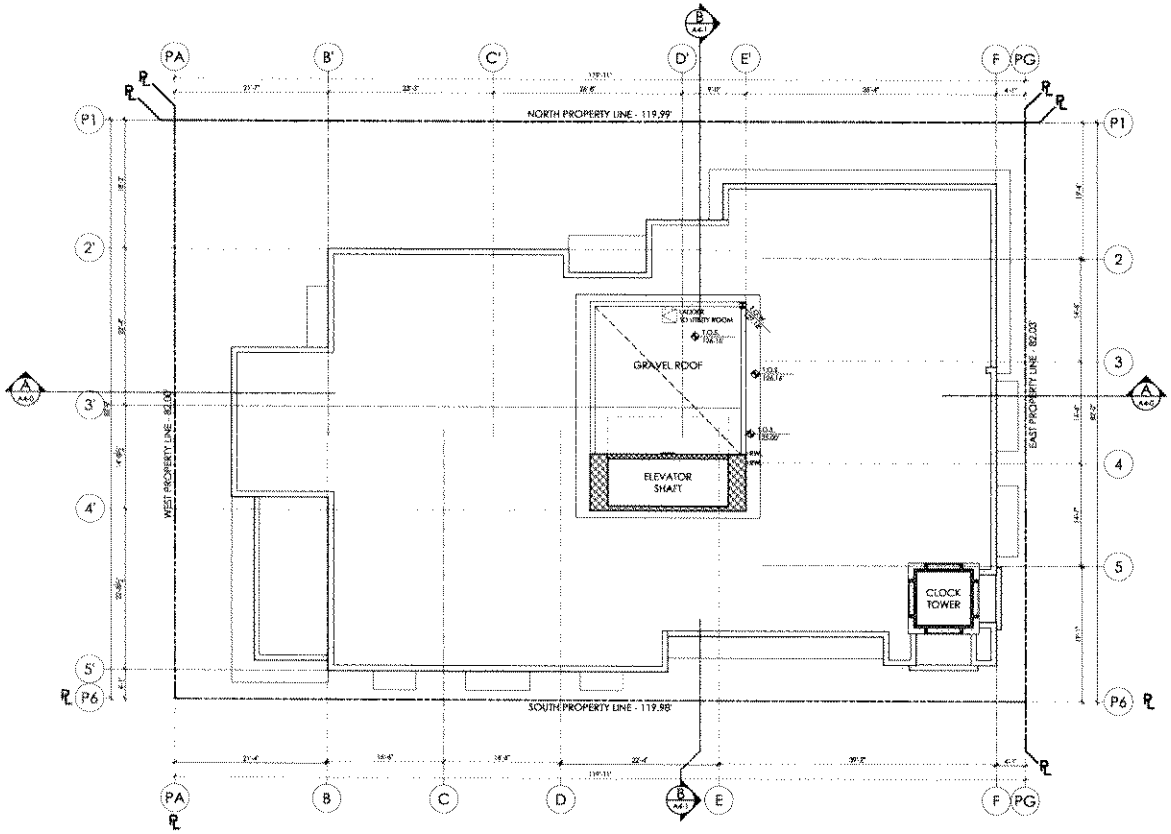
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
LEVEL 10 (ROOF DECK) PLAN

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 2-13
Drawn By: FMA	
File name: 11-10-2WORKING.dwg	

27-JAN-12 JMP



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No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR D.P.	FG

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Client
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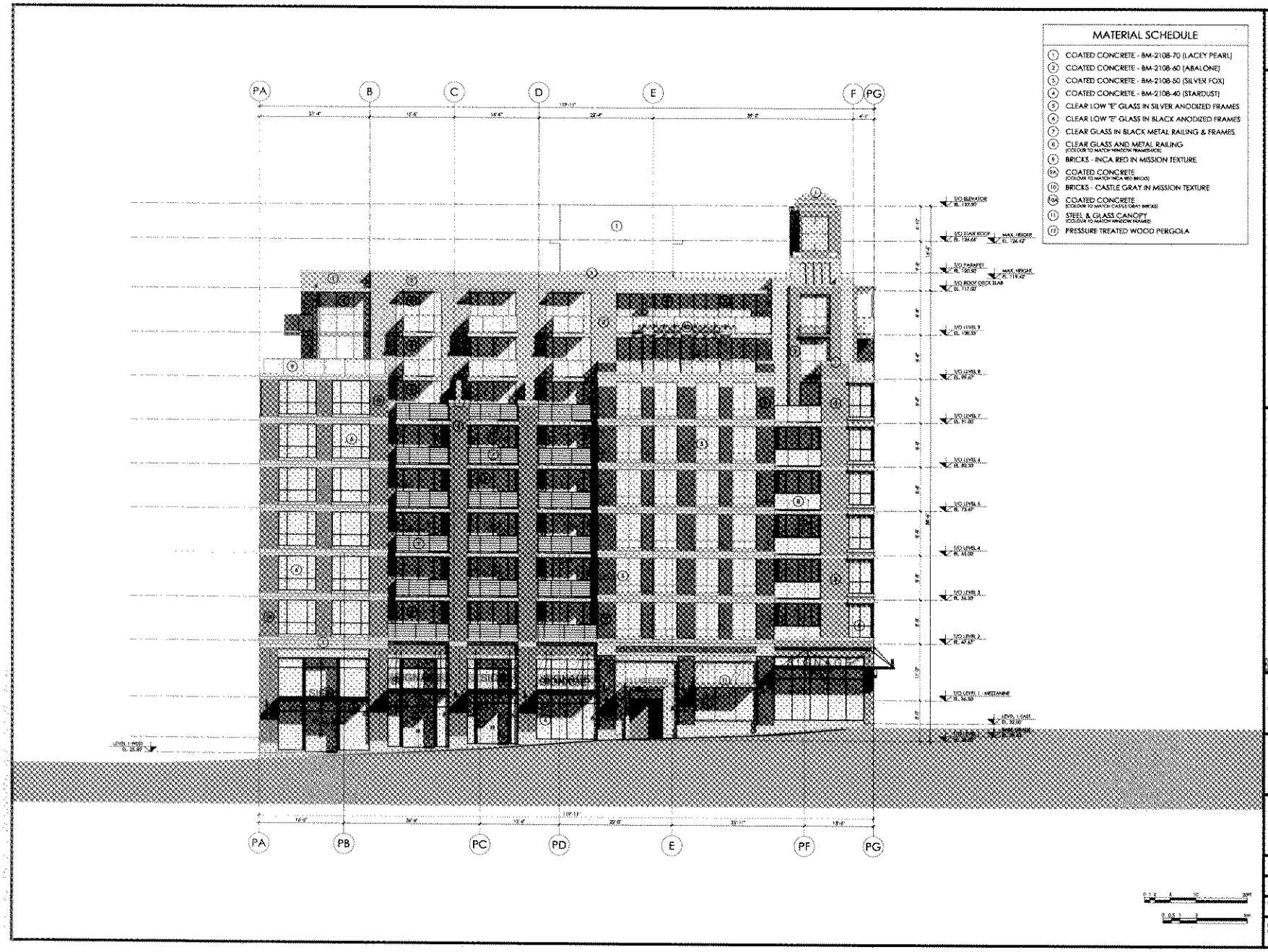
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing title
LEVEL 11 (MECHANICAL) PLAN

Date: DECEMBER 2011
Project No. 11-10
Scale: 1/8"=1'-0"
Drawing No. A 2-14
Drawn By: FMA
File name: 2011-10\DWG\2011-10.dwg

27-Jan-12 Jeff



MATERIAL SCHEDULE

1. COATED CONCRETE - BM-2108-70 (LACEY PEARL)
2. COATED CONCRETE - BM-2108-60 (ABALONE)
3. COATED CONCRETE - BM-2108-50 (SILVER FOX)
4. COATED CONCRETE - BM-2108-40 (STARDUST)
5. CLEAR LOW 'E' GLASS IN SILVER ANODIZED FRAMES
6. CLEAR LOW 'E' GLASS IN BLACK ANODIZED FRAMES
7. CLEAR GLASS IN BLACK METAL RAILING & FRAMES
8. CLEAR GLASS AND METAL RAILING (COLOUR TO MATCH WINDOW FRAME/SASH)
9. BRICKS - INCA RED IN MISSION TEXTURE
9A. COATED CONCRETE (COLOUR TO MATCH INCA RED BRICK)
10. BRICKS - CASTLE GRAY IN MISSION TEXTURE
10A. COATED CONCRETE (COLOUR TO MATCH CASTLE GRAY BRICK)
11. STEEL & GLASS CANOPY (COLOUR TO MATCH WINDOW FRAME)
12. PRESSURE TREATED WOOD PERGOLA

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REVISIONS

No.	Date	Details	By
1	JAN 27/2012	ISSUED FOR D.P.	TG

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Client
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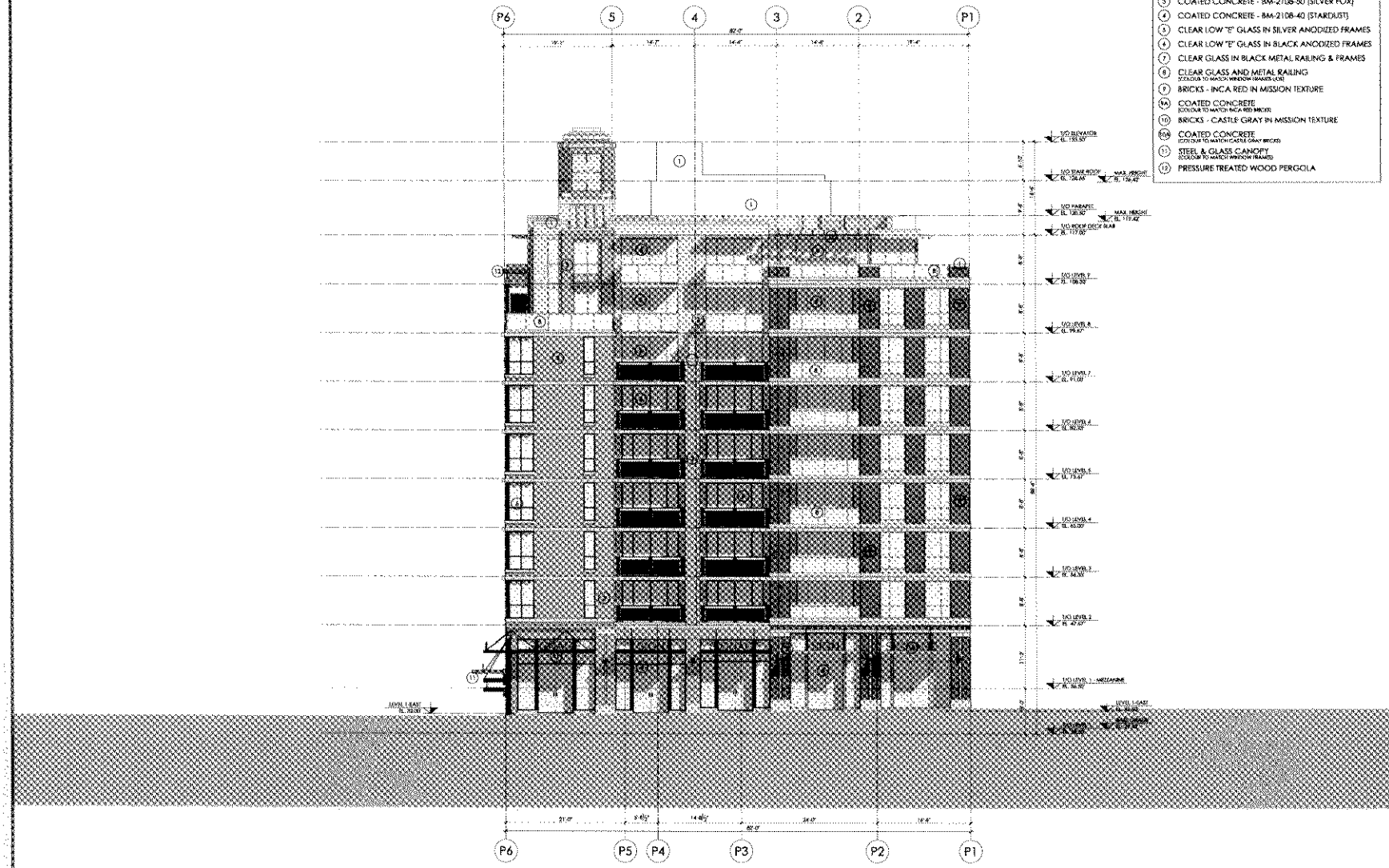
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
SOUTH ELEVATION

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 3-1
Drawn By: TG	
File name:	

27-Jan-12 Jeff



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1	JAN 27-2012	ISSUED FOR D.P.	TG

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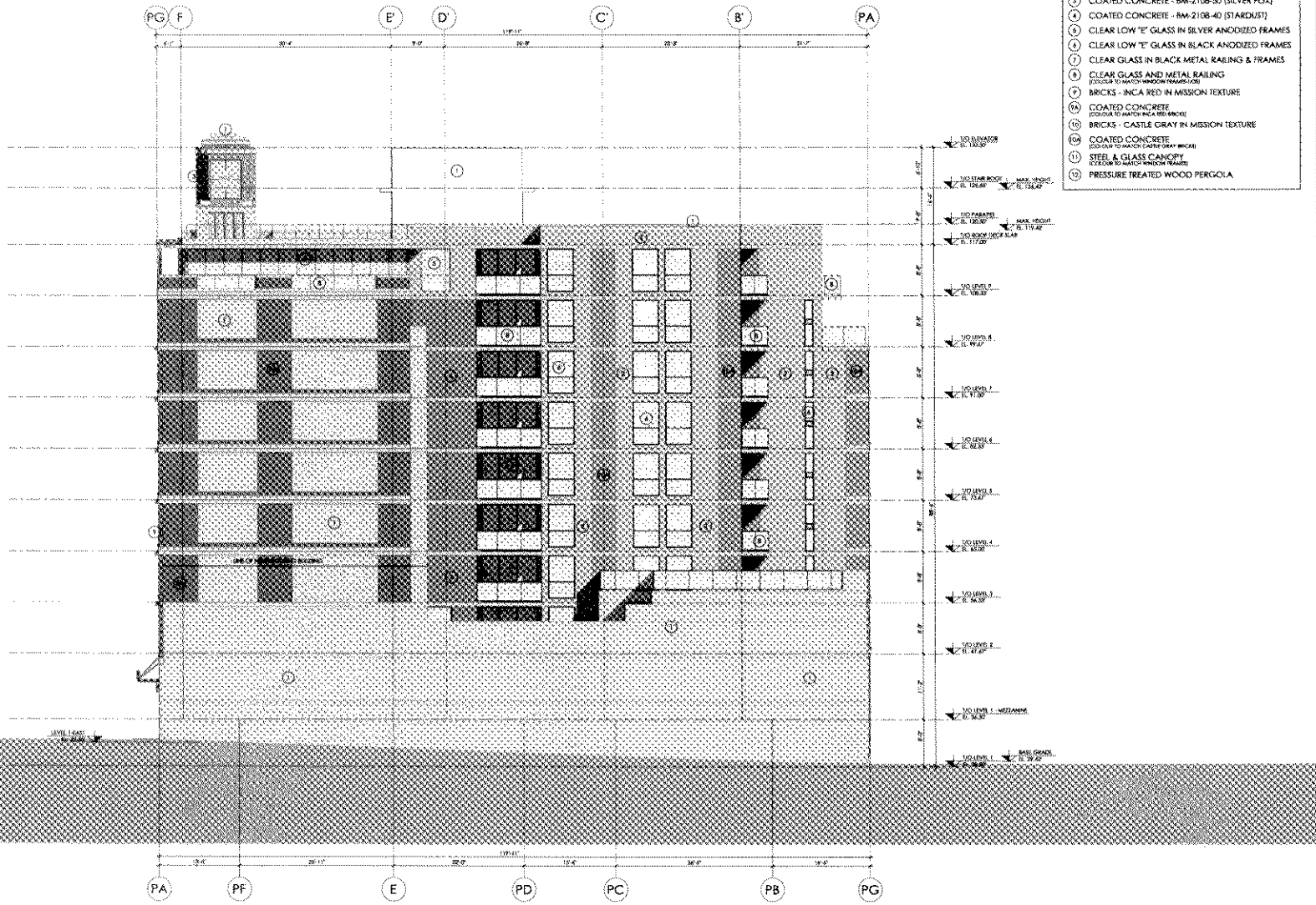
Client
solterra
Group of Companies

Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
EAST ELEVATION

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 3-2
Drawn by: TG	
File name: 1011-10\DWG\Elevations.tpl	

27-Jan-12 Jeff



MATERIAL SCHEDULE

1. COATED CONCRETE - BM-2108-70 (LACEY PEARL)
2. COATED CONCRETE - BM-2108-60 (ABALONE)
3. COATED CONCRETE - BM-2108-50 (SILVER FOX)
4. COATED CONCRETE - BM-2108-40 (STARDUST)
5. CLEAR LOW "E" GLASS IN SILVER ANODIZED FRAMES
6. CLEAR LOW "E" GLASS IN BLACK ANODIZED FRAMES
7. CLEAR GLASS IN BLACK METAL RAILING & FRAMES
8. CLEAR GLASS AND METAL RAILING (COLOUR TO MATCH WINDOW FRAMES-COB)
9. BRICKS - INCA RED IN MISSION TEXTURE
9A. COATED CONCRETE (COLOUR TO MATCH INCA RED BRICK)
10. BRICKS - CASTLE GRAY IN MISSION TEXTURE
10A. COATED CONCRETE (COLOUR TO MATCH CASTLE GRAY BRICK)
11. STEEL & GLASS CANOPY (COLOUR TO MATCH WINDOW FRAMES)
12. PRESSURE TREATED WOOD PERGOLA

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REVISIONS

No.	Date	Details	By
1	MAR 20-2012	ISSUED FOR D.P.	KZ

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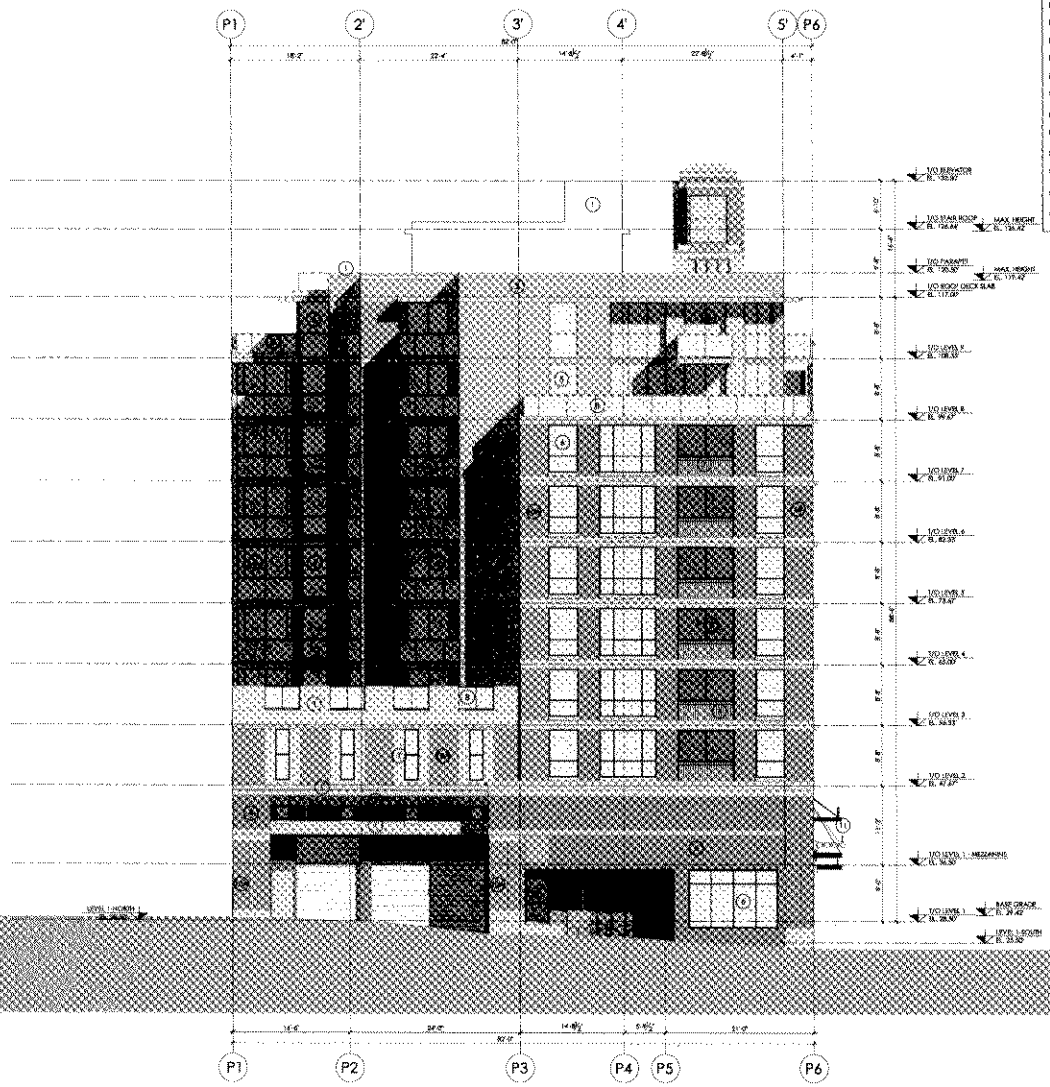
Client: solterra Group of Companies

Project: KEEFER & MAIN ST. VANCOUVER, B.C

Drawing Title: NORTH ELEVATION

Date: DECEMBER 2011
Project No. 11-10
Scale: 1/8"=1'-0"
Drawing No. A 3-3
Drawn By: TG
File name: M11-10\DWG\Building.dwg

27-Jan-12 Jeff



MATERIAL SCHEDULE

1. COATED CONCRETE - BM-2108-70 (LACEY PEARL)
2. COATED CONCRETE - BM-2108-60 (ABALONE)
3. COATED CONCRETE - BM-2108-50 (SILVER FOX)
4. COATED CONCRETE - BM-2108-40 (STARDUST)
5. CLEAR LOW "E" GLASS IN SILVER ANODIZED FRAMES
6. CLEAR LOW "E" GLASS IN BLACK ANODIZED FRAMES
7. CLEAR GLASS IN BLACK METAL RAILING & FRAMES
8. CLEAR GLASS AND METAL RAILING (COLOUR TO MATCH WINDOW FRAMES/UCR)
9. BRICKS - INCA RED IN MISSION TEXTURE
9A. COATED CONCRETE (COLOUR TO MATCH INCA RED BRICKS)
10. BRICKS - CASTLE GRAY IN MISSION TEXTURE
10A. COATED CONCRETE (COLOUR TO MATCH CASTLE GRAY BRICKS)
11. STEEL & GLASS CANOPY (COLOUR TO MATCH WINDOW FRAMES)
12. PRESSURE TREATED WOOD PERGOLA

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No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR DP	TG

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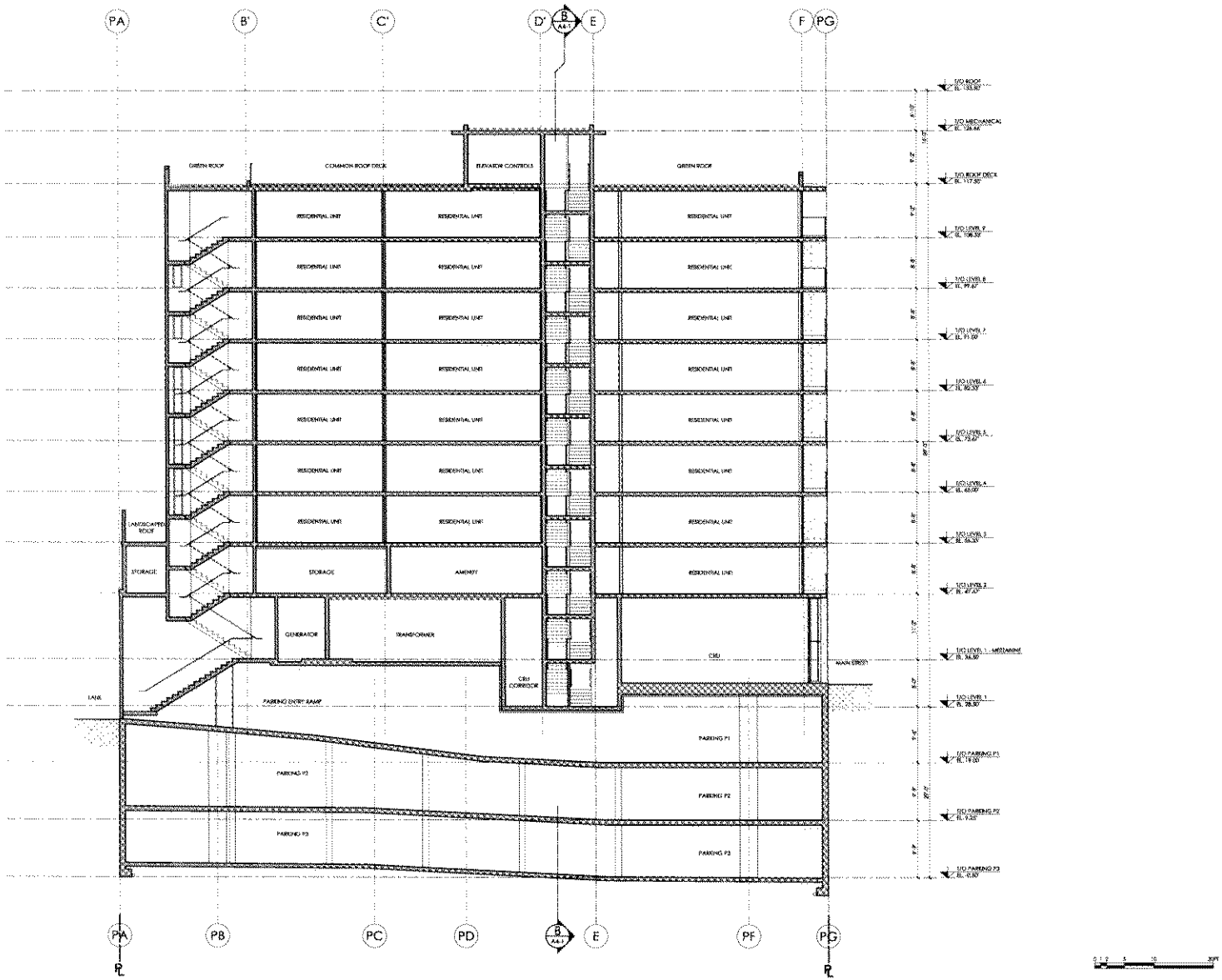
Client: solterra Group of Companies

Project: KEEFER & MAIN ST. VANCOUVER, B.C

Drawing Title: WEST ELEVATION

Date: DECEMBER 2011
Project No.: 11-10
Scale: 1/8"=1'-0"
Drawn By: TG
File name: 2011-08-Keefer-Main.dwg
Drawing No.: A 3-4

27-Jan-12 Jeff



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Client
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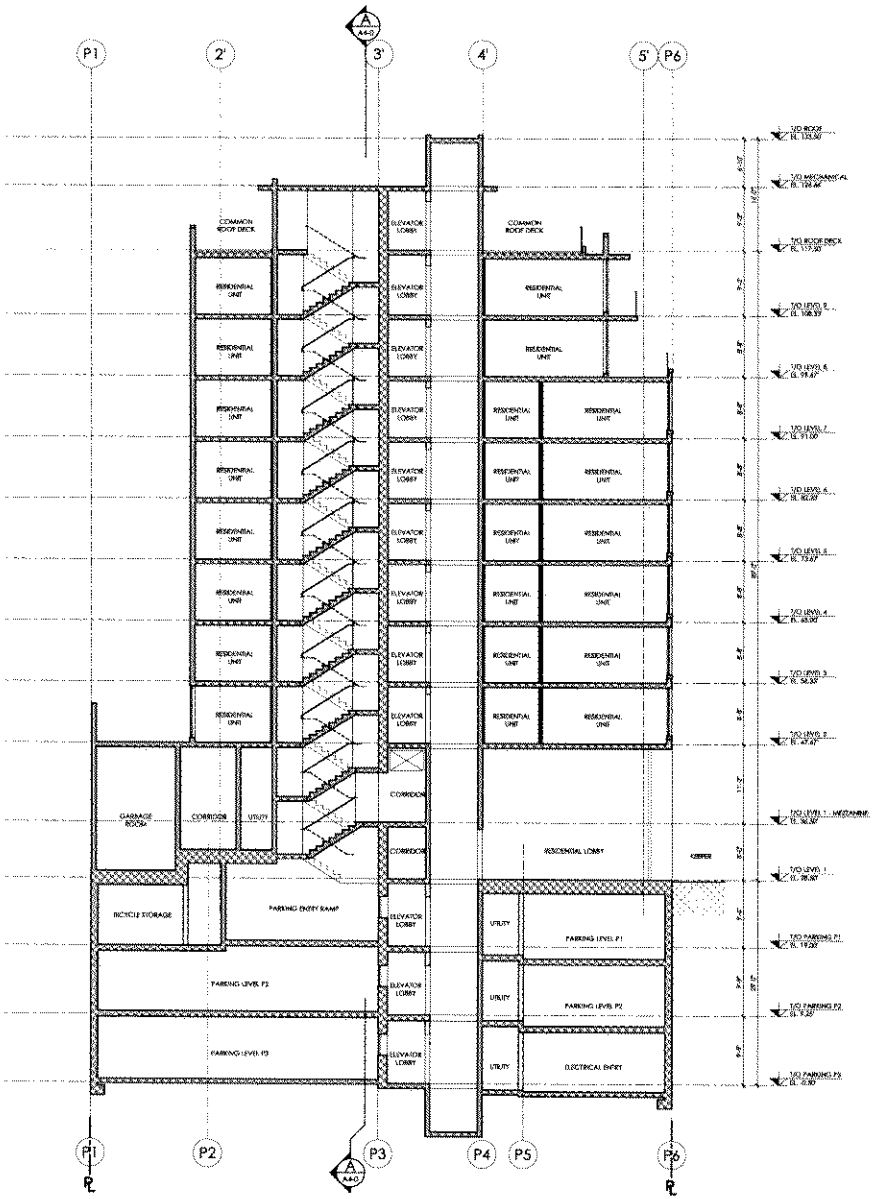
Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
SECTION A

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 4-1
Drawn By: FMA	
File name: KS11-SPLDWGS\PRINTS	

27-Jan-12 3:49



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REVISIONS

No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR D.P.	NG

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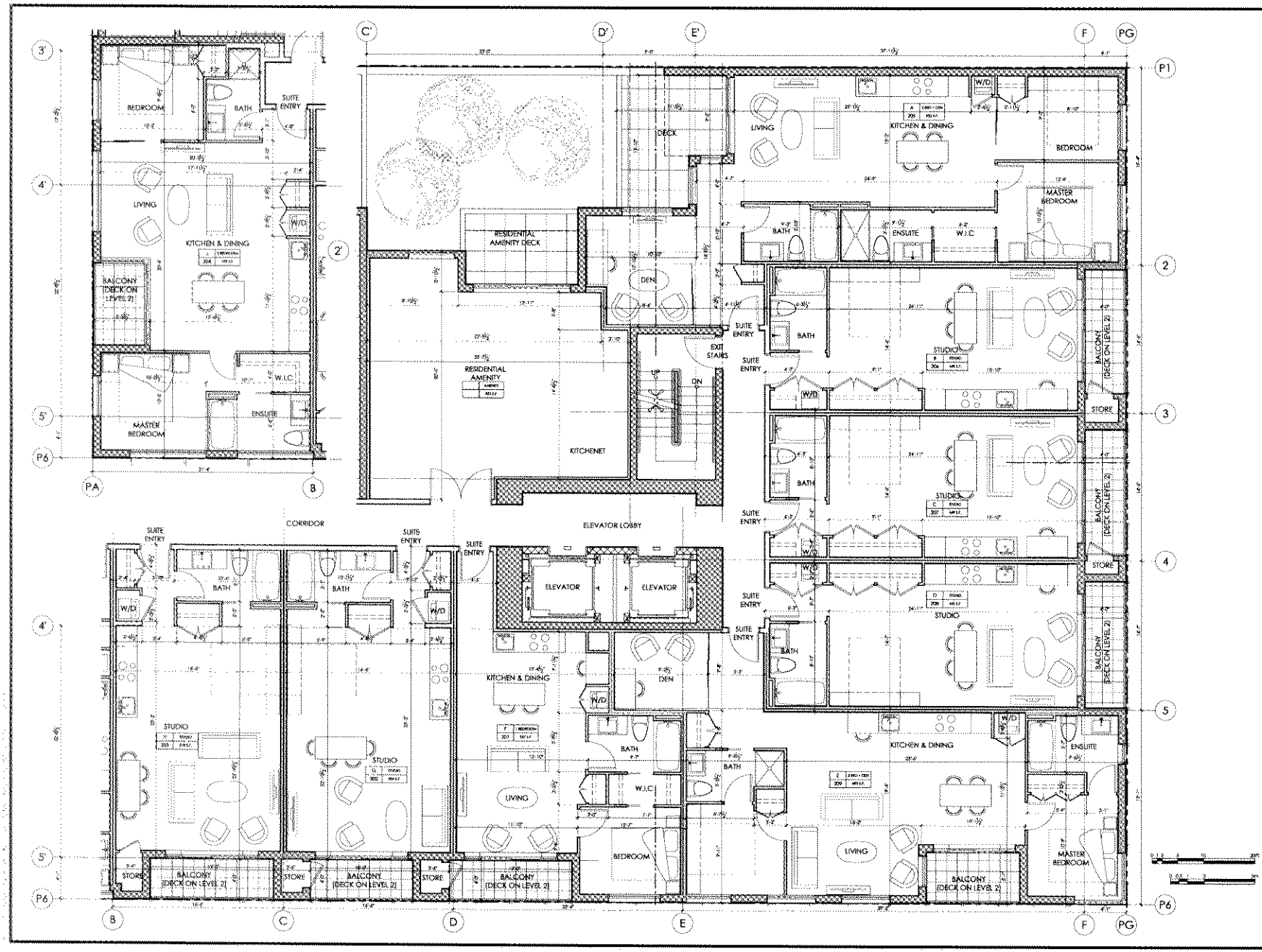
Client
solterra
Group of Companies

Project
KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing Title
SECTION B

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/8"=1'-0"	Drawing No. A 4-2
Drawn By: FMA	
File name:	

27-Jan-12 Jeff



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REVISIONS

No.	Date	Details	By
1	JAN 27 2012	ISSUED FOR D.P.	YG

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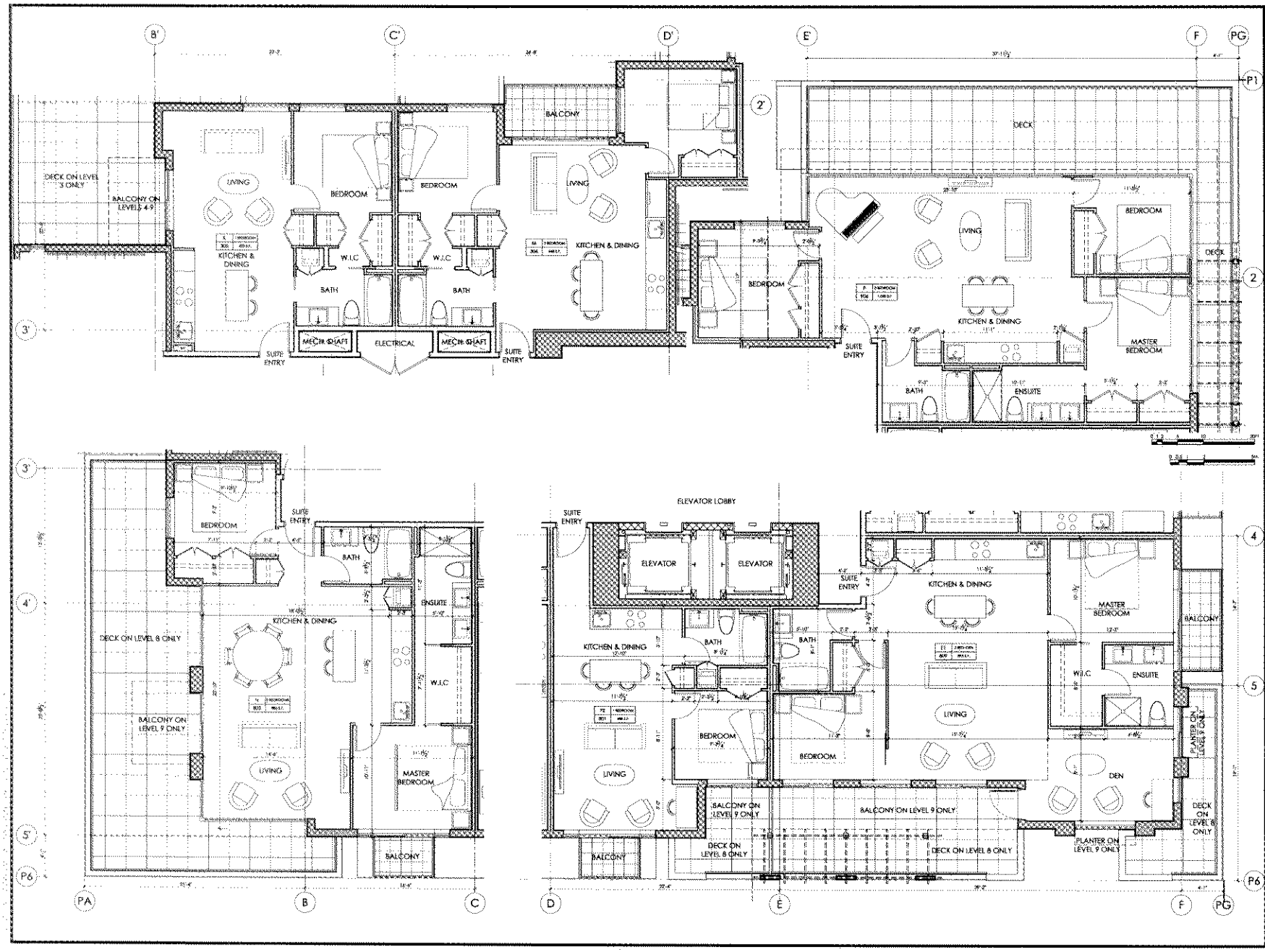
VANCOUVER, B.C

Drawing title
UNIT PLANS

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/4"=1'-0"	Drawing No. A 5-1
Drawn By: NJ	
File name:	

27-Jan-12 Jeff



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REVISIONS

No.	Date	Details	By
1	JAN 27-2012	ISSUED FOR D.P.	TG

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KEEFER & MAIN ST.
VANCOUVER, B.C

Drawing title
UNIT PLANS

Date: DECEMBER 2011	Project No. 11-10
Scale: 1/4"=1'-0"	Drawing No. A 5-2
Drawn by: NJ	
File name:	

27-Jan-12 Jeff

Legend

Paving
- granite feature paving
- Bench concrete
- Feature paving
- feature grey concrete

Site Furniture
- Station Wood bench
- Bike rack
- Metal Planter
- Street Trees, broken
- Trellis outline

Soft Scape
- Urban Agriculture Plots
- Sod Lawn
- Perennial Planting

Plant List

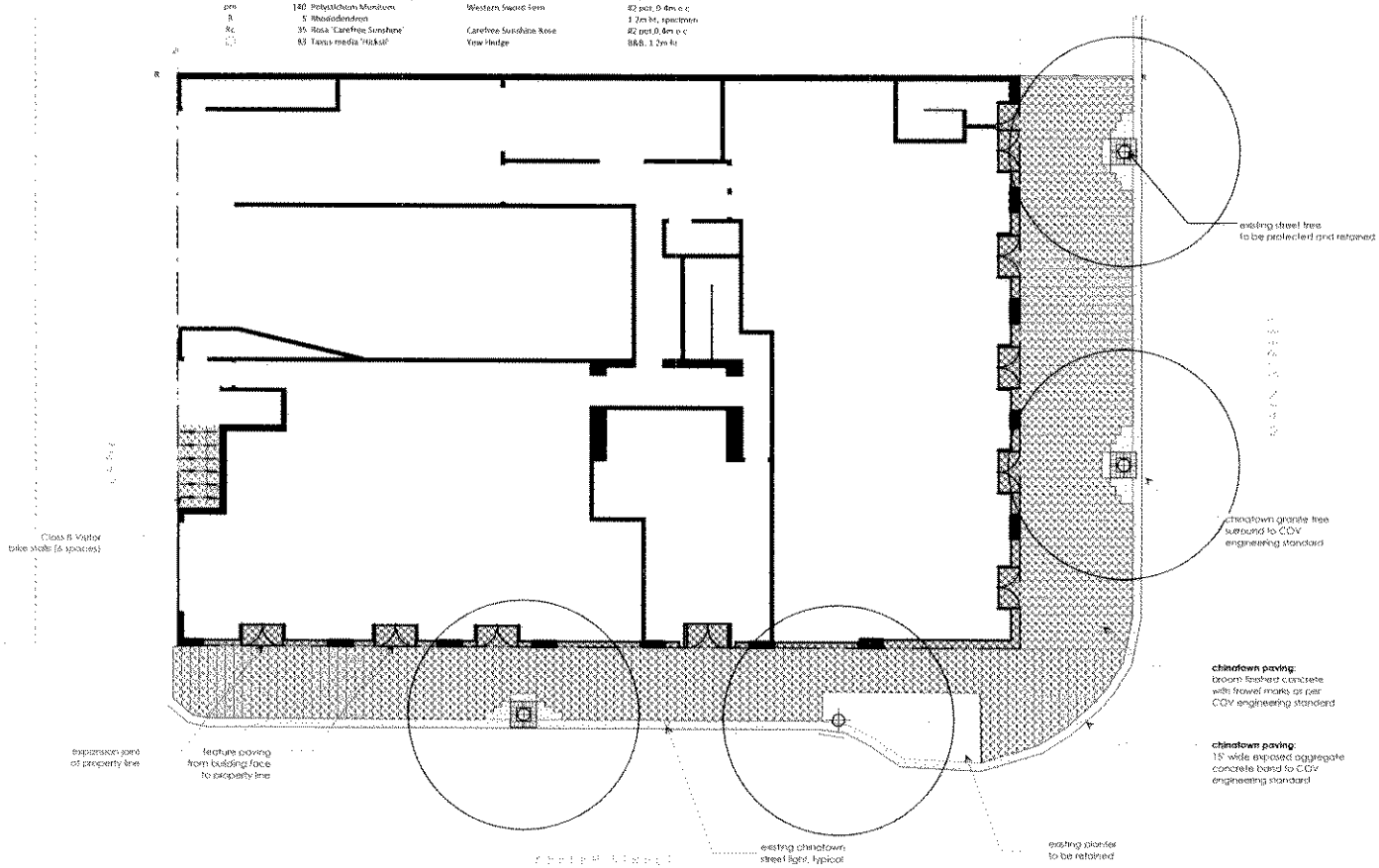
Symbol	Qty.	Botanical Name	Common Name	Size and Comments
	6	Acer circinatum	Vine Maple	B&B, 3m ht, multistem
	4	Populus tremuloides 'erecta'	Swedish Aspen	5cm cal, WB
	4	Prunus incisa 'Little Twist'	Little Twist Flowering Cherry	#10 pot
	2	Prunus Serrulata 'Snow Goose'	Japanese Cherry 'Snowgoose'	10 cm cal, WB
	6	Styrax japonica 'Emerald Pagoda'	Japanese Snowbell 'Emerald Pagoda'	5cm cal, WB

Perennials, Grasses, Ground Covers, Vines

Symbol	Qty.	Botanical Name	Common Name	Size and Comments
Ak	12	Akebia quinata 'alba'	Five Leaf Akebia	#5 pot, staked
A	118	Asarum caudatum	Wild Ginger	#1 pot, 0.3m o.c.
Bm	197	Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	#2 pot, 0.3m o.c.
C	196	Carex oshimensis 'Everglow'	Japanese Sedge 'Everglow'	#1 pot, 0.3m o.c.
Cd	52	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot, 0.3m o.c.
Dg	86	Deutzia gracilis	Slender Deutzia	#2 pot, 0.4m o.c.
Hc	48	Heuchera 'cream spice'	Cream Spice Coralbells	
Hm	214	Heuchera 'Mocha'	Mocha Coralbells	#1 pot, 0.3m o.c.
H	49	Hosta 'Francis William'	Francis William Hosta	#2 pot, 0.6m o.c.
Lm	145	Liriope muscari	Lilyturf	#1 pot, 0.3m o.c.
op	171	Ophiopogon planiscapus 'nigrescens'	Black Mondo Grass	#1 pot, 0.2m o.c.
pm	140	Polystichum Munitum	Western Sword Fern	#2 pot, 0.4m o.c.
R	5	Rhododendron		1.2m ht, specimen
Rc	35	Rosa 'Carefree Sunshine'	Carefree Sunshine Rose	#2 pot, 0.4m o.c.
	83	Taxus media 'Hicksii'	Yew Hedge	B&B, 1.2m ht

General Planting Notes

1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard
2. Plant sizes and required container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #2 and smaller, plant sizes shall be as shown in the plant list and the standard, for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list calls for #5 container classes these shall be as defined in the BCNTA / BCSLA Standard
3. All Soft Landscape Areas are to be irrigated to BMC Standards using a high efficiency irrigation system.
4. Xeriscape Extensive Green Roof mats are to be laid down on mix. A Xeriscape mix may be used in place of the specified on an inverted roof assembly (refer to architectural plans + details)
5. Ground floor patios to be equipped with hose bibs.
6. All Street trees to have 2.4m long sections of 450mm ht. rail barriers installed between the tree and sidewalk. Typical as per COV Engineering details



North

No.	Date	Issued for DP

Revisions

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Keefer and Main Street
Vancouver, BC

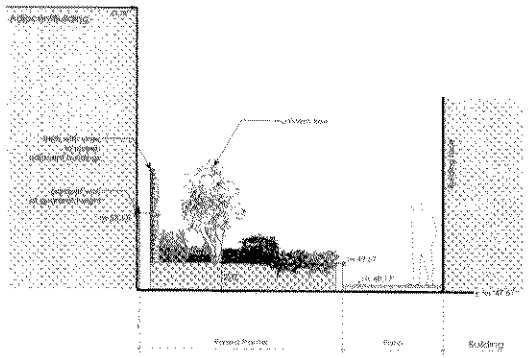
Drawn by:	AG
Checked by:	JP
Date:	Jan 2013
Scale:	1/8" = 1'

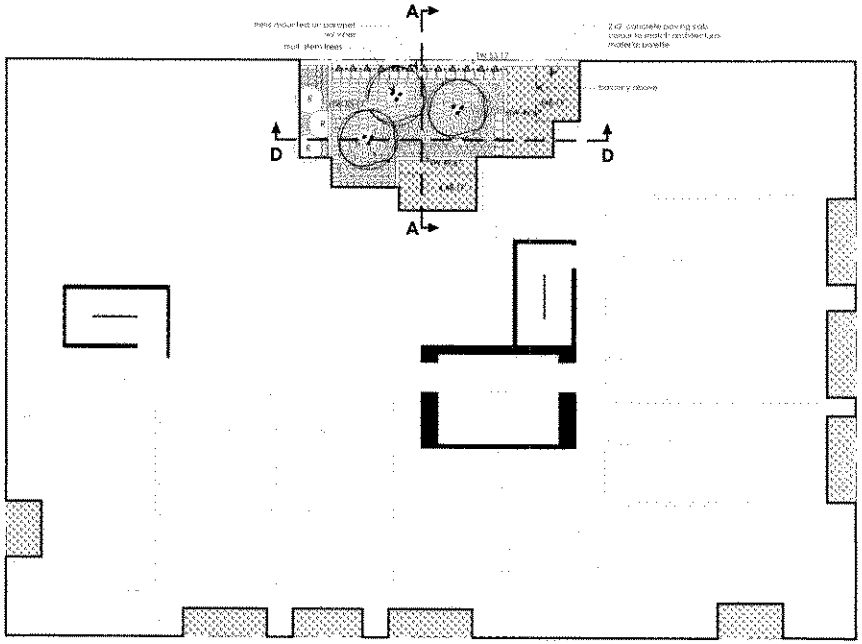
Drawing Title
Ground Level
Landscape Plan

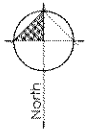
Project No.: 11113

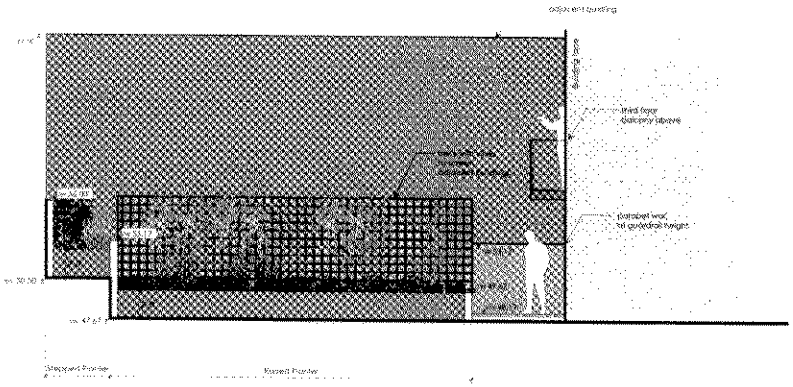
Sheet No.

L-1 of 4









No	Date	Issued by DP
Revisions		

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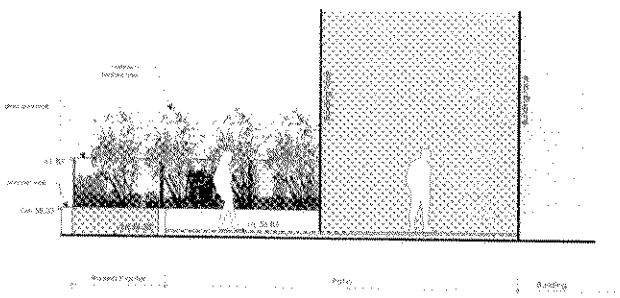
Keefer and Main Street
Vancouver, BC

Drawn by	AG
Checked by	JS
Date	Jan 2012
Scale	1/8" = 1'

Drawing Title
Level 1
Landscape Plan

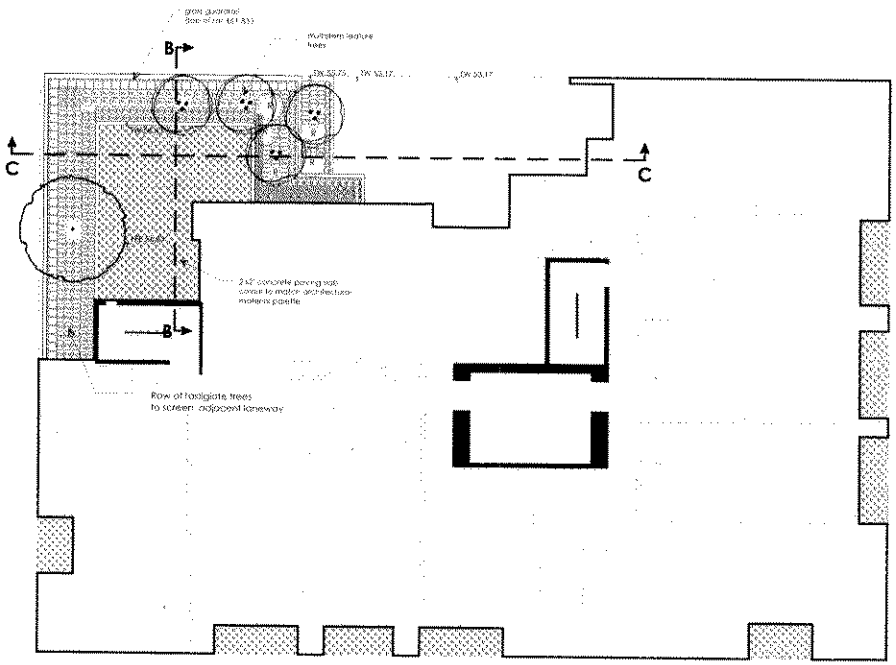
Project No
11113

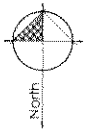
Sheet No
L-2 of **4**

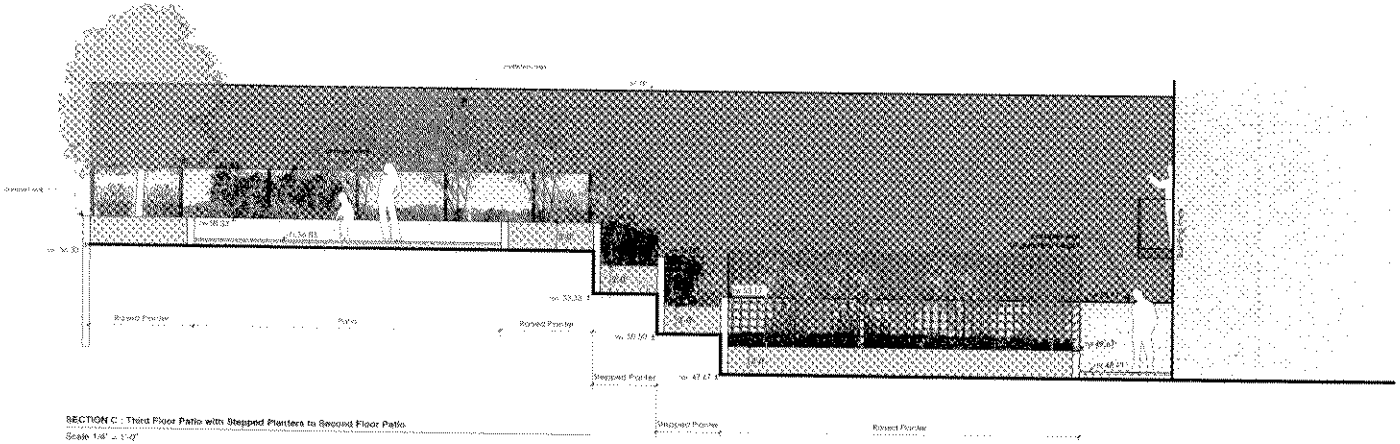


SECTION B : Third Floor Patio

Scale 1/4" = 1'-0"







SECTION C : Third Floor Patio with Stepped Planters to Second Floor Patio

Scale 1/4" = 1'-0"

No.	Date	Revisions

RAFII ARCHITECTS INC.

solterra

Group of Companies

Project

Keefer and Main Street
Vancouver, BC

Drawn by: AG

Checked by: JS

Date: Jan 2012

Scale: 1/8" = 1'

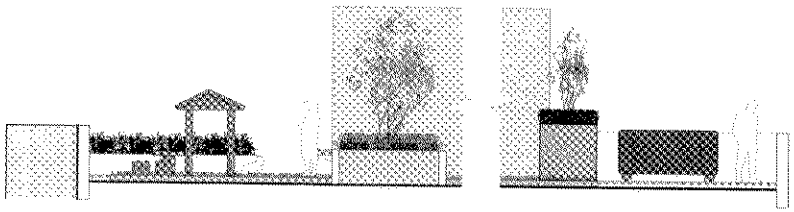
Drawing Title

Level 3-Landscape Plan

Project No.: 11113

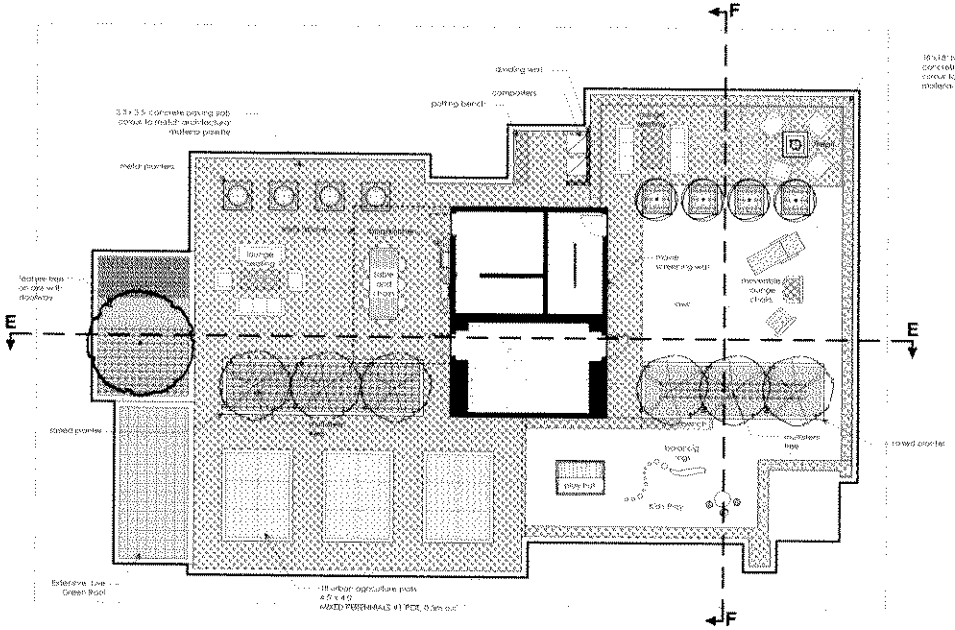
Sheet No.

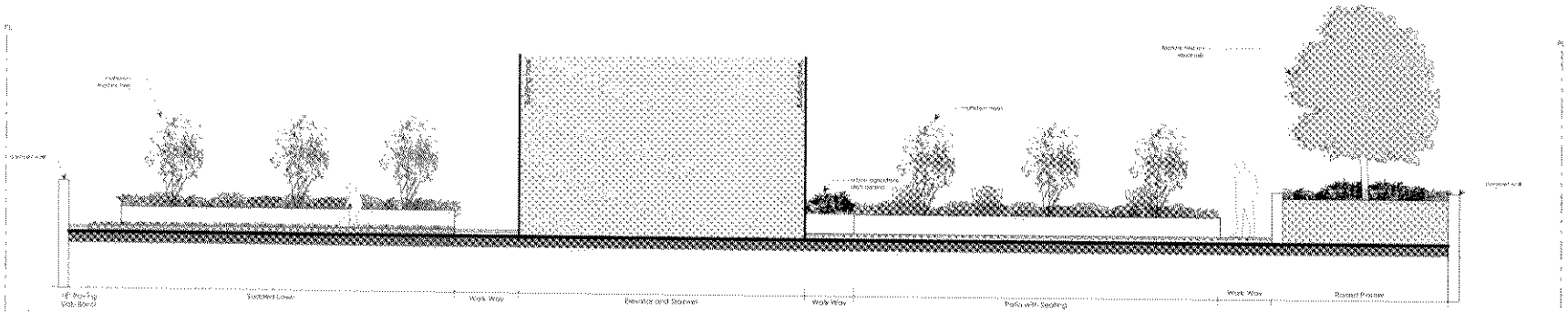
L-3 of **4**



SECTION F : Rooftop Cross Section

Scale 1/4" = 1'-0"





SECTION E : Rooftop Cross Section

Scale 1/4" = 1'-0"

RAFII ARCHITECTS INC.

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Group of Companies

Project

Keefer and Main Street
Vancouver, BC

Drawn by AG

Checked by JS

Date Jan 2012

Scale 1/8 = 1

Drawing Title

Roofdeck
Landscape Plan

Project No : 11113

Sheet No

L-4 of 4

DESIGN RATIONALE

MAIN & KEEFER, IN CHINATOWN, VANCOUVER BC

The project is located at the North-West corner of Main & Keefer Streets, in Vancouver's Chinatown, in HA-1A District. The site is approximately 80x120 (120' along Keefer Street and 80' along Main Street), and slopes more than 8' from North-East to South-West.

The building design, in response to the guidelines, is a contemporary interpretation of the character of the buildings in Chinatown, to contribute to the "*Chinatown Vision*" and enhance Chinatown's distinct sense of place.

Without replicating the heritage facades, effort has been made to create a level of complexity and an engaging architectural expression, compatible with the heritage character of the area.

As the frontages of the site on both streets exceeds the smaller rhythm of the buildings in the area, and to comply with the guidelines, the building is designed to resemble a combination of narrower buildings, each with different details, but all within the same overall character of the area.

Although the overall height of the building, as per the guidelines, is 90 feet, the upper facade has setbacks at different elevations, to give the impression of varied building heights. The break-up of facades has been achieved by a regular rhythm of pilasters, changing in massing, and variegated street-wall and rooflines. Both facades are segmented over the entire height, into vertical bays with the maximum widths of less than 25'.

The building has an architecturally distinct ground floor, with a minimum height of 16', reinforcing the commercial character of the base. The "store front" base has turned into the lane to further enhance street level character at the corner of Keefer and the lane.

The principal facades, above the ground floor, have fenestration pattern, characterized by a symmetry of the elements within each building bay, and a repetitive pattern of the symmetrically arranged elements, both horizontally and vertically, from bay to bay, and from floor to floor.

Upper massing is designed to be visually subordinate to the principal facade. This has been achieved by upper floor setbacks, use of lighter colours and materials.

The West facade at the lane has been articulated with the introduction of generous windows and balconies, and setbacks of the northerly unit and the top 2 storeys of the building.

To significantly upgrade the appearance of the lane, the store front has been turned into the lane from the corner CRU, and the garbage and recycling facilities have been pushed behind the loading area, with no direct frontage to the lane. The recesses in the lane will enable us to have adequate lighting from the soffits of these recesses.

The North wall at the property line has been designed with patterns and colours compatible with the East elevation, and the top floor has been setback from the property line.

The materials proposed for the project include 2 colours of brick, both compatible with the brick colours extensively used in Chinatown's older buildings, and 3 different colours of coated concrete. Both metal and glass railings, with contemporary detailing are used for balconies and decks. All the roof areas and different levels are landscaped.

MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

March 13, 2012

189 Keefer Street - DE 415496

The proposal was received to develop a new mixed-use building containing commercial use on the ground and mezzanine floors and 81 residential units on the 2nd to 9th floor, over three levels of underground parking. The project is located at the northwest corner of the Main and Keefer Streets in HA-1A area of Chinatown.

Although the overall height of the building, as per the HA-1A Guidelines, is 90 feet the upper façade has setbacks at different elevations, to give an impression of varied building heights. The break-up of facades has been achieved by a regular rhythm of pilasters, changing in massing, and variegated street-wall and rooflines. Both principle facades are segmented over the entire height, into vertical bays with the maximum widths of less than 25 feet. Upper massing is designed to be visually subordinate to the lower portion of the principle façade. The materials proposed for the project include two colours of brick, both compatible with the brick colours extensively used in Chinatown, and three different colours of coated concrete.

Without replicating the heritage facades, effort has been made to create a level of complexity and an architectural expression, compatible with the heritage character of the area.

Zlatan Jankovic, Heritage Planner, introduced the project, noting that it was the second development being processed through the newly developed Guidelines. The technical review by staff indicated that the proposal was quite responsive to the key elements of the Guidelines.

Garry Papers, Development Planner, reviewed detailed design drawings, building renderings, and composite renderings illustrating the proposed development in the existing context, to scale and with shadowing. Staff felt the proposal supported the Guidelines well, and would take it forward to the Urban Design Panel the following week. Staff had no major issues to be brought to the attention of CHAPC and was of the view that this was a very thoughtful and well resolved proposal.

Referencing displayed presentation materials, Foad Rafii, Rafii Architects Inc., offered a further detailed review of the proposal.

Discussion ensued on: incorporation of car share spaces and electric car charging facility; use of materials; mix and affordability of residential units; ability to facilitate a restaurant; site size; separate addresses for residential and commercial; parkade access; use of the clock tower and potential use of neon; sign bylaw permitting process; usability of the landscaped deck off the amenity room; landscaping on rooftop areas; accessibility of the building; firewall finish; accommodation of commercial and residential garbage and recycling; programmatic needs of the site; potential to provide electrical supply for public use, in the context of City planning for the area.

Members were complimentary about the execution of the project; use of materials and colours; thoughtfulness in breaking up of storefronts; separated visitor parking; roof top gardens and common spaces; consideration given to lane animation, lighting and plantings; contemporary expression respecting the Chinatown character; and the mix of units which allowed for family housing.

Members expressed minor reservations about the incorporation of a clock tower as an icon with consideration to the residential across the street; minimizing impacts on the Night Market especially during construction; and suggested consideration of the following: incorporation of artistic elements; lessening contrast between the brick and the light on the firewall; provide for attaching blade neons; opportunity at corner of Keefer and Main to make the individual bay characters stronger by raising the cornice line; and need for sufficient space to allow for businesses to encroach on the sidewalk without creating an issue for pedestrians.

MOVED by Alan James
SECONDED by William Ma

> THAT the Chinatown Historic Area Planning Committee support as presented the proposal for 189 Keefer Street - DE 415496.

CARRIED UNANIMOUSLY

* * * * *

CITY OF VANCOUVER

VANCOUVER HERITAGE COMMISSION

MINUTES

MARCH 26, 2012

A meeting of the Vancouver Heritage Commission was held on Monday, March 26, 2012,at 11:08 am, in Strathcona Meeting Room, Subground, Vancouver City Hall.

189 Keefer Street
DE415496

Applicant: Foad Rafii, Rafii Architects Inc.
Craig Marcyniuk, Solterra Development Corp.

Staff and the applicants explained the application and responded to questions.

Staff: Garry Papers, Development Planner
Zlatan Jankovic, Heritage Planner

Issues:

(i) Compatibility with HA-1A Design Guidelines

MOVED by Kim Maust
SECONDED by Jenny Sandy

THAT the Vancouver Heritage Commission supports the development application for 189 Keefer Street as presented at its meeting on March 26, 2012.

CARRIED UNANIMOUSLY