



## Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

修訂「華埠HA-1及HA-1A分區附例、設計指引及政策」

Public Hearing – June 28<sup>th</sup>, 2018

公聽會 2018年6月28日



# Recommendations to Council

## 向市議會提出建議



- A. Amend the Chinatown HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law  
修訂「區劃及城市發展附例」的「HA-1及HA-1A分區附錄」
  
- B. Amend the Chinatown HA-1 and HA-1A Design Guidelines  
修訂「華埠 HA-1及 HA-1A設計指引」
  
- C. Amend the Parking By-law  
修訂「停車位附例」
  
- D. Revoke the Rezoning Policy for Chinatown South (HA-1A)  
撤銷「HA-1A華埠南區更改土地用途政策」



# “Chinatown is Special ” 「華埠風貌，獨樹一格」



# Planning Directions for Chinatown 華埠規劃主要方針



**Vibrant culture**  
充滿活力的文化



**Prosperous economy**  
繁榮的經濟



**Strong and engaged community**  
活躍的社區



# Background leading to 2011 Development Policies

## 2011年更改發展政策背景





# 2011 Rezoning Policy

## 華埠南區更改土地用途政策

- Desire to **accelerate market-driven development** to increase local population  
加速市場驅動的發展來增加當地人口
- 3-year Historic Area Height Review process started in 2008
- Using a rezoning process  
根據更改土地用途過程
  - Allow **increase in height**  
增加建築物高度
  - Leverage **public benefits**  
換取公共利益



# 2011 Rezoning Policy

## 華埠南區更改土地用途政策

- Concerns about low-income seniors and aging heritage buildings  
對低收入老年人和歷史建築的關注
- Council directed staff to report back in 2015  
在2015年向市議會彙報進度





# Changes observed 2011 to 2017

## 演變步伐 2011年至2017年

- **Rapid growth and changing neighbourhood character**  
快速增長並改變華埠面貌
  - **550 new strata units: 110% increase**  
550個新住房單位：增加110%
  - **Population growth: 28% increase.**  
人口增長：28%
  - **Physical impacts of new developments, tall and wide buildings are out of scale**  
新開發項目的影響，建築超出規模

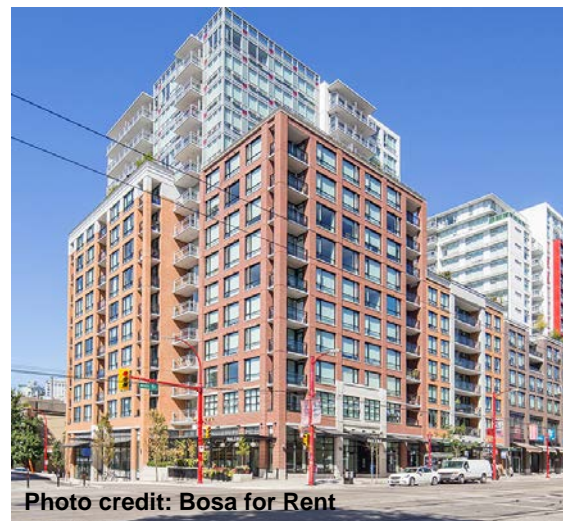


Photo credit: Bosa for Rent



# Changes observed 2011 to 2017

## 演變步伐 2011年至2017年



- **Business turnover:**  
商業的變化

- **35%** of businesses changed  
35%的商業改變
- **50%** loss of cultural food assets  
50%文化食品關閉或搬遷
- **New commercial tenants:**  
coffee shops, international and local chains  
新的商業租戶：咖啡店，國際和本地連鎖店



# Changes observed 2011 to 2017

## 演變步伐 2011年至2017年

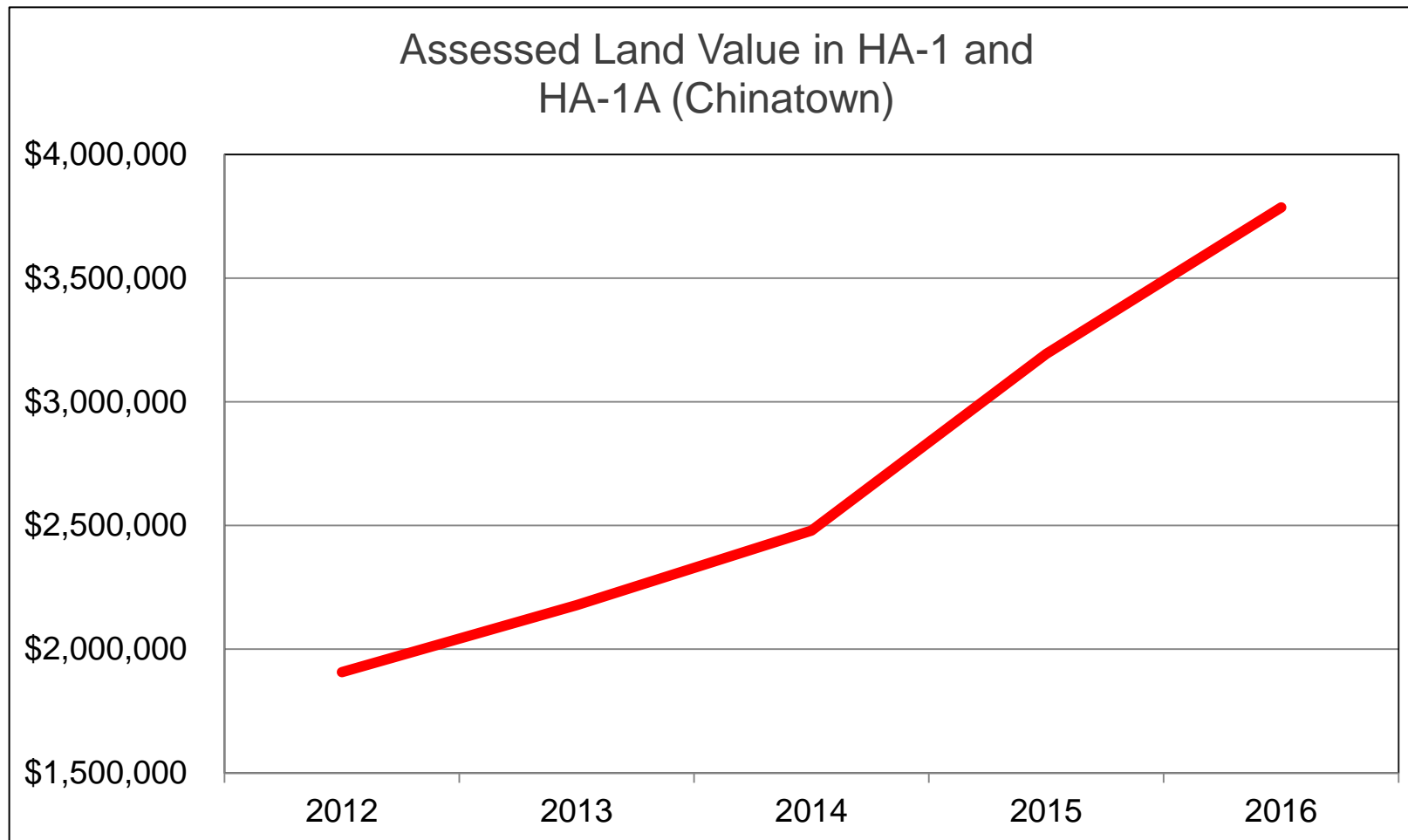


- **Land speculation**  
土地投機
- **Unrealistic density expectation**  
地皮宣稱可達到不合情理的建築密度
- **Site assembly**  
土地合併
- **Site “flipping”**  
炒作圖利



# Changes observed 2011 to 2017

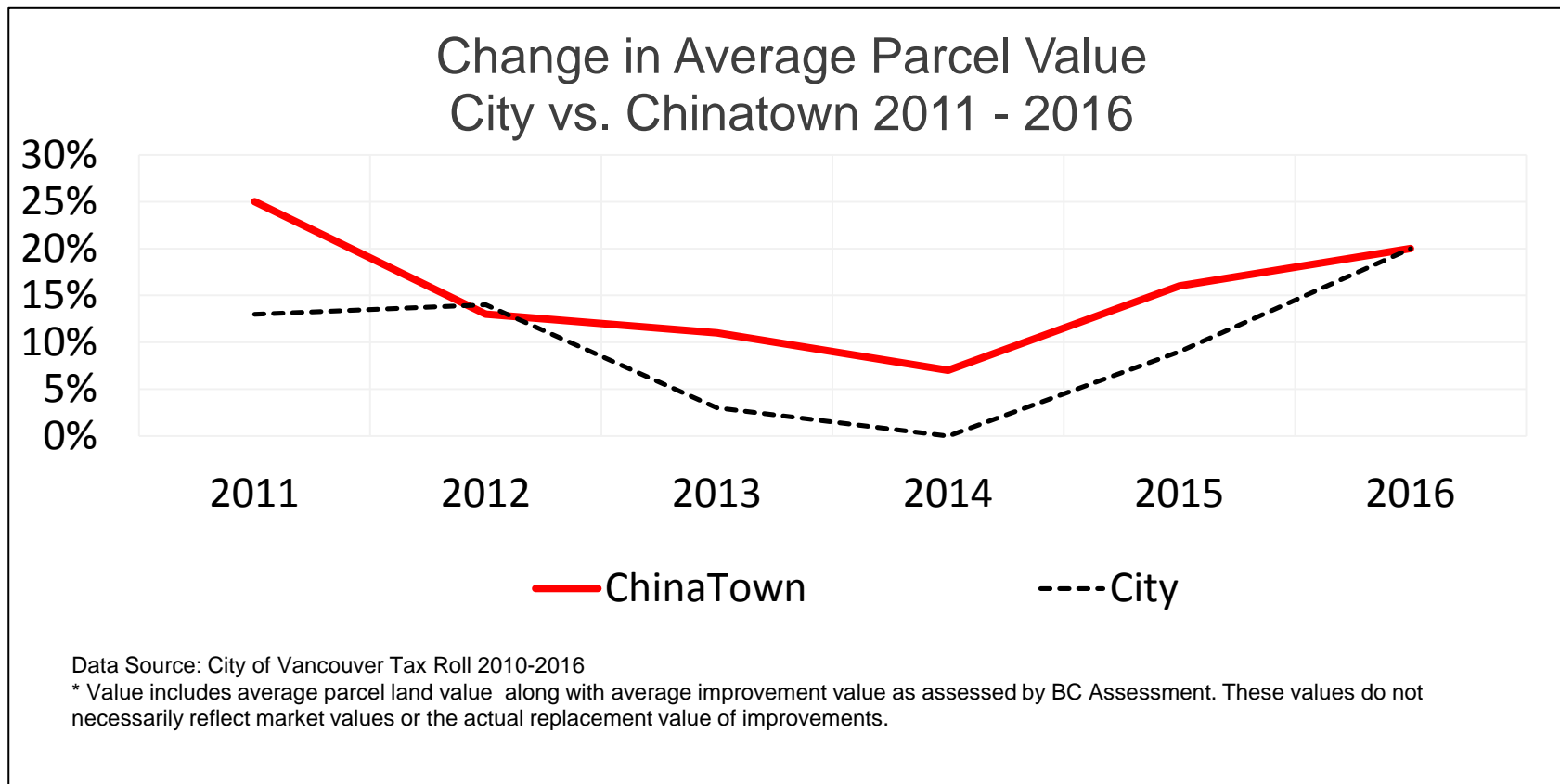
## 演變步伐 2011年至2017年



- **Assessed land value doubled**  
評估土地價值增加了兩倍

# Changes observed 2011 to 2017

## 演變步伐 2011年至2017年



- **Largest year to year increase was 25%**  
年度增幅最大的是25%
- **Increase outpaced city average by 5%**  
增加超過城市平均水平5%




# Tradeoffs

## 權衡利弊

<b>Public Benefits Priority</b> 公共利益	<b>Estimated Need</b> 預計需求	<b>Achieved</b> 實際達到
<b>Heritage and Culture</b> 歷史建築和文化	<b>\$36M</b> Rehabilitation cost of 12 society buildings 3600萬 修復12座社團建築的成本	<b>\$1.2M</b> Critical repairs for 31 projects 120萬 31個緊急維修項目
<b>Seniors Housing</b> 老年人住房	<b>3000 units</b> in metro-Vancouver 在大溫哥華需要3000個單位	<b>10 units</b> (additional 12 units requiring City grant and investment from a non-profit ) 10個單位 另外12個單位需要市府補助和非營利機構的投資

# Concerns from Consultation: Loss of Character

## 社區諮詢：華埠面貌驟變



***“The buildings did not reflect Chinatown and...  
threatened to overwhelm it.”***

**- Joe Wai commenting on  
rezoning applications, 2012**

***“這些建築並沒有反映唐人街，並威脅要壓倒它。”***

**- 韋業祖評論更改土地用途申請，2012**



# Concerns from Consultation: Loss of Character

## 社區諮詢：華埠面貌驟變

- New buildings are **out of scale**  
新開發建築的規模過大
- **Pace of change, displacement**  
of traditional businesses  
開發步伐過快, 傳統商店逐漸流失
- Trade-off of character for public  
benefits is “**not worth it**”  
「不值得」為公共利益而犧牲社區風貌



Concerns that the **cultural** and **community** aspects of the  
Chinatown Vision are not respected  
擔心華埠的文化和社區沒有被重視



**How do we adjust development policies to realign with the vision of the Chinatown Plan?**

**我們如何調整發展政策以符合華埠願景的主要方針？**



# Intent of Recommended Changes

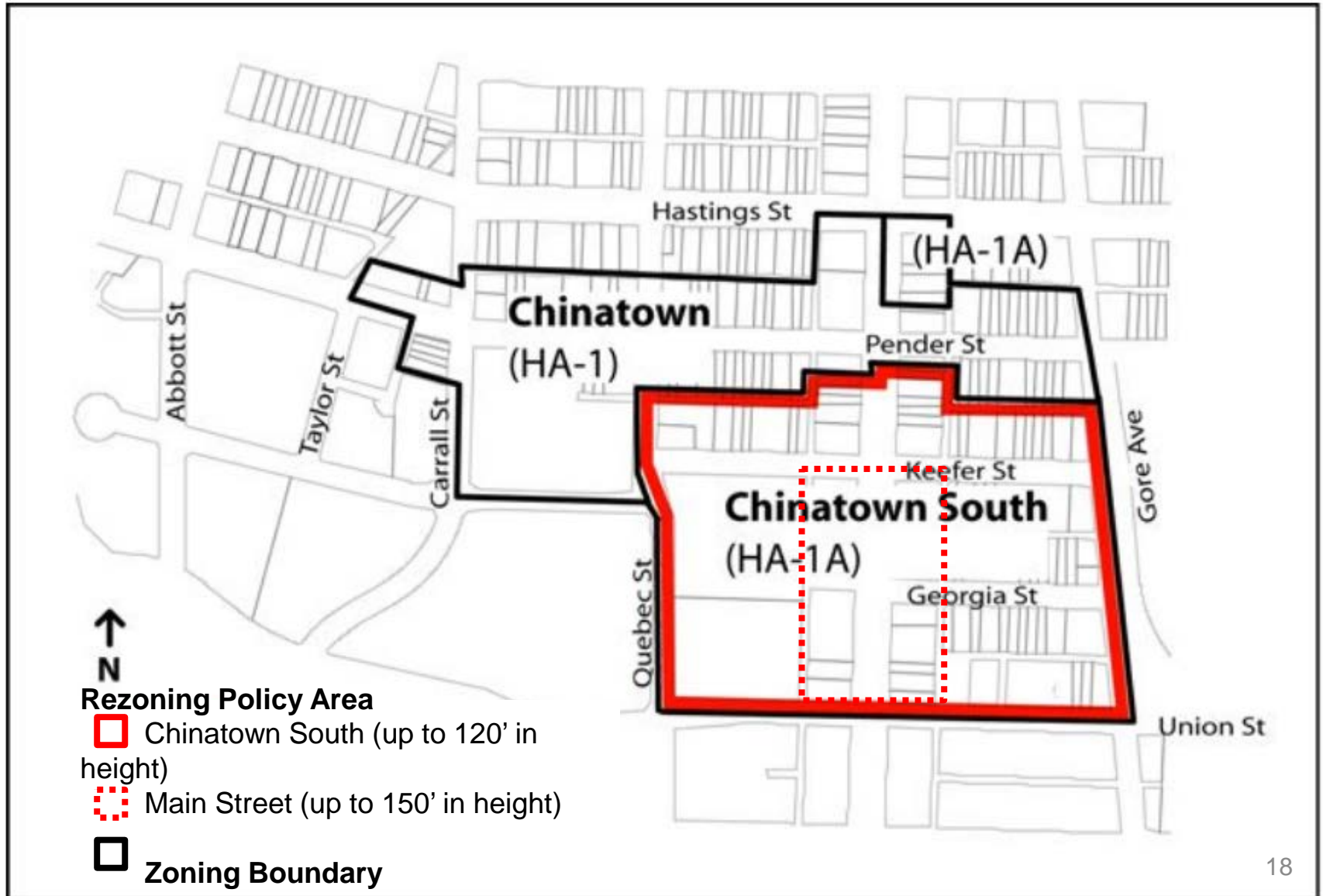
## 建議修改的目的

1. Clarify zoning and density **expectations**  
提供明確的分區發展與密度規定
2. Adjust **scale** of development  
調節開發的趨勢
3. Encourage development that fits **Chinatown's character**  
鼓勵迎合華埠特色的發展項目



# Chinatown Zoning Districts (2011)

## 華埠土地用途分區 (2011)





# Recommended Changes to Development Polices

## 發展政策的建議修改



### **A. Improve** the HA-1 and HA-1A Zoning

改進HA-1及HA-1A土地用途分區

### **B. Revise** Design Guidelines

修訂設計指引

### **C. Reduce** parking and loading requirements for small lots

撤銷車位及減少貨物裝卸車位等規限，鼓勵開發更細小的項

### **D. Rescind** the Rezoning Policy for Chinatown South

取消「華埠南區更改土地用途政策」

# Recommended Changes to Development Policies

## 發展政策的建議修改



### A. Improve the HA-1 and HA-1A Zoning

改進HA-1及HA-1A土地用途分區

- **maximum density (Floor space ratio);**  
實質「建築面積佔地率」(俗稱「地積比率」)
- **maximum number of floors within existing maximum height;**  
在現有以公尺計算的高度上限內，設定樓層建築物高度的上限；
- **requirements to provide non-residential uses;**  
規定設有非住宅用途
- **provisions for retail mezzanine and laneway retail spaces;**  
設有閣樓及巷道的零售場地；
- **maximum widths for development sites (i.e. site frontage); and**  
城市發展地皮寬度的上限(如地皮正面)；以及
- **maximum widths for storefronts.**  
店面寬度的上限。



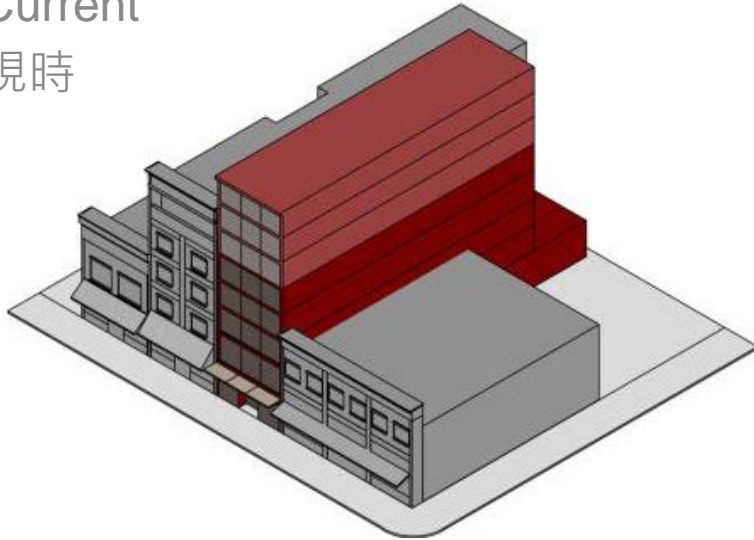
# Built Form Examples: Historic Pender Street (HA-1)

## 建築示例：傳統片打東街 (HA-1 區)



Current

現時

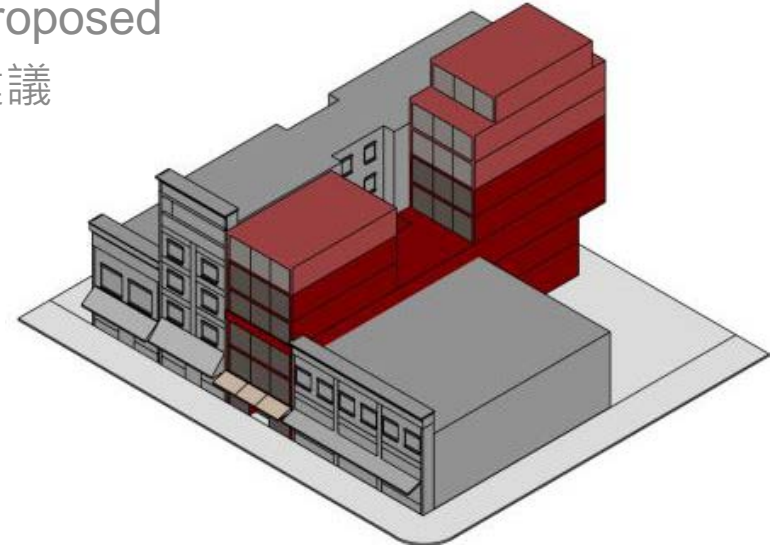


FSR: no limit  
Height: 50' **outright**  
75' **conditional**

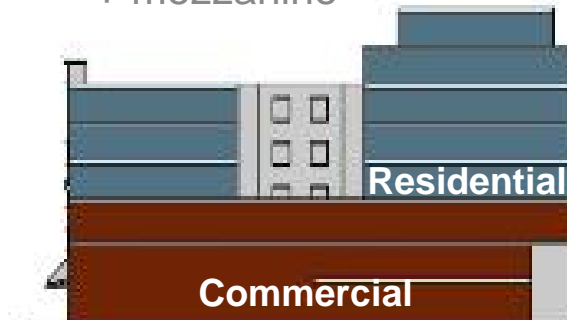


Proposed

建議



FSR: 4.8 conditional (min. 1.5 non-residential)  
Height: 50' **outright**  
75' **conditional**  
maximum 7 storeys  
+ mezzanine

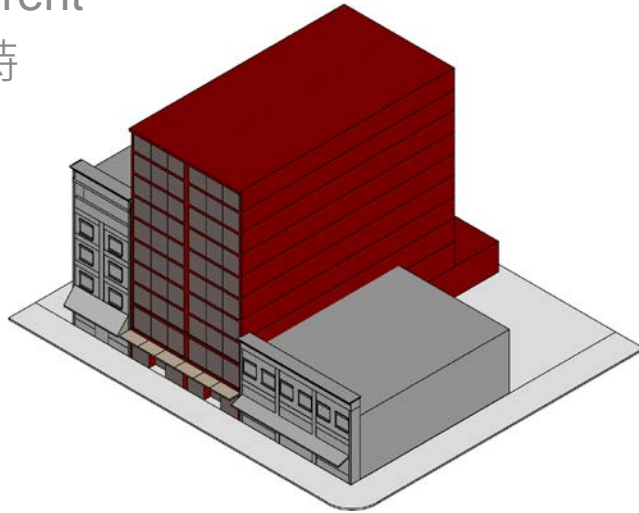


# Built Form Examples: Chinatown South (HA-1A)

## 建築示例：南華埠 (HA-1A區)

Current

現時

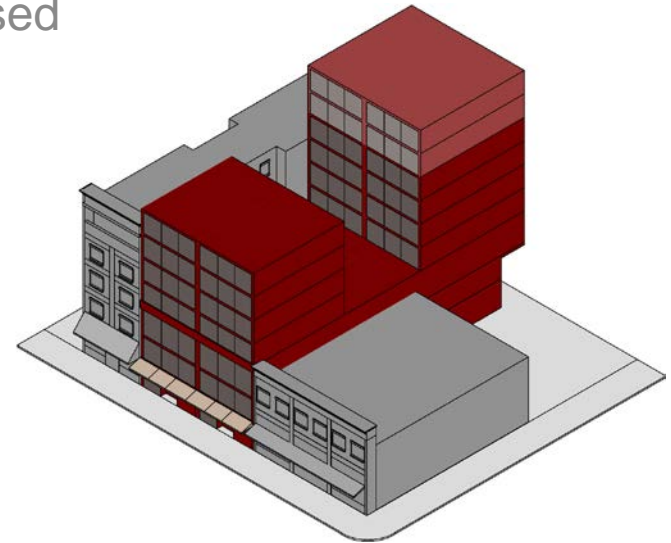


FSR: no limit  
Height: 90' **outright**



Proposed

建議



FSR: 5.35 conditional (min. 1.5 non-residential)  
Height: 70' **outright**  
90' **conditional**  
maximum 8 storeys  
+ mezzanine



# Encouraging quality development 鼓勵優質發展

- These adjustments are **reasonable measures** to protect Chinatown's character while allowing **quality development** to proceed

這些調整是合理的措施，以確保華埠風貌，及鼓勵優質發展



Photo credit: changingcitybook.com





Zoning District HA-1 - Historic Pender Street		
	Existing	Final Recommendations in May Council Report
Maximum height	50 feet (outright) 75 feet (conditional)	No change
Maximum number of floors	No maximum	5 storeys (at 50 feet tall) 7 storeys (at 75 feet tall)
Maximum density (FSR)	No maximum	4.8 FSR (conditional)
Land use	Choice of use, no minimum or maximum requirement  Dwelling uses (outright)	Dwelling uses (outright)  Maximum 2.95 FSR residential*  Minimum 1.5 FSR non-residential required*  * Relaxation may be given for social housing projects.
Ground-floor use	Choice of use	No residential use (except for entrances)
Width of development sites (site frontage)	No maximum	50 feet maximum (or existing)
Width of storefronts	25 feet to 49 feet	25 feet maximum
Mezzanine floor and laneway retail	No requirement	Exempted from being counted toward maximum number floors  Including a retail mezzanine and laneway retail will help a development achieve maximum FSR (since residential use is limited)
Family Housing Units	25% of all housing units to be two-bedrooms or larger, in guidelines only	25% of all housing units to be two-bedrooms or larger
Rear setback	1.0 m for any use, 7.0 m for residential use	No change

Zoning District HA-1A - Chinatown South		
	Existing	Final Recommendations in May Council Report
Maximum height	90 feet (outright)	70 feet (outright) 90 feet (conditional)
Maximum number of floors	No maximum	6 storeys (at 70 feet tall) 8 storeys (at 90 feet tall)
Maximum density (FSR)	No maximum	5.35 FSR (conditional)
Land use	Choice of use, no minimum or maximum requirement  Dwelling uses (outright)	Dwelling uses (outright)  Maximum 3.50 FSR residential*  Minimum 1.5 FSR non-residential*  * Relaxation may be given for social housing projects.
Ground floor use	Choice of use	No residential use (except for entrances)
Width of development sites (Site Frontage)	No maximum	75 feet maximum (or existing)
Width of storefronts	50 feet (in guidelines only)	50 feet maximum
Mezzanine floor and laneway retail	No requirement	Exempted from being counted toward maximum number floors  Including a retail mezzanine and a laneway retail will help a development achieve maximum FSR (since residential use is limited)
Family housing units	25% of all housing units to be two-bedrooms or larger, in guidelines only	25% of all housing units to be two-bedrooms or larger
Rear setback	1.0 m for any use, 7.0 m for residential use	No change

# Summary of Proposed Policies

## 政策摘要

- **Tall and wide** buildings should no longer be considered  
高大建築物將不再予以考慮
- New buildings should respect the **historic scale and patterns**  
新建築應該尊重的傳統規模和格局
- **Smaller storefronts**, commercial mezzanines that fit historic character  
較小的店面，帶閣樓商鋪





# Community consultation process

## 社區諮詢過程

**2011** Historic Area Height Review policies adopted by Council  
市議會通過發展政策

Adjusted  
based on  
feedback  
根據意見進  
行修訂

**2015** Consultation phase 1: concerns and issues  
公眾諮詢第一階段：主要問題

**2016** Consultation phase 2: proposed policies  
公眾諮詢第二階段：建議的政策

**2017** Consultation phase 3: revised policies  
公眾諮詢第三階段：經修訂的政策

**2018** Consultation phase 4: final recommendations to Council  
公眾諮詢第四階段：向市議會提交最終政策建議

# Community consultation process

## 社區諮詢過程



- **Innovative and inclusive**  
採取特別措施
- Unprecedented effort in providing **translation services**  
前所未有的翻譯服務
- **Variety of engagement methods**  
多種參與方式
- **English and Chinese media interviews**  
中英媒體採訪
- Heard from **diverse groups** (seniors, youth, businesses, residents, visitors)  
聽取了來自不同群體的意見 (老年人, 青年, 商戶, 居民, 遊客)



# Outreach to Businesses and Property Owners

## 諮詢業主和商戶

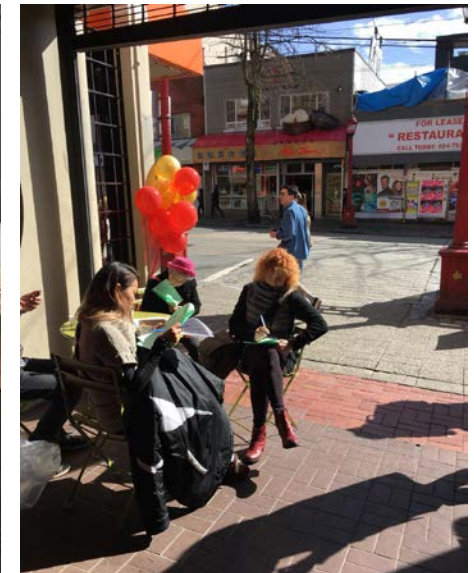
- **18,000** notifications sent to property owners and tenants  
發送18000個通知給業主和租戶
- **Meetings** with VCBIA and VCMA in 2017 and 2018  
2017年和2018年與商業促進協會和華商會舉行會議
- Business and property owners at **open houses, workshops and info sessions**  
業主和商戶出席會議和活動
- Received **comment letters** in 2017 and 2018  
2017年和2018年收到意見書





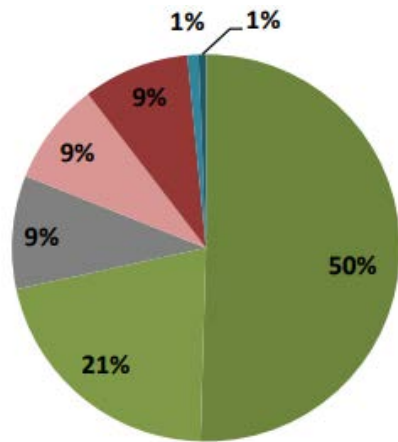
# Community consultation process 社區諮詢過程

- Over **1040** people engaged  
接觸到超過1,040人
- **328** TalkVan survey responses  
328人回應問卷調查
- **412** written submissions  
412件陳情信和書面意見
- 1 petition with 1,221 signatures  
1件簽名請願書
- **Passionate responses** from  
all across the city  
各界市民非常關心華埠的未來發展



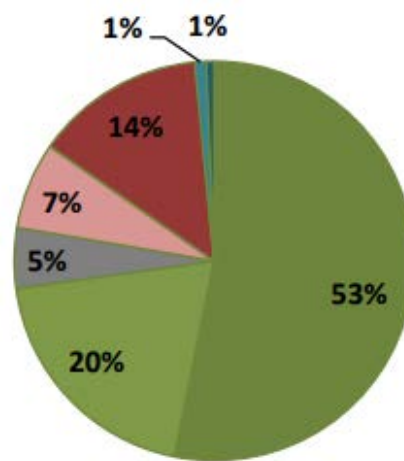
# TalkVan Survey Responses

## 問卷調查結果



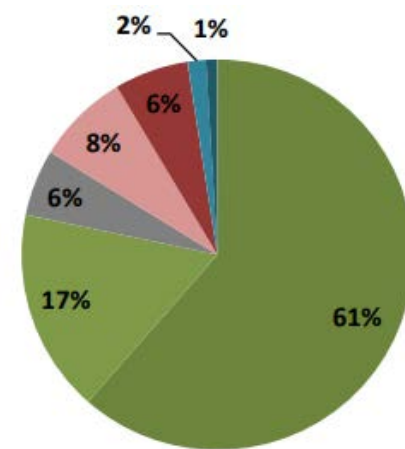
**73%** agreed that tall and wide buildings should no longer be considered

73%的受訪者同意高大建築物將不再予以考慮



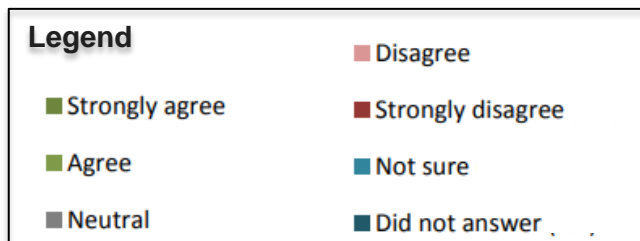
**71%** agreed that buildings should be smaller in scale, on narrower lots with small storefronts.

71%的受訪者同意新建築應該尊重的傳統規模和格局



**78%** agreed that the community should be involved more

78%的受訪者同意讓社區對新開發項目有更多的參與



# Chinatown Transformation Work

## 唐人街經濟文化發展

**Vibrant culture**  
充滿活力的文化



**Prosperous economy**  
繁榮的經濟



**Strong and engaged community**  
活躍的社區



# Looking ahead: A vibrant and prosperous Chinatown

## 華埠生氣勃勃 繁榮昌盛



VANCOUVER CHINATOWN

INHERIT  
INSPIRE  
INTANGIBLES

A BID FOR UNESCO  
WORLD HERITAGE SITE  
申辦聯合國世界文化遺產







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修訂「華埠HA-1及HA-1A分區附例、設計指引及政策」

Public Hearing – June 28<sup>th</sup>, 2018

公聽會 2018年6月28日

