



105 Keefer Street + 544 Columbia Street

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Mr. Brian Jackson

General Manager, Planning and Development Services
City of Vancouver
753 West 12th Avenue
Vancouver BC

GRAHAM D. FLIGG
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Dear Mr. Jackson:

SHAUN MCINTYRE
B.Ed., M.Arch.,
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RE: Revised 105 Keefer Street + 544 Columbia Street Vancouver BC

We are pleased to submit our revised Rezoning Application with respect to the properties at 105 Keefer Street and 544 Columbia Street, Vancouver. With the benefit of additional stakeholder conversations over the past 12 months the project team has refined our proposal and prioritized the following areas of study:

1. The addition of 25 seniors housing units
2. Expansion of the pedestrianized area of Chinatown Memorial Plaza by 21%
3. Revisions to building massing, particularly the upper levels and streetwall
4. Detailed architectural response to Chinatown character
5. Ensuring no view impact or shadows cast on Dr. Sun Yat Sen Garden Scholar's Courtyard and the Memorial to Chinese-Canadian Veterans

We detail the nature of these and other opportunities below, and look forward to your review.

Area Context

Vancouver's Chinatown is experiencing a renaissance as the City and community groups alike have focused their sights on the revitalization of the neighbourhood. They have made it their goal to reignite the vibrant social and cultural fabric, while preserving Chinatown's rich history and distinct identity.

The subject site is nestled in Chinatown's natural gathering place, bordered by two significant arterial connectors - Keefer Street along its south edge, and Columbia Street along the west. Located adjacent to the Chinatown Memorial Plaza facing the Memorial to Chinese-Canadian Veterans, and across from the Dr. Sun Yat Sen Classical Chinese Garden and Park, the site stands among many of Chinatown's most notable cultural landmarks and at a natural apex of pedestrian traffic. The opportunity to house neighbourhood seniors on site, near cultural facilities and in their existing community, has been identified as vital to the success of the project.

With its location at a central node of the Chinatown community, the site presents an excellent opportunity to revitalize the urban fabric and pedestrian experience in the area through public realm improvements and community contributions. It brings a chance to collectively contribute towards a vision that will reinvigorate Vancouver's Chinatown.

Rezoning Rationale

The proposed rezoning seeks to optimize the potential of this unique site in alignment with the goals of the Chinatown Neighbourhood Plan, and Economic Revitalization Strategy, and in response to direction from Chinatown community groups and stakeholders. The proposal responds to the community desire for seniors affordable housing, broader public benefits, and public realm improvements that will improve the urban landscape of Chinatown while reinforcing its rich cultural fabric.

It is our goal to ensure that the site optimizes its location by not only creating a quality new experience of life, but also by reinvigorating the pedestrian experience in Chinatown's cultural hub. With a commitment to architectural and urban design excellence, and diverse program elements, it is our vision to create a project that will help stitch Chinatown's rich historical fabric into the new, vibrant Chinatown of tomorrow.

Regulatory Context

The project will take direction from a number of bylaws, policies, and guidelines which guide the development of the Chinatown neighbourhood. The subject site is situated within the context of the following:

- HA-1 and HA-1A Zoning Districts Schedule (Chinatown Historic Area) *October 2012*
- Rezoning Policy for Chinatown South (HA-1A) *19 April, 2011*
- Chinatown HA-1A Design Guidelines *19 April, 2011*
- Statement of Significance: 'Vancouver's Chinatown National Historic Site' Listed *17 February 2012*
- Supplemental Document: Chinatown Character and Advice to Developers and Architects: Summary Notes from a Discussion in Chinatown
- Supplemental Document: Chinatown Character
- View Cones E2.1 Cambie Bridge/G1.1 Olympic Village/H1 Olympic Plaza/J1 Creekside

Public Benefits

We believe this project offers a number of significant public benefit opportunities in line with the goals of the Chinatown Revitalization Plan and efforts to elevate the public realm, including:

- 25 new seniors housing units will be made available to a non-profit housing provider
- Removal of a presently underused service road, repairing the connection between the Chinatown Memorial Plaza and the site and expanding the pedestrianized area of the plaza by 21%
- Repair of a long-term underused and remediated brownfield site
- Creation of quality new dwelling, working, and recreational environments in Chinatown
- Economic opportunities for existing and new businesses in Chinatown
- Bookending of activities on Keefer from Main down to Columbia
- Establishment of a contiguous retail and service network between Main and Columbia
- The potential for urban repair improving the pedestrian experience from Columbia Street to the Dr. Sun Yat Sen Garden by creating a broader and more vibrant Memorial Plaza experience
- Animation and revitalization of the laneway between Pender and Keefer

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- Establishment of an axial presence to Chinatown coming down Quebec Street, potentially of additional significance in the event of the removal of the Georgia and Dunsmuir Viaducts
- Logistical support for the Chinatown Night Market and Festivals
- Implementation of new Public Art

Site Opportunities

Discussion with the Chinatown organizations identified in in this document, along with our own explorations in the neighbourhood and purview of the regulatory environment, led us to assemble a number of worthwhile objectives for the project:

- Integrating 25 seniors housing units with at-grade retail and market housing to create a truly mixed-use project
- Exploration of new architecture considered carefully in the context of Chinatown’s character elements: prominent building ‘frames’, recessed linear balconies, large fabric awnings, passageways and courtyards, distinct colour palette, vertical signage, etc.
- A sustainable project realizing LEED Gold standards
- Large open balconies for improved livability
- Neighbourhood-serving retail including space for a multitude of uses including small-scale shops and restaurants.
- Engagement of the public realm with opportunities for restaurant/café/retail displays and seating on site and adjacent to the new pedestrianized service road
- Flexible yet intimate and engaging retail/commercial layouts
- Assessing future development opportunities around the site in tandem with the project to secure future synergies where possible such as the east courtyard
- Laneway connections
- Integration of bike sharing opportunities
- Reduced car parking capacity and increased space for car share
- Addressing scale transitions including to the Dr. Sun Yat Sen Garden, Chinese Cultural Centre and Keefer Hotel
- Making full use of rooftops for outdoor amenities and inhabitation

Draft Project Schedule

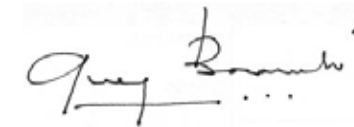
	Start	Finish
Site Evaluation & Stakeholder Meetings	June 17, 2013	Dec 03 , 2013
Rezoning Letter of Inquiry	Sept 30, 2013	Dec 12, 2013
LOI Response Letter	Feb 26, 2014	Same
Revisions to Form of Development	Feb 26, 2014	May 13, 2014
CHAPC Meeting	May 13, 2014	Same
Public Information Meeting	June 23, 2014	Same
Further Revisions	June 23, 2014	Sept 18, 2014
Prepare Rezoning Application	June 2014	Sept, 2014
Additional Stakeholder Meetings	Sept, 2014	Aug 2015
Revised Rezoning Application	Aug, 2015	Same
Rezoning Process	Aug, 2015	Mar, 2016
Public Hearing	Mar, 2016	Same

DP Process	Apr, 2016	Oct, 2016
DP Application to DP Board/DOP	July, 2016	Same
Rezoning Enacted	Aug, 2016	Same
DP Issued	Sept, 2016	Same
Start Construction Documents	July, 2016	Dec, 2016
Launch Sales/Marketing	Fall 2016	Summer 2017
BP Application (CP Process)	Nov, 2016	Dec, 2016
Issue for Construction	Dec, 2016	Same
Construction	Winter 2017	Winter 2019

Summary

Our team looks forward to shaping further this exciting rezoning application over the coming months with yourself and the City of Vancouver Planning Department, and with the stakeholders and citizens. We believe this site presents an extraordinary opportunity to build upon Chinatown’s distinct past, yet bring forward new perspectives to contribute towards a vibrant future for the neighbourhood. We thank you in advance for your review of our submission and your assistance in realizing the full potential of this opportunity.

Yours truly,
MERRICK ARCHITECTURE – BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.



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Principal

Encl. Rezoning Package
GB/lr