

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

DATE: Tuesday, September 09, 2014
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 May 13, 2014 to be adopted.

2) 137 Keefer Street 5.35PM - 6.45PM
DE418195

The DE application was received to develop the site located in HA-1A area of Chinatown. The proposal is to construct a 9-storey residential building with retail on the ground floor, and underground parking and bicycle storage. The proposed total floor area is 30,196 sf and the maximum height is 26.75m. There are 14 residential units on 8 levels and one commercial unit on the ground floor. The automated parking system accommodates 19 parking stalls. 17 bicycle spaces are provided, 3 of which are lockers.

The proposal is generally compliant with HA-1A zoning district requirements and there are no zoning variances or relaxations requested. The applicant presented a study on a historic neighborhood context, prepared by Donald Luxton and Associates Inc., to ensure high level of contextual response. In addition, the proposal has given thorough consideration to the "Chinatown Character and Advice to Developers and Architects", a short paper prepared by the Vancouver Chinatown Revitalization Committee outlining some important aspects of Chinatown character.

Staff and applicant will present the project and provide more information, as required.

Issues:

- Is the proposal generally responsive to and consistent with HA-1A Design Guidelines and the historic character of Chinatown?

Applicant: Stantec Architecture Ltd., Jiang Zhu, M. Arch. AIBC
Calvin Radom, Developer
Donald Luxton and Associates Inc., Heritage Consultant
Staff: Paul Cheng, Senior Development Planner
Zlatan Jankovic, Heritage Planner
Attachments: Project brochure (sent out by mail)

Next meeting:

DATE: October 14, 2014
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street