MINUTES OF THE

CHINATOWN HISTORIC AREA PLANNING COMMITTEE

May 13, 2014

A meeting of the Chinatown Historic Area Planning Committee was held on Tuesday, May 14, 2014, at 5:29 pm, in the Boardroom of the Chinese Cultural Centre, 50 East Pender Street, Vancouver, BC.

PRESENT:	Alison Appelbe
	Xiaohui (Sherri) Han
	Matthew Halverson
	Bob Ip
	Kelly Ip
	Kenneth Liu
	Mike Newall
	Brian Yu
ABSENT:	Vincent Ho
	Clinton McDougall
	Gair Williamson
ALSO PRESENT:	Gregory Borowski, Architect, Merrick Architecture
	Paul Cheng, Senior Development Planner
	Karen Hoese, Senior Rezoning Planner
	Zlatan Jankovic, Heritage Planner
	Peter MacRae, Architect, Merrick Architecture
	Katie Masiechko, Assist. Development Manager, Beedie Living
	Curtis Neeser, Director, Residential Development, Beedie Living
	Sara Zonouzi, Merrick Architecture
RECORDING SECRETARY:	Linda Tylla, Raincoast Ventures Ltd.

In the absence of the Chair, Matthew Halverson, Vice-Chair called the meeting to order at 5:29 p.m.

Adoption of Agenda

The Agenda was approved as circulated.

Adoption of Minutes

The Minutes of the meeting held February 11, 2014 were adopted.

2)   105 Keefer Street - Rezoning Enquiry

Zlatan Jankovic, Heritage Planner, provided introductory comments on the enquiry 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 feedback from CHAPC.

Paul Cheng, Senior Development Planner, advised of previous rezoning applications in the area and discussions, which took place at the time regarding reconciling with zoning policy in the area and the nature of Chinatown character. Those applications and the related documents resulting from those discussions were available for the Committee's reference.

Discussion ensued relative to including Chinatown character into the design and concept of any development proposed at 105 Keefer Street as the site is connected to the Chinatown Monument and located near the classical garden.

Curtis Neeser, Director of Residential Development, Beedie Living, introduced the project team and gave a brief overview of their history with the site. The early consultation process with key stakeholders was noted.

Gregory Borowski, Architect, Merrick Architecture, presented the site context and design concepts. The pre-application 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, which 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. Various design concepts relating to the character of Chinatown and the site's interaction with the adjacent square were highlighted.

The project team and staff received comments and responded to various questions related to the pre-application proposal.

MOVED by Mike Newall
AND SECONDED by Kelly Ip

That the Chinatown Historic Area Planning Committee generally supports the design direction presented for the pre-application rezoning enquiry at 105 Keefer Street, and recommends that further consideration be given to the following:
   a) a colour palette and design details that speak more to Chinatown or Chinese character;
   b) the design be sensitive to the nearby Chinese Cultural Centre, museum and the views from Pender Street;
   c) the true height of the building and its impact on the adjacent neighbourhood;

d) the development's proximity to and interaction with the Memorial Plaza;
e) the development's support of the public functions of the plaza space such as public washrooms, storage and similar;

And further, that the Committee requests additional documentation, including streetscape drawings, at the application stage to better understand the development's height and massing.

CARRIED UNANIMOUSLY

Next meeting:

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

The meeting adjourned at 7:30 pm.

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