

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

DATE: Tuesday, June 12, 2012
TIME: 5:30 p.m.
PLACE: Chinese Cultural Centre
50 East Pender Street

Please call 604-873-7141 if you are unable to attend this meeting

Adoption of Minutes

5.30PM - 5.35PM

Minutes of the March 13, 2012 meeting to be adopted.

**1) 633 Main Street - Rezoning Application
LAN#2012008**

5.35PM - 6.45PM

The rezoning application was received to develop a 16 storey mix-use development, with commercial on the main floor and 151 residential units on floors 2-16 (23 one bedroom, 51 one bedroom plus den, and 77 two bedroom units). The proposed floor area is approx. 147,138 sq.ft. with an FSR of 9.29 and the maximum height of 150 ft. An amenity area will be located at the 2nd floor and will provide an outdoor garden for residents. Included in the amenity garden is a lawn area, some small play elements for young toddlers, bench seating and garden space.

The intent of the design was to create a new building which respects the context of Chinatown and at the same time provides a contemporary architectural expression. The proposal features a corner plaza and incorporates an expression of public arts in the form of a finely detailed Chinese landscape expression which is built into the brick wall at this prominent corner. An additional small plaza is located on the west side of the building, directly across from the adjacent plaza entry into Keefer mall. Please see the enclosed Design Rationale for more information on how this proposal responds to Rezoning Policy for Chinatown South (HA-1A) and HA-1A Design Guidelines.

The proposed building is designed in accordance with LEED Gold Standards as per LEED Canada-NC 2009. Some of the significant LEED features in the building are: charging stations for electric cars, water efficient landscaping, connection to hydronic energy system, lighting and thermal controls, waste management and recycled content during construction. The Community Amenity Contribution (CAC) will be a financial contribution which is intended to set up a revolving fund to allow for restoration of the Chinatown society buildings.

Applicant and staff will present the project and provide more information.

Issues:

- Form of development, scale, contextual response;
- Compatibility with the urban design provisions of the Rezoning Policy for Chinatown South (HA-1A) and Chinatown HA-1A Design Guidelines

Applicant: Chris Dikeakos Architects Inc. (richard.b@dikeakos.com)

Staff: Dwayne Drobot, Rezoning Planner
Allison Dunnet, Planner, DTES Neighbourhood Group
Zlatan Jankovic, Heritage Planner

Attachments: reduced architectural drawings and design rationale

Next meeting:

DATE: July 10, 2012

TIME: 5:30 PM

PLACE: Chinese Cultural Centre Boardroom, 50 East Pender Street