

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

DATE: Tuesday, May 13, 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 February 11, 2014 to be adopted.

2) 105 Keefer Street Rezoning Enquiry 5.35PM - 7.00PM

The enquiry was received to rezone the site at 105 Keefer Street located in Chinatown South (HA-1A). At this pre-application rezoning stage, the applicant has developed some initial concepts and would like to receive early feed-back from the Chinatown Historic Area Planning Committee.

The proposal is to rezone the site to accommodate a mixed-use 13-storey building with retail space at-grade and residential uses above the ground floor. It is being developed under the Rezoning Policy for Chinatown south (HA-1A). The proposed height is maximum 120 ft. and proposed FSR is approximately 7.65.

Staff and applicant will present the project and provide more information. The formal rezoning proposal will be presented to CHAPC when received.

Issues:

- Is the approach to redevelop this site taking into consideration important aspects of:
 - Chinatown character,
 - location on Chinatown Memorial Plaza,
 - proximity to Dr. Sun Yat Sen Classical Chinese Garden,
 - other?

- Is the proposal generally responsive to HA-1A Design Guidelines?

Applicant: Merrick Architecture, Gregory Borowski, Architect
Staff: Karen Hoese, Senior Rezoning Planner
Paul Cheng, Senior Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: Pre-Rezoning Pre-Application Review Package

Next meeting:

DATE: June 10, 2014
TIME: 5:30 pm
PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street