

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

DATE: Tuesday, November 10, 2015
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 October 13, 2015 to be adopted.

2) Heritage Action Plan - Update 5.35PM - 6.05PM

Staff and Consultants will provide an update on the implementation of the Heritage Action Plan, including:

- Brief status update on the Character Home Zoning Review
- Presentation on the Heritage Register Upgrade & Heritage Conservation Program Review, including an overview of content in development, consultation process, and discussion of best practices from other communities.

Staff: Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

Consultant: Donald Luxton, Donald Luxton & Associates Ltd.

3) Chinese Society Legacy Program 6.05PM - 6.35PM

Planning staff will provide an update on the Chinese Society Legacy Program. It is a building rehabilitation program, with a minimum budget of \$36 million, for the conservation of the twelve Society heritage buildings in Chinatown.

Staff: Helen Ma, Planner 2, Downtown Eastside Neighbourhoods Group

4) Revised Rezoning Application - 105 Keefer and 544 Columbia 6.35PM - 7.35PM

The revised proposal to rezone 105 Keefer St. and 544 Columbia St. from HA-1A to CD-1 to allow for a 13-storey mixed-use development has been received. The proposal is to develop 131,203 sf of market residential space, including 25 senior social housing units, underground parking and commercial space on the ground floor, and a floor space ratio (FSR) of 7.18.

The initial proposal was presented to CHAPC on May 13, 2014 and it was generally supported. However, some concerns were expressed and design improvements requested. The applicant has taken the feedback provided by the Committee and through the public review process, and developed this revised proposal which decreased market residential unit number from 137 to 127, the FSR from 7.92 to 7.18, a number of parking stalls from 130 to 81, reduced the upper floor massing and incorporated larger setbacks.

The applicant will present the proposal and provide additional information, as required. Particular attention will be given to the proposal's response to Chinatown historic character and community needs. Staff will be in attendance to provide policy related context.

Applicant: Merrick Architecture, Gregory Borowski, Architect
Beedie Development Group, Curtis Neeser, Developer
Staff: Karen Hoese, Senior Rezoning Planner, COV
Paul Cheng, Senior Development Planner, COV
Zlatan Jankovic, Heritage Planner, COV
Attachments: Revised Rezoning Application - project package (sent by mail)

Next meeting:

DATE: December 8, 2015
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street