

Welcome 歡迎

Merrick Architecture, on behalf of Beedie Group, has applied to the City of Vancouver to rezone **105 Keefer Street and 544 Columbia Street** from HA-1A (Historic Area) District to CD-1 (Comprehensive Development) District.

Merrick建築公司代表發展商 Beedie Group 向溫市提交更改土地用途申請，想更改奇化街105號和哥倫比亞街544號的用途，從 HA-1A 歷史性區域，改為 CD-1 多元化區域。

The revised proposal is for a 13-storey mixed-use building that includes:

建議書裡的十三層混合用途大樓包括:

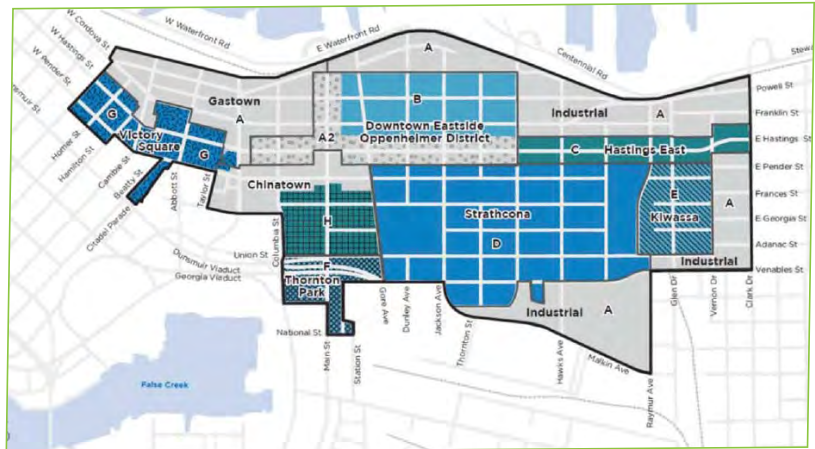
- 127 residential units
 - 25 seniors social housing units on the second floor, which will be operated by a non-profit housing provider;
 - commercial space on the ground floor;
 - floor space ratio (FSR) of 7.18;
 - two levels of underground parking; and
 - a height of 36.6 m (120 ft.)
- 三樓至十三樓有127間住宅單位
 - 二樓有25間非牟利機構經營的長者房屋
 - 一樓是用於商業用途
 - 二層地下停車場
 - 大樓地積率 7.18
 - 大樓高36.6米(120英尺)



Downtown Eastside Plan

The Downtown Eastside Plan provides a vision, policies, and strategies for the Downtown Eastside that aim to achieve a healthy neighbourhood for all.

Through each phase of the planning process, there was a range of community engagement opportunities, where residents, business, community groups, and stakeholders shared their ideas and feedback. The DTES Plan and related Rezoning Policy for the Downtown Eastside were approved by Council on March 15, 2014.



Rezoning Policy

This policy provides guidance on rezonings in the DTES related to the implementation of development directions and policies in the DTES Plan. Different conditions and requirements exist for rezoning within specific sub-areas identified by the Rezoning Policy.



Area H - Chinatown

Rezoning applications will be considered in accordance with the Rezoning Policy for Chinatown South (HA-1A).

Housing Objectives

The Downtown Eastside (DTES) is a vibrant, historic and unique part of our city. Made up of a collection of neighbourhoods with distinct and mixed housing characteristics, the housing vision for the area balances



the need for more affordability, buildings in good condition and healthier residents living within the existing housing fabric in each neighbourhood. As new homes in a variety of tenures, designs and forms are added to the area, the three-part vision of affordability, condition and supports will foster good health in quality housing in a healthy city with a greater diversity of housing types.

Within the different sub-areas of the DTES, there are different housing objectives. For Chinatown, the plan supports more social housing in new developments and encourages housing type-diversity, including home ownership.

Rezoning Policy for Chinatown South (HA-1A)

On April 19, 2011, Council approved a Rezoning Policy for Chinatown South (HA-1A) that clarifies where and how rezonings will be considered. The policy will allow consideration of rezonings up to a maximum of 120 feet in Chinatown South and to approximately 150 feet in the Main Street sub-area.

Height and Urban Design

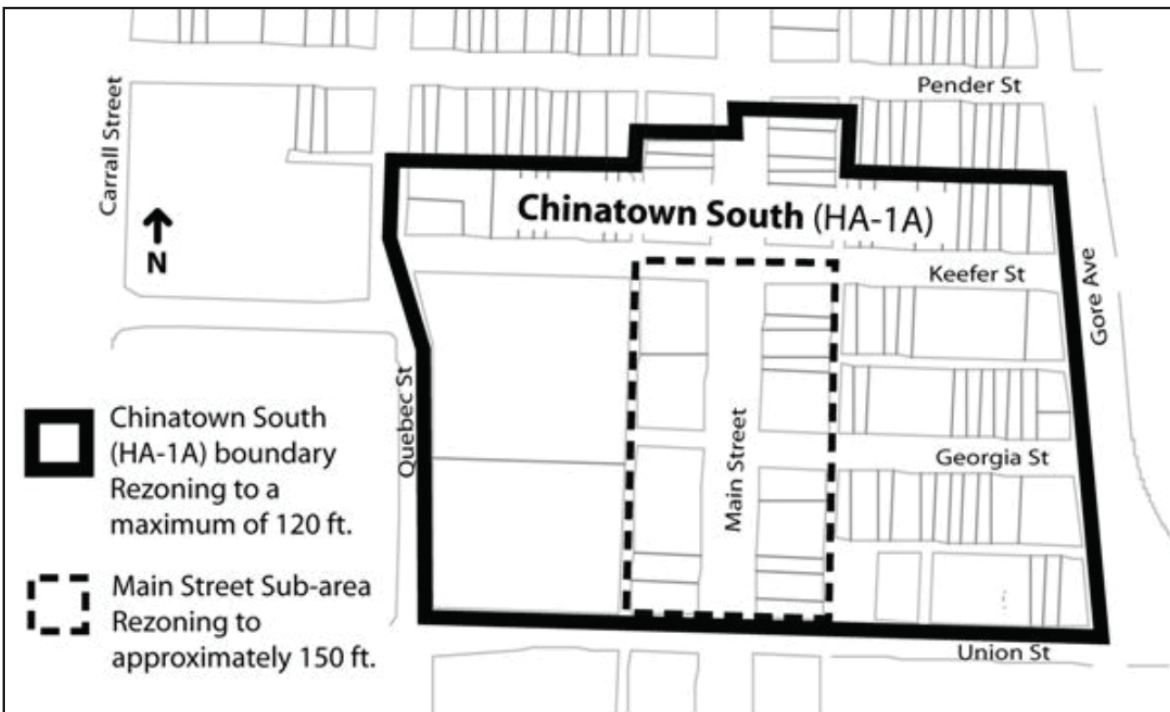
Within the Chinatown South area, a maximum height of 120 feet will be considered, subject to considerations related to view cones, shadows, and surrounding context.

For developments over 90 feet, all street-facing facades should be modulated into distinct 20-35 feet vertical bays. Street-facing facades should exhibit distinctly different architectural treatments every 50-66 feet.

There is no floor area density provision, and floor space ratio is based on the application of heights and design guidelines to a given proposal.

Public Benefits

Appropriate public benefits shall be provided by developments rezoned through this policy, typically in the form of transferable heritage density, or affordable or social housing.



DTES Plan: Chinatown Policies

Vancouver's Chinatown is one of the last remaining, large historic Chinatowns in North America with a section (Chinatown HA-1) formally recognised as a National Historic Site of Canada in 2011. It is an important cultural and tourist destination, and has long-served as a market district for specialty Asian goods and services.

The DTES Plan includes policies that guide the revitalisation of the neighbourhood.

6.3.1 Accelerate implementation of the Chinatown Economic Revitalisation Strategy's (CERS) three strategic directions:

1. Thriving Business District
2. Historic Neighbourhood Revitalisation
3. Vibrant Public Spaces

6.3.2 Retain the predominant retail and commercial character with tourist- and resident-oriented goods and services, restaurants, and offices through economic revitalisation.



6.3.3 Encourage residential intensification through compatible new mixed-use development, while reinforcing the existing scale and character of the area.

- Encourage new development with a wide range of housing types, including social housing and secure market rental housing, with a focus on seniors housing as well as market sale and affordable home ownership options.



6.3.5 Support strategic public realm improvements to enhance and improve public realm quality and amenities and create vibrant public places.

- Encourage the revitalisation of laneways through community-led temporary installations and development opportunities, including lighting and active uses, while ensuring the lanes continue to function for services.
- Extend and develop special signage programs to support storefront improvements, such as awning replacement, neon lighting, and activation of vacant storefronts.
- Seek to improve walking and cycling connections to commercial and other neighbourhood areas.

