

**NOTICE OF MEETING
CHINATOWN HISTORIC AREA PLANNING COMMITTEE
A G E N D A**

DATE: Thursday, September 14, 2017
TIME: 5:30 pm
PLACE: Chinese Cultural Centre
50 East Pender Street

Please call 604-873-7141 if you are unable to attend this meeting

- 1. Adoption of Agenda and Minutes** **5.30PM - 5.35PM**
Proposed meeting Agenda, and Minutes of July 13, 2017 to be adopted

- 2. 239 Keefer Street** **5.35PM - 6.35PM**
DP 700703

The proposal was received to develop a mix-use commercial / residential development in Chinatown HA-1A area. With the proposed 5.35 FSR and a maximum height of 90ft this development offers retail and office space on the first three levels, and market residential on five upper levels (25 units of 1 and 2 bedroom homes). Underground parkade, accessed from lane by a car elevator, would provide 25 stalls, 13 for commercial and 12 for residential users. There are two amenity gardens proposed, one on the 4th floor and the other one on the 7 floor. Centrally located light well provides plenty of daylight to the residential units as well as to the amenity garden on the 4th floor.

As the development site is located in the HA-1A area of Chinatown the HA-1A District Schedule and Design Guidelines apply.

Applicant and staff will present the proposal and provide further information, as required.

Issues: Compatibility of the proposed with the historic character of Chinatown, and applicable planning policy and guidelines

Applicant: MGBA, Christopher Gowing, Architect
Rendition Developments Inc., Brian Roche, Developer
Staff: Paul Cheng, Development Planner
Troy Tenney, Project Facilitator
Zlatan Jankovic, Heritage Planner
Attachments: Project booklet (DP application package)

- 3. Rescheduled for October 12, 2017 due to lack of quorum -**
105 Keefer Street + 544 Columbia Street
DP 700681

Development permit application was received to develop the site in HA-1A area of Chinatown by providing 95 condominium and 25 rental dwelling units (mix of market and non-market rental housing) as well as 86 parking lots. Maximum height is 90 ft and proposed FSR area is 6.34 (6.19 excluding passageway). The proposal introduces pedestrian passageways across the site, connecting Keefer and Columbia Streets and the lane, and would provide logistical support to the Chinatown Night Market and traditional Chinatown street festivities on Keefer Street, as well as the Chinatown Memorial Plaza.

City Council has recently voted non-support for the proposed rezoning application on the same site. CHAPC did not support the earlier rezoning application either. This development permit application presents significantly revised proposal (reduced building mass and density) which is generally compliant with the HA-1A Zoning District Schedule and Design Guidelines. Relaxations requested are the rear-yard setback (20ft) and the elevator over-run height (approx. 15ft).

Applicant and staff will present the proposal and provide further information, as required.

Issues: Compatibility of the proposed with the historic character of Chinatown, and applicable planning policy and guidelines

Applicant: Merrick Architecture, Gregory Borowski, Architect
Beedie Development Group, Curtis Neeser, Developer

Staff: Danielle Wiley, Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: Project booklet (DP application package)

Next meeting:

DATE: October 12, 2017
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street