

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

DATE: Thursday, January 12, 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) CHAPC Appointments and Chair Election 5.30PM - 6.25PM

On December 14, 2016, Vancouver City Council (In Camera) approved the following:

THAT the following individuals be appointed to the Chinatown Historic Area Planning Committee, representing the organizations and categories indicated below, terms to commence immediately and end December 3, 2017, or until successors are appointed:

- Marianne Amodio (Architectural Institute of British Columbia)
- June Chow (Member-at-Large)
- Joseph Lau (SUCCESS)
- Helen Lee (Planning Institute of BC)
- Inge Roecker (Heritage Vancouver)
- Mark Shieh (Chinatown Property Owner)
- Raymond Tam (Chinese Benevolent Association)

Mathew Halverson, current chair of the Committee has advised that he has recently accepted a position with the City of Vancouver. As a condition of the position, he had to step down from his role at the SYS Garden as well as involvement with CHAPC.

After a brief introduction a procedure will be carried out to nominate and elect CHAPC Chair and Vice Chair for one-year term expiring on December 3, 2017. Following the election the orientation session will be conducted to familiarize new members with CHAPC's role and mandate, meeting protocol and related procedures. Zlatan Jankovic, Heritage Planner and City's liaison with the Committee will be available for additional information and instructions, as required. For more information on planning policy that is applicable to Chinatown please check the links provided below.

Staff: Zlatan Jankovic, Heritage Planner

Attachments: Heritage Conservation Program and Chinatown policy - electronic links:

<http://vancouver.ca/home-property-development/heritage-conservation.aspx>

<http://former.vancouver.ca/commsvcs/guidelines/C018.pdf>

<http://former.vancouver.ca/commsvcs/guidelines/C019.pdf>

<http://former.vancouver.ca/commsvcs/guidelines/C032.pdf>

<http://former.vancouver.ca/commsvcs/guidelines/C019A.pdf>

<http://former.vancouver.ca/commsvcs/guidelines/G017.pdf>

2) Adoption of Agenda and Minutes 6.25PM - 6.30PM

Proposed meeting Agenda, and Minutes of November 10, 2016 to be adopted

**3) 105 Keefer Street + 544 Columbia St -
Revised Rezoning Application - December 12, 2016**

6.30PM - 8.00PM

The City of Vancouver has received a revised application to rezone 105 Keefer Street and 544 Columbia Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District.

This revised application was submitted on December 12, 2016, in response to feedback received through public consultation and advisory review groups. The revised proposal is for a 12-storey mixed-use building that includes:

- commercial uses on the first floor, including a seniors' cultural space;
- 25 senior social housing units on the second floor;
- 110 market residential units from levels 3 to 12;
- a floor space ratio (FSR) of 7.04 (not including covered open-to-below spaces on levels 2 to 7) and a floor area of 11,951 m² (128,648 sq.ft.); and
- 83 underground vehicle parking spaces and 209 bicycle parking spaces.

The application is being considered under the [Rezoning Policy for Chinatown South \(HA-1A\)](#).

Key changes from the last submission (received April 15, 2016) include:

- number of stories reduced from 13 to 12;
- height reduced from 120 ft to 115 ft;
- reduction in residential market unit count from 119 to 110;
- reduction of FSR from 7.06 to 7.04 (not including covered open-to-below spaces on levels 2 to 7);
- introduction of new public pedestrian passages and courtyard through the project; and
- reduction in overall bulk and massing.

Please note the proposed 25 seniors social housing units on Level 2 (including associated amenity spaces) and a dedicated seniors cultural space on ground floor remain the same as the last proposal.

The initial proposal was presented to CHAPC on May 13, 2014 and on November 10, 2015 when the first revised rezoning proposal was reviewed. CHAPC did not support the revised proposal adopting the following motion:

“THAT CHAPC is not in support of the Revised Rezoning Application for 105 Keefer and 544 Columbia, as proposed, for the following considerations:

- Overwhelming concern of the scale of the development at a height of 120', and concern that the FSR is excessive for this site;
- Concern over the livability of the units, and quantity and type of community amenity space provided in the proposal;
- Concern that a richer mix of uses is required in the building; and
- The proposal did not fully recognize the sensitivity of the site in relation to the Heritage Area, Memorial Square, Dr. Sun Yat Sen Garden, and the nearby museum”

The applicant has since further developed the project and would like to present this third revision of the rezoning application to CHAPC. There are number of improvements, some of which were directly addressing particular concerns previously expressed by the CHAPC. Project staff will be available for additional information as required. A community open house

is scheduled for Tuesday, January 10, 2017 at the Chinese Cultural Centre Auditorium (50 East Pender Street).

Issues: -compatibility with the District Schedule, Design Guidelines for HA-1A and Rezoning Policy for Chinatown South (HA-1A), in particular in regards to the scale of the development, proposed FSR, building massing and architectural character;
-proposed mix of uses;
-livability of units;
-community amenity space provided.

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

Staff: Yan Zeng, Rezoning Planner, COV
Paul Cheng, Senior Development Planner, COV
Zlatan Jankovic, Heritage Planner, COV

Attachments: Revised Rezoning Application - dated December 12, Policy package

Next meeting:

DATE: February 9, 2017

TIME: 5:30 pm

PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street