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5 December, 2016.

Jane Pickering
Interim General Manager, Planning and Development Services
City of Vancouver
753 West 12th Avenue
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RE: Revised Rezoning Application 105 Keefer Street + 544 Columbia Street Vancouver BC

We are pleased to submit our further 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 24 months the project team has refined our proposal and prioritized the following areas of study:

1. The addition of 25 secured Low to Moderate Income Seniors Housing Units
2. Addition of Seniors' Cultural Centre
3. Expansion of the pedestrianized area of Chinatown Memorial Plaza by 21%
4. Further revisions to building massing, particularly reducing height and massing.
5. Detailed architectural response to Chinatown character
6. 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, provide an activity centre 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 revised 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 secured low to moderate income 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%
- Creation of a new pedestrian passageway across this site. Connecting Keefer & Columbia streets and the lane.
- 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

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- 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
- 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:

- Provision of seniors’ cultural centre
- Integrating 25 low to moderate income 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, new 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 through cross site passage
- Integration of bike sharing opportunities
- Reduced car parking capacity and increased space for car share
- Addressing improved 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

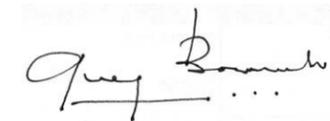
	Start	Finish
Site Evaluation & Stakeholder Meetings	June 17, 2013	Dec 03 , 2013
Rezoning Letter of Inquiry	Sept 30, 2013	Dec 12, 2013
LOI Response Letter	Feb 26, 2014	Same
Revisions to Form of Development	Feb 26, 2014	May 13, 2014
CHAPC Meeting	May 13, 2014	Same
Public Information Meeting	June 23, 2014	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	May, 2017
Public Hearing	May, 2017	May, 2017
DP Process	May, 2017	Dec, 2017
DP Application to DP Board/DOP	Aug, 2017	Same
Rezoning Enacted	Aug, 2017	Same
DP Issued	Dec, 2017	Same
Start Construction Documents	May, 2017	Dec, 2017
Launch Sales/Marketing	Fall 2017	Same
BP Application (CP Process)	Dec, 2017	Jan, 2018
Issue for Construction	Feb, 2018	Same
Construction	Feb, 2018	Feb 2020

Summary

Our team looks forward to developing 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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Encl. Rezoning Package
GB/lr