



POLICY REPORT
URBAN STRUCTURE

Report Date: December 17, 2010
Contact: Brent Toderian
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RTS No.: 08578
VanRIMS No.: 08-2000-20
Meeting Date: January 20, 2011

TO: Standing Committee of Planning and Environment
FROM: Director of Planning
SUBJECT: Historic Area Height Review: Policy Implementation

RECOMMENDATION

- A. THAT the *Rezoning Policy for Higher Buildings in the Historic Area*, generally as outlined in Appendix A, be adopted by Council.
- B. THAT the Director of Planning be instructed to make application to amend the *HA-1 and HA-1A Districts Schedule (Chinatown Historic Area)* as outlined in Appendix B, and that this application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally as outlined in Appendix B, for consideration at the Public Hearing.
- C. THAT, subject to approval of the by-law amendments at the Public Hearing, the revised *Chinatown HA-1 Design Guidelines* and the *Chinatown South HA-1A Design Guidelines*, generally as outlined in Appendix C and D respectively, accompany the by-laws at the time of enactment, for Council approval.
- D. THAT the *Transfer of Density Policy and Procedure* be amended as generally outlined in Appendix E, in order to support the revitalization of Chinatown.
- E. THAT the Vancouver Chinatown Revitalization Committee's statement regarding development charges in Chinatown, as well as support letters from other community groups, be received for information as attached in Appendix G.

- F. THAT, in anticipation of development of a district energy system that could serve the Historic Area, new developments on the higher building sites and in Chinatown (HA-1A) be required to include a hydronic heating system in order to easily connect to a district energy system when one becomes available.

FURTHER THAT, staff be directed to update the *Rezoning Policy for Higher Buildings in the Historic Area* and the *Chinatown HA-1 Design Guidelines* and *Chinatown South HA-1A Design Guidelines* to include provisions for inclusion of a hydronic heating system in new developments.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

CITY MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

COUNCIL POLICY

On January 26, 2010, Council provided policy direction for higher buildings in the Historic Area (Gastown, Chinatown, Victory Square, Main and Hastings) through the Historic Area Height Review. This review examined how additional height could be accommodated in the Historic Area and included a comprehensive public consultation process. The full Policy Report and Council decision can be found on the City's website at <http://vancouver.ca/commsvcs/planning/hahr/>.

Other Council policies that relate to this implementation report include:

- Chinatown HA-1 Guidelines for Designated Sites (1994)
- Chinatown HA-1A Guidelines for Non-designated Sites (1994)
- Chinatown Vision Directions (2002)
- Transfer of Density Policy and Procedure (1983)
- Community Amenity Contributions - Through Rezoning (1999)
- EcoDensity Charter and Initial Actions (2008)
- Vancouver 2020: A Bright Green Future & Greenest City Implementation Plan (2010)

SUMMARY AND PURPOSE

The purpose of this report is to implement Council's decisions of January 26, 2010, regarding height and related development parameters in the Historic Area, including the sub-areas of Gastown, Chinatown, Victory Square, Hastings and Main.

Council's decisions followed their consideration of the Policy Report (RTS #08079) dated January 4, 2010, entitled "Historic Area Height Review - Conclusion and Recommendations", as well as hearing from staff and members of the public. This report also provides a report back on other Council directives made at their January 2010 meeting related to other Council priorities.

The required actions to implement Council's previous decisions on the Historic Area Height Review (HAHR) are presented and discussed in three categories as identified below. Under each heading is a brief description of the corresponding staff recommendations and information updates.

1. Implementing Council's Previous Decisions on Height and Scale in the Historic Area

Council affirmed that the building height and scale for the Historic Area should generally continue to reinforce the prevailing heritage context, including the low to mid-rise development scale. In addition, Council directed staff to prepare rezoning policy, including specific height provisions, for higher buildings in the following areas:

- *Two specific sites on Pender St. and Carrall St. (generally in the range of 150 ft.)*
- *Chinatown South (HA-1A) (with a maximum height of 120 ft., and a report back on options for a limited number of additional sites generally in the range of 150 ft.)*
- *Hastings and Main (DEOD - Sub-area 1, west of Gore Avenue) (with a maximum height of 120 ft.)*

In this report, staff:

- Recommend a draft Rezoning Policy for Higher Buildings in the Historic Area to provide guidance on the location and provisions for consideration of additional higher buildings Historic Area, per Council's direction.
- Report back on providing a more supportive regulatory environment to facilitate development on smaller frontage lots and a mid-rise development scale.

2. Supporting Chinatown's Economic Revitalization

Council endorsed a moderate height increase in Chinatown to support and enhance existing policy objectives. In addition, Council directed staff to make several by-law and policy amendments to further support the economic revitalization of Chinatown.

In this report, staff:

- Report back on potential additional higher buildings sites in HA-1A (Chinatown South), for inclusion in the new rezoning policy.
- Recommend zoning by-law amendments to moderately increase allowable height, and amend the Wholesaling - Class B from outright to conditional approval use, in the HA-1 and HA-1A Districts Schedule (Chinatown) with referral to public hearing.
- Recommend amendments to the Chinatown HA-1 Guidelines for Designated Sites and Chinatown HA-1A Guidelines for Non-designated Sites, to reflect the increase in allowable height and support small lot development.
- Recommend amendments to the Transfer of Density Policy and Procedure to enable landing of density in HA-1A (Chinatown South).

- Provide for Council's information, a Chinatown community group's statement regarding community amenity contributions in Chinatown.
- Provide a status update on the requested Chinatown Economic Revitalization Plan, in response to meeting Council's priority for growing the city's economy.

3. Helping Meet the City's Environmental Goals

Council has adopted long-term goals toward being the greenest city in the world by 2020, including setting green house gas emission reduction targets and requiring that all new buildings be carbon neutral by 2030.

In this report, staff:

- Recommend that new developments on higher building sites or in Chinatown South be required to build in adaptability to use a future district heating system when one becomes available, ensuring that they contribute to meeting Council's environmental goals.

An important question raised through the Historic Area Height Review process was how development activities could benefit the whole community and bring about change that is inclusive and respectful. In response to feedback from the community, Council directed staff to undertake both a social impact study to assess the effect of new developments on the low-income community, as well as engage a diverse array of community stakeholders in scoping an integrated community strategy for the DTES.

Social Policy staff are leading the social impact study, with the support of an interdepartmental team. Community workshops will be held to develop the framework for the social impact study by identifying indicators and relevant methodologies. The Planning Department is leading the scoping of the DTES Community Strategy and interdepartmental scoping is currently underway. Staff will provide Council with an update on both of these initiatives in the New Year.

By approving the recommendations contained in this report, Council will implement their previous decisions regarding height and scale in the Historic Area, made on January 26, 2010, will further support the revitalization of Chinatown, and will ensure that any resulting new development contributes to meeting the City's environmental goals.

BACKGROUND

In 2008, Council directed staff to undertake the Historic Area Height Review (HAHR) to explore opportunities for additional height and density in the historic neighbourhoods of Gastown, Chinatown, Victory Square, Hastings and Main (see Figure 1).

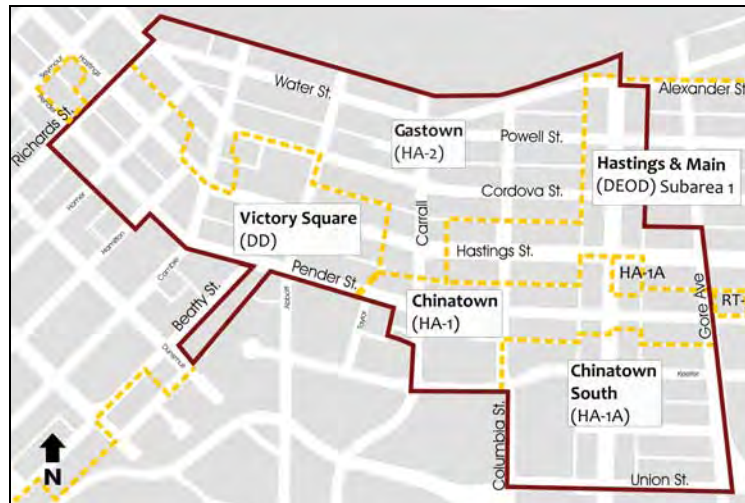


Figure1: Historic Area Height Review Council Direction and Study Boundary

Through the HAHR, staff and a number of consultants undertook a detailed technical analysis of options in 2008 and 2009, and an extensive public consultation process was held in the Spring of 2009. The following objectives guided the HAHR work and informed the policy recommendations that staff presented to Council:

- To provide direction for growth and development in the Historic Area;
- To maintain the Historic Area's character and general building scale; and
- To ensure that any development potential resulting from this Review generates opportunities for public benefits and amenities for this Area.

In January 2010, staff presented to Council a summary of the HAHR, including feedback heard through public consultation, in the Policy Report (RTS #08079) dated January 4, 2010, entitled "Historic Area Height Review - Conclusion and Recommendations". After hearing this report and from the public, Council affirmed that the Historic Area's building height and scale should continue to reinforce the prevailing heritage context, fine grain character and generally low to mid-rise development scale. Council then directed staff to undertake specific actions to implement their decisions on height in the Historic Area.

The following summarizes Council's decisions related to height and development in the Historic Area, as well as other directives to staff to undertake additional new work.

Summary of Council's HAHR Decisions - January 26, 2010:

New Rezoning Policy for Higher Buildings in the Historic Area: Council directed staff to prepare rezoning policy for the following sites, with Council-approved heights noted in parentheses:

- 99 West Pender Street (generally in the range of 150 ft.)
- 425 Carrall Street (generally in the range of 150 ft.)
- HA-1A (Chinatown South)
 - Rezoning up to a maximum of 120 ft.
 - Report back on options for a limited number of additional sites generally in the range of 150 ft.

- Downtown Eastside Oppenheimer District - portion of Sub-area 1 (Hastings and Main)
 - Interim rezoning policy up to a maximum of 120 ft.

By-law and Policy Amendments: Council directed staff to bring forward the following by-law and policy amendments:

- HA-1 and HA-1A Districts Schedule (to moderately increase height in Chinatown in the Zoning and Development By-law)
 - HA-1: maximum conditional height increase from 65 ft. to 75 ft.
 - HA-1A: maximum outright height increase from 70 ft. to 90 ft.
- Chinatown HA-1 and HA-1A Design Guidelines (to support the above noted moderate height increases and provide greater flexibility for development of small lots)
- Transfer of Density Policy and Procedure (to allow heritage density absorption into and within Chinatown and the higher building sites)
- Other amendments to support development on smaller lots (75 ft. or less) and at a mid-rise scale, as appropriate

Other Requested Work: Council also directed staff to undertake the following new work:

- Social impact study on the impact of new development on the low-income community
- Chinatown Economic Revitalization Plan
- Scoping of an integrated DTES Community Strategy
- Suggested refinements or adjustments based on identified opportunities for improvement to economic development, heritage retention, and/or social infrastructure.

More information on the Historic Area Height Review, including a detailed summary of Council's decisions, can be found online at:

<http://vancouver.ca/commsvcs/planning/hahr/>

DISCUSSION

1. Implementing Council's Previous Decisions on Height and Scale in the Historic Area

a. Rezoning Policy for Higher Buildings in the Historic Area

A draft rezoning policy, entitled *Rezoning Policy for Higher Buildings in the Historic Area* (the Rezoning Policy), is attached as Appendix A for Council's consideration in order to implement their decisions on height in the Historic Area from January 26, 2010. The overall intent of the Rezoning Policy is to provide clear direction on where and how rezonings for higher buildings in the Historic Area will be considered. Figure 2 identifies the locations where rezonings for higher buildings will be considered in the Historic Area, in accordance with provisions outlined in the new Rezoning Policy.

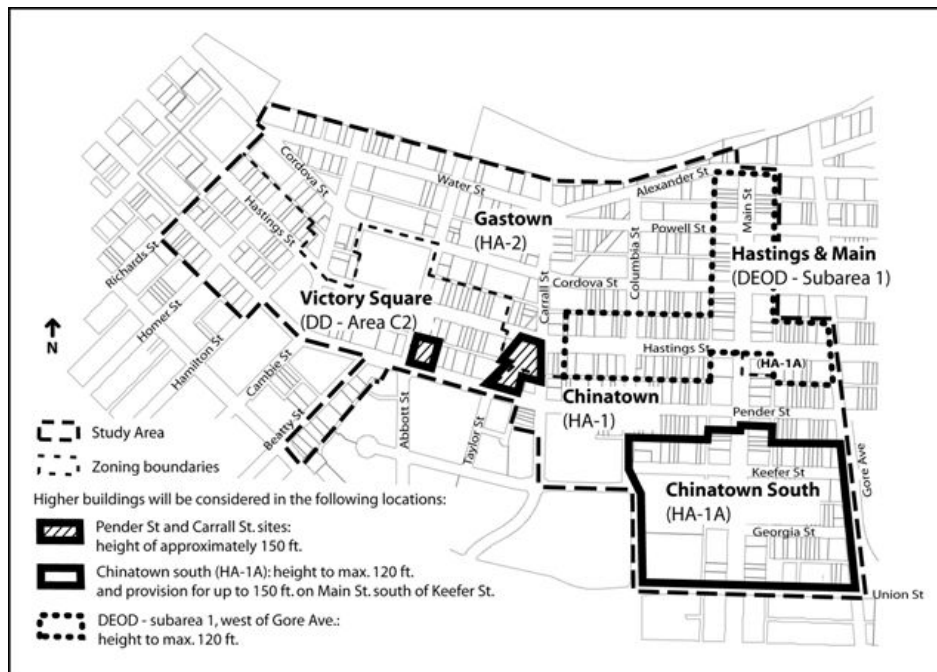


Figure 2 - Rezoning Policy Area and Locations for Possible Higher Buildings

The Rezoning Policy also aims to ensure the scale of these developments reinforces the heritage context and existing low to mid-rise building forms, and that the prominence of existing landmarks (i.e. the Sun Tower) and higher buildings is maintained. Maximum heights recommended in the rezoning policy took into account potential built form and floor area implications. Historically, there has been no floor area density provision in the HA-1, HA-1A, and HA-2 zoning district schedules. Floor areas achievable and related building forms have resulted from application of maximum heights and the design guidelines in the context of compatibility with the prevailing heritage character. It is proposed this approach to managing achievable floor area continue.

General and specific urban design criteria are included in the policy, based on the draft criteria for higher buildings that Council endorsed in January 2010. Rezoning proposals that come forward through this policy will be required to adhere to Council-approved plans, policies and guidelines for each site, including view corridors. In addition, as with all rezonings, proposals for higher buildings in the Historic Area will be required to contribute public benefits (i.e. Community Amenity Contributions).

The Rezoning Policy outlines provisions for higher buildings in the Historic Area in the following three areas:

Two Specific Sites for Higher Buildings:

Based on Council's decisions in January 2010, higher buildings in the Historic Area will be considered on the following two specific sites:

- 99 West Pender Street
- 425 Carrall Street

Heights of approximately 150 ft. will be considered on these sites, subject to consideration of the urban design provisions outlined in the rezoning policy (including view cones, shadow, and context analysis). Based on these considerations, the resulting supportable scale and height of development on these sites may be moderately lower or higher than 150 ft.

Higher Buildings in Chinatown South (HA-1A):

Council directed staff in January 2010 to bring forward a rezoning policy for consideration of higher buildings HA-1A (Chinatown South) up to a maximum of 120 ft. in order to consider innovative heritage, cultural, and affordable housing projects in Chinatown. Staff recommend that the Rezoning Policy apply to the HA-1A area south of Keefer Street, in order to ensure a coherent transition to the lower building scale of the HA-1 area, the historic core of Chinatown.

Council also asked staff to report back on additional sites for higher buildings in HA-1A generally in the range of 150 ft., for the purpose of economic revitalization. Based on detailed urban design analysis, staff recommend if such additional higher buildings are supported by Council, that they be limited to sites with frontages on Main Street, south of Keefer Street. This would result in approximately five additional higher buildings sites. A summary of staff analysis leading to this recommendation is provided in the next section of this report, which addresses a number of items regarding the economic revitalization of Chinatown.

Hastings and Main (DEOD - Sub-area 1, west of Gore Avenue):

Council also asked staff to report back with an interim rezoning policy for the Hastings and Main section of the Historic Area, a portion of the Downtown Eastside Oppenheimer District (DEOD). This interim policy was to establish parameters for rezoning proposals up to 120 ft., in order to consider special opportunities for affordable housing projects before completion of the pending review of the DEOD Official Development Plan.

After concluding on HAHR, Council also directed staff to report back on a work program for an integrated community strategy for the Downtown Eastside. Scoping of the DTES Community Strategy work program is underway, and it has become apparent to staff that this work should proceed in advance of both the DEOD review and the interim rezoning policy. The DEOD is an important area in terms of addressing Council priorities on homelessness and affordable housing. Further analysis and consultation is therefore required before developing an interim rezoning policy, so as not to potentially undermine any policies or changes emerging from the DTES Community Strategy.

While staff have not prepared an interim rezoning policy for DEOD, the Council-endorsed height for the Hastings and Main area is referenced in the Rezoning Policy for Higher Buildings in the Historic Area (see Section 4.1 of Appendix A). The policy states that rezonings may be considered for sites located in DEOD Sub-Area 1, west of Gore Avenue, up to a maximum height of 120 ft., if they meet the DEOD ODP social housing requirements and provide an additional contribution in the form of affordable housing benefit.

b. Other Amendments to Facilitate Small lot and Mid-rise Development

Through the Historic Area Height Review, Council affirmed the area's existing low to mid-rise building scale and directed staff to report back on additional amendments to provide a more supportive regulatory framework for the development of small frontage lots (75 ft. or less) and mid-rise developments (up to 120 ft. in height).

Staff have reviewed the challenges facing development of smaller lots which relate to requirements in the Zoning and Development By-law (setbacks, courtyards, height, lightwells etc.), as well as issues related to the Vancouver Building By-law, including exiting for two-storey suites and separation and protection of exits. Additional challenges include meeting the parking and loading requirements, provision of adequate garbage and recycling storage, and distancing requirements from existing hydro poles.

This report brings forward for Council approval amendments to the Chinatown zoning schedule and design guidelines, which address challenges for small lot development, such as the setback and courtyard requirements. Sections 2 b) and c) of this report provide further detail on the proposed revisions. These issues do not exist to the same extent in the other sub-areas, as other areas do not have as many developable small lots or existing policy is already supportive of small lot development.

Regarding the challenges for small lot development resulting from application of the Vancouver Building By-law (VBBL), such as minimum distancing for separation of exits and exiting requirements for two-storey suites, staff note that related revisions are forthcoming to the National Building Code, after which amendments to the Vancouver Building By-law will be brought forward. In the interim, staff are committed to working collaboratively with landowners to seek creative ways to enable development of lots with smaller frontages and of buildings at a mid-rise scale.

With regard to parking, Council approved changes to the Parking By-law in June 2009 to provide greater flexibility in the downtown, including the historic areas. Revisions included a reduction in parking requirements, incentives to provide car share vehicles, and a payment-in-lieu option for residential parking. Staff are monitoring the implementation of the reduced requirements. Should additional improvements be identified that better support small lot and mid-rise development, staff will bring these forward for Council's consideration.

2. Supporting Chinatown's Economic Revitalization

a. Additional Higher Buildings Sites in Chinatown South (HA-1A)

For the specific purpose of economic revitalization, Council directed staff to report back on options for a limited number of carefully and strategically located additional sites for higher buildings generally in the range of 150 ft. in Chinatown South (HA-1A). Staff have conducted additional analysis of numerous options for higher buildings in Chinatown South, including sites along Gore Avenue. Based on this analysis, staff recommend that if additional higher buildings are supported by Council, they be limited to sites with frontages on Main Street, south of Keefer Street, as illustrated in Figure 3. This approach would minimize the impact of higher buildings on Chinatown's

historic core on nearby Pender Street (HA-1), while still enabling several buildings with higher densities to contribute to revitalization of the area. Further, the width of Main Street (approximately 100 ft.) better supports higher buildings than the other streets in Chinatown (approximately 60 ft.), in that the additional height would not overwhelm the pedestrian-level experience.

In January 2010, Council adopted urban design criteria for higher buildings, including the provision that adopted view cone height limits shall be respected. In order to identify additional sites for higher buildings in Chinatown South, special attention was paid to implications of the Council-endorsed view from the Olympic Village. The report entitled “Vancouver Views: Implementation” (RTS #08566), being presented concurrently with this report, provides details on the specific implementation of the Olympic Village Shipyard Pier (G.1) view cone overlooks the Chinatown South area while still providing development opportunities as supported by Council. If Council adopts the recommendations in that report, as well as the recommendations in this report, there will be approximately five development sites for buildings of approximately 150 ft. in Chinatown South (HA-1A), based on the required minimum site frontage of 75 ft. and retention of existing heritage buildings (see Figure 3).

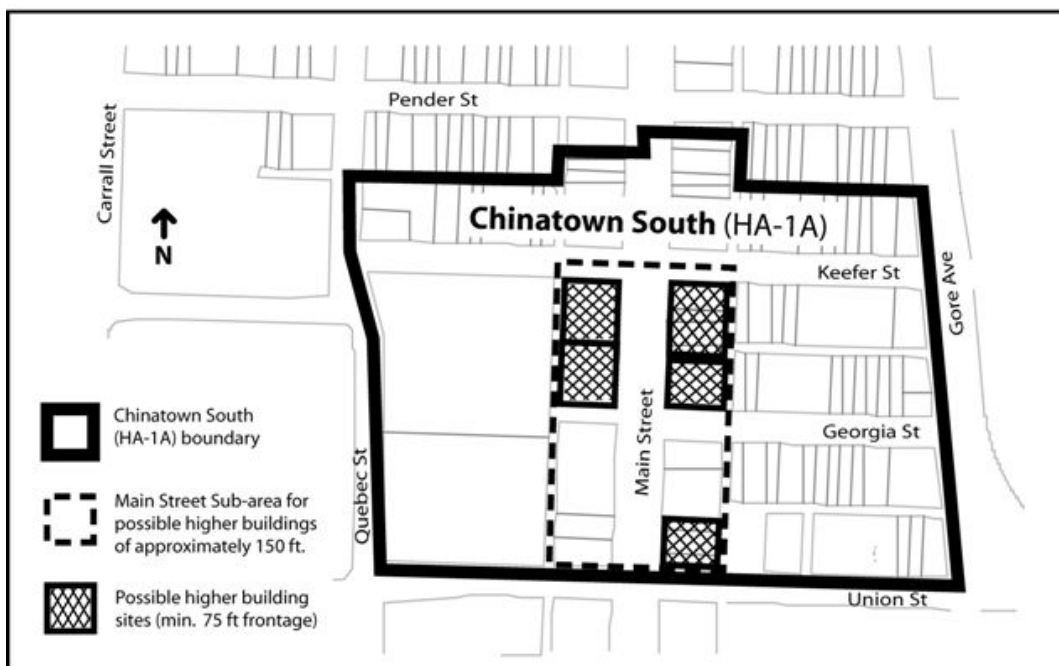


Figure 3: Recommended Main Street Sub-Area for Additional Higher Building sites in HA-1A (Chinatown South) and Possible Higher Buildings Sites for approx. 150 ft.

Of the five possible development sites, two would require the consolidation of smaller, separately owned lots in order to assemble a development site large enough for a higher building, and one site would require title consolidation of an older, stratified office building. The remaining two sites are under single ownership, and are therefore more likely to proceed. Staff believe these additional development opportunities provide significant capacity to meet Council’s intention for a limited number of

carefully and strategically located additional higher buildings sites in Chinatown South to support economic revitalization.

In addition to requiring that development respect Council-adopted view cones, the Rezoning Policy recommended in this report also requires that on sites in the Main Street Sub-area, where a higher building would have a visual impact on the protected Olympic Village Shipyard Pier (G.1.2) view cone, upper building massing and roof profile should be shaped to maintain and respect the mountain profile, in order to ensure permeable views to the mountain range and valley profile beyond.

b. Zoning and Development By-law Amendments

At their meeting in January 2010, Council directed staff to prepare and report back on the following amendments to the HA-1 and HA-1A Districts Schedule (Chinatown Historic Area) of the Zoning and Development By-law, to moderately increase height:

- Amend the HA-1 maximum conditional height from 65 ft. (current) to 75 ft. (proposed), approvable by the Development Permit Board or Director of Planning after specific considerations related to context and urban design have been made
- Amend the HA-1A maximum outright height from 70 ft. (current) to 90 ft. (proposed)

In anticipation of and to further support residential intensification of Chinatown, an amendment is also proposed to the rear yard and setback requirement for Chinatown South (HA-1A). This amendment is to require a 3 ft. setback from the rear property line, in order to prevent the creation of alcoves at grade in the lane so as to discourage crime and nuisance activities.

In addition, staff are proposing a housekeeping amendment to the Wholesaling - Class B use to change it from outright approval use to conditional approval use. This amendment will enable staff to monitor wholesaling uses in Chinatown, through development permit conditions and time-limited approvals. In particular, staff will encourage wholesaling uses to provide pedestrian interest through their storefronts, building entrances, and other architectural feature, in order to ensure that objectives for active ground floor use are achieved, in support of a vibrant pedestrian environment.

Staff have prepared the above described by-law amendments and have attached them as Appendix B, with the recommendation that Council refer these to Public Hearing.

c. HA-1 and HA-1A Design Guideline Amendments

Revisions are proposed to the Chinatown design guidelines to reflect the Council-approved increased heights, while reinforcing the importance of Chinatown's sense of place, character, and scale by encouraging heritage rehabilitation, re-use of existing buildings, and high-quality new development.

The revised Chinatown design guidelines are generally as outlined in Appendix C (HA-1) and Appendix D (HA-1A). The following is a summary of the key revisions proposed:

- New section on design philosophy and principles, with supporting text changes throughout and a reorganization of the Table of Contents.
- Specific amendments to criteria for height, courtyards and rear-yard setbacks.
- Several new illustrations and photos to better illustrate an appropriate, contemporary architectural response in historic Chinatown.

Staff recommend that, subject to approval of the by-law amendments outlined in Appendix B at public hearing, Council refer the revised design guidelines to accompany the by-laws at the time of enactment for Council's approval, generally as outlined in Appendix C and Appendix D.

d. Transfer of Density Policies and Procedure Amendments

At the January 26, 2010 meeting, Council asked staff to report back on options for amendments to the Transfer of Density Policies and Procedures (TOD) in order to allow density to be transferred into or within the Chinatown South (HA-1A) district and the higher building sites.

Currently the Transfer of Density Policy, in support of maintenance of heritage buildings in the area, allows density transfers from the area, but not the 'landing' of heritage density into the area. Staff have reviewed the matter and recommend that the Transfer of Density policy be amended to allow transfer of heritage density into HA-1A, generally as outlined in Appendix E. The proposed amendment would allow heritage density to be transferred into HA-1A from any site in the Historic Area (Chinatown, Gastown, Victory Square, or Hastings) or otherwise from the Central Area. As the City does not get involved in density transfer negotiations between buyer and seller, it will be up to individual developers to determine which transferable heritage density they wish to buy and land in Chinatown. As the intention behind this direction from Council was to support the revitalization of Chinatown, Chinatown developers will be encouraged to first look to purchase density from heritage buildings in Chinatown before looking at density created elsewhere in the city.

In terms of allowing density transfer into or within the Higher Buildings sites, it is not expected that Higher Building sites would be donors of heritage density, unless they include the rehabilitation of an on-site heritage building as part of their proposal. Rather, the higher building sites could absorb heritage density or create and use it on-site, as could be the case with 425 Carrall Street which includes on-site the former BC Electric heritage building.

In the short-term future, with the exception of the York Theatre site, Council has directed that no new transferable density be created until the density bank is rebalanced. Appendix F provides an update of the density bank's current status. Allowing density to be landed in Chinatown (HA-1A) will, modestly, assist in reducing the amount of density in the bank.

e. Community Amenity Contributions (CAC) in Chinatown

A considerable amount of public discussion regarding the delivery of needed community amenities in the Historic Area was set in motion by the HAHR, particularly in Chinatown. The Vancouver Chinatown Revitalization Committee (VCRC) formed a sub-committee to discuss the allocation of development charges and contributions in Chinatown that might result from rezonings for higher buildings. The Committee has prepared a statement to Council, attached as Appendix G, which is supported by a number of additional community groups. Recommendation E asks Council to receive the community letters for information

The VCRC statement outlines the desire for “Chinatown to help Chinatown”, by ensuring that public benefits resulting from rezonings for higher buildings in Chinatown are delivered or “land” in Chinatown. Specifically they have requested that the City lend further support to the rehabilitation of buildings owned by the Benevolent Societies and Family Associations to provide, for example, social housing for seniors or recent immigrant families.

This request is aligned with Council’s policy “Community Amenity Contributions (CACs) – Through Rezonings” and related guidelines, which include priority consideration of amenities which are located in the community in which the rezoning takes place and/or serve the site.

The VCRC statement also aligns with the January 2010 decision by Council to allow rezonings for higher buildings in Chinatown, a decision designed to support innovation heritage, cultural and affordable housing projects and for the specific purpose of economic revitalization of Chinatown.

The VCRC statement further requests that consideration be given to smaller amenity projects whose impact could be seen in the community sooner, rather than holding onto amenity contributions until there are sufficient funds for a major amenity project or facility. Staff will continue to work with the Chinatown community to identify priorities for community amenities resulting from rezonings, and through the regular process, consideration will be given to amenity projects that may be realized in the near-term.

f) Update on Chinatown Economic Revitalization Plan

Council asked staff to report back on a Chinatown Economic Revitalization Plan, with a focus on near term action strategies to immediately support Chinatown. Staff have developed a work program, engaged the support of the Vancouver Economic Development Commission, and are in the process of hiring a consultant to assist in the work. Preliminary discussions with key Chinatown stakeholders are also underway.

The Plan’s focus will be on business attraction, retention and expansion, and staff and the consultant will work closely with the Chinatown BIA and Chinatown Merchant’s Association to create and implement the Plan. Development of the Plan will include the preparation of an economic profile for Chinatown, identification of key challenges and opportunities, and development of a prioritized list of actions for implementation, building on current revitalization initiatives such as the Chinatown Vacant Storefront

strategy, Heritage Facade Rehabilitation program, awning program, and mural program, as well as the many community-led initiatives.

The community will be engaged to develop the Plan in several ways, including through an advisory group, stakeholder meetings, and a public forum along with other typical public consultation activities. Staff anticipate that a report to Council will be made early in 2011 with the recommended Plan and actions for implementation to support the revitalization of Chinatown.

3. Helping Meet the City's Environmental Goals

In order to realize the goal of Vancouver being the greenest city in the world by 2020, Council adopted long-term goals in February 2010 and directed staff to determine implementation options. This builds upon Council's previous adoption of targets to reduce community greenhouse gas (GHG) emissions, and that all new buildings constructed in Vancouver be carbon neutral by 2030.

Through implementation of Council's decisions related to height in the Historic Area, staff have considered how the resulting new development potential might contribute towards meeting Council's green objectives. As is the case for all rezonings in the city, rezonings in the Historic Area must meet the provisions of the "Green Buildings Policy for Rezonings". In addition, Council has endorsed two Passive Design Toolkits to present Vancouver-specific design strategies to reduce energy use and associated GHGs in both larger buildings and single-family homes. The toolkit for larger buildings will support passive design responses in the Historic Area.

In addition to green building considerations, there is the potential for new buildings in the Historic area to either support establishment of a new neighbourhood utility or to tie in to an existing district energy system. A detailed feasibility of a district energy system has been completed as part of the Northeast False Creek (NEFC) work program. This study shows a district energy system is economically viable, cost competitive with business as usual approaches to building heating, and would significantly reduce the carbon dependency of new development. Staff identified the potential for a district energy system in NEFC to serve a broader area, including Chinatown. It is also possible that the existing Central Heat Distribution Ltd. system could serve new developments in the remainder of the Historic Area, as this system already extends into the Victory Square and Gastown areas.

In anticipation of a nearby district energy system, new developments could be required to use hydronic heating systems in order to easily connect to the system when it becomes available. Installing hydronic heating systems (i.e. radiant heating instead of electric resistance (baseboard) heating) can result in a small increase in construction costs for heating units (approximately \$2 per sq. ft.) but these costs are typically offset by savings in other mechanical equipment where a district system is available for connection. When also factoring in future fuel cost escalation, the district approach can result in a reduction in the life-cycle costs of heating for residents, and provide a low-carbon heat source for these new developments.

The notion of requiring adaptability to a district energy system concept was not included in HAHR consultations, as the focus of HAHR was on the urban design

considerations of height and scale in the Historic Area. HAHR purposefully did not address other aspects of development such as use, public benefits, or building performance, as it was anticipated these aspects would be addressed through future policy review and site specific rezonings. However, as requiring this flexibility would have a minimal impact on construction costs and would respond to Council's environmental priorities, staff have included in this report a recommendation for Council's consideration (Recommendation F). This recommendation would see a requirement for hydronic heating systems in the higher building sites through the Rezoning Policy for Higher Buildings in the Historic Area, as well as in Chinatown through the Design Guidelines.

PUBLIC CONSULTATION

An extensive public consultation process was held as part of the Historic Area Height Review (HAHR) and is summarized in Policy Report (RTS #08079) dated January 4, 2010, entitled "Historic Area Height Review - Conclusion and Recommendations". Council considered this public feedback, feedback from City advisory bodies, as well as submissions made at the meetings, before making their decisions on height in the Historic Area on January 26, 2010.

Additional consultation was not necessary to implement most of these decisions of Council; however staff attended additional consultation and information meetings with City advisory bodies and key community groups as appropriate. A summary of this consultation is provided in Appendix H, including resolutions of Council-appointed advisory groups.

The advisory groups consulted included the Chinatown Historic Area Planning Committee, the Gastown Historic Area Planning Committee and the Vancouver Heritage Commission. The two area planning committees supported the implementation actions addressed in this report. The Vancouver Heritage Commission remains concerned with the impact of new higher buildings in the historic area, in particular on the Pender St. and Carrall St. sites and on Main Street in Chinatown South. In response to their specific advice on the Pender St. and Carrall St. sites, staff amended several provisions in the Rezoning Policy in order to clarify that existing on-site heritage should be retained and address the transitional massing and scale between proposed new and existing heritage buildings. In addition, the additional sites in Chinatown South (HA-1A) were further reviewed, leading to an adjustment to the Olympic Village view cone and the recommendation that higher buildings on Main Street be limited to those sites south of Keefer Street, in order to minimize impacts on the area's historic character and scale.

Community groups were also generally supportive of the draft Rezoning Policy, noting however that the Carnegie Community Action Project (CCAP) remains concerned about the impact of new development on the low-income community. The rezonings and developments that may result from HAHR will adhere to applicable Council-approved plans, policies, and guidelines, including the DTES Housing Plan, and will provide public benefits as deemed appropriate by Council after consideration of proposals at a Public Hearing.

In addition, it is noted that staff are proceeding with the Social Impact Study and the Downtown Eastside Community Strategy and will be consulting further with community groups, including CCAP, in order to address issues of concern in the community.

FINANCIAL IMPLICATIONS

There are no financial implications for the City's operating budget arising from this report.

New development creates additional demand for City services and amenities. Through rezoning Community Amenity Contributions and Development Cost Levies, resultant new development will address growth implications in accordance with City policy.

This report implements policy and by-law amendments which indirectly support the economic health of the area. This is one element of ongoing economic revitalization efforts in the community, as directed by Council.

CONCLUSION

The purpose of this report is the implementation of Council's decisions of January 26, 2010 on height and related development parameters in the Historic Area, including the sub-areas of Gastown, Chinatown, Victory Square, Main and Hastings. These decisions were the result of the Historic Area Height Review, through which Council affirmed the importance of the Historic Area, and confirmed that the building height and scale for the Historic Area should continue to reinforce the prevailing heritage context.

This report brings forward for Council's adoption a Rezoning Policy for Higher Buildings in the Historic Area, and Council requested by-law and policy amendments to support revitalization objectives for Chinatown, some of which require referral to Public Hearing. A report back is provided on additional higher building sites in HA-1A (Chinatown South), with a recommendation that additional sites be limited to sites with frontages on Main Street, south of Keefer Street. In addition, it is recommended that Council require higher buildings and new developments in Chinatown be adaptable to connecting to a district heating system when one becomes available, in order to contribute to meeting Council's greenhouse gas emissions reduction targets.

At their meeting on January 26, 2010, Council also directed staff to undertake a social impact study to assess the effect of new developments on the low-income community, as well as engage a diverse array of community stakeholders in scoping an integrated community strategy for the DTES. Staff have begun to scope both of these initiatives, and will provide Council with updates in the New Year.

* * * * *

APPENDIX A

Draft Rezoning Policy for Higher Buildings in the Historic Area (Gastown, Chinatown, Victory Square, Hastings and Main)

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1 Intent

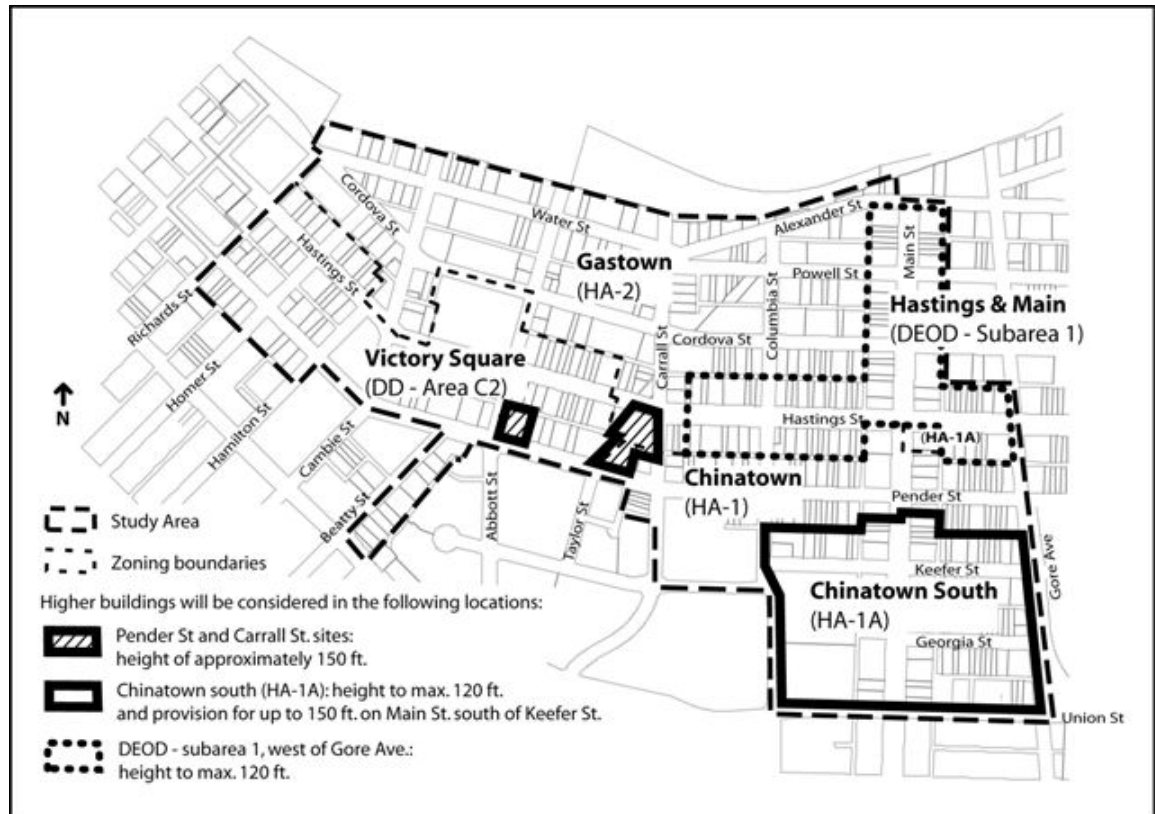
The intent of this rezoning policy is to provide guidance regarding the location and provisions for higher buildings in the Historic Area. Development of higher buildings in these locations shall balance the opportunity for additional growth and resulting public benefits with preserving the important heritage and cultural character of the Historic Area.

As the birthplace of Vancouver, the Historic Area contains many important heritage resources. The overall development scale of the area should continue to reinforce and support the prevailing heritage context, fine-grained character, and generally low to mid-rise building forms. Higher buildings are appropriate at specific locations in the Historic Area as outlined in this policy, with the prominence of existing landmarks and tall buildings maintained. Overall, any new development resulting from this policy is expected to reinforce the identity and integrity of the Historic Area through a sensitive contextual response.

In addition to the provisions that follow, proposals for higher buildings in the Historic Area shall adhere to applicable Council-approved plans, policies, and guidelines for each site. Particular attention shall be paid to how proposals fit within the Downtown Eastside Housing Plan, and how proposals contribute to the City's objectives for the area related to economic revitalization and heritage conservation. Further, the provisions in this rezoning policy do not preclude additional requirements that will be determined during the enquiry and rezoning process.

2 Application

This Rezoning Policy applies to the area identified in Map 1 below. These areas were identified through the Historic Area Height Review and endorsed by Council as suitable locations for higher buildings. The Historic Area Height Review included extensive analysis and public consultation, and concluded with Council direction on where and how additional height through rezoning in the Historic Area would be considered. For additional information on the Height Review, see the Policy Report (RTS #08079) dated January 4, 2010, entitled "Historic Area Height Review: Conclusion and Recommendations", located online at the following link:
<http://vancouver.ca/ctyclerk/cclerk/20100119/documents/rr2a.pdf>



Map 1 - Rezoning Policy Area and Locations for Possible Higher Buildings

Proposals for higher buildings in the Historic Area shall also be guided by the existing, applicable Council-approved plans, policies, and guidelines for each site. It is noted that provisions for height relaxations exist in the by-laws, policies, and guidelines for Victory Square and Gastown, as described below.

In Victory Square (Downtown District - Area C2), the area's policy plan and guidelines outline provisions for rezoning to a 30m (100 ft.) maximum. In Gastown (HA-2), the district schedule allows the Development Permit Board to relax the maximum height of 22.9m (75 ft.), based on specific considerations as outlined in the HA-2 District Schedule.

3 Definitions

For the purposes of this document:

- *"Chinatown South"* means that portion of the HA-1A zoning district that is south of Pender Street.
- *"Higher building"* means a development proposal that exceeds the maximum height provided for in the site's zoning district schedule and other applicable Council-adopted policies.
- *"Historic Area"* means that portion of the Downtown Eastside which underwent special analysis through the Historic Area Height Review (see study area in Map 1). The Historic Area includes Victory Square (DD-C2),

Gastown (HA-2), Chinatown (HA-1 and HA-1A), and Hastings and Main (portion of DEOD-S1).

- *“Main Street Sub-area”* means that portion of Chinatown South with properties fronting on Main Street, south of Keefer Street.

4 Higher Buildings in the Historic Area

4.1 Policy on Rezoning for Higher Buildings

Existing policy provides guidance for consideration of rezonings for additional height in the Victory Square (DD-C2) sub-area of the Historic Area, to a 30m (100 ft.) maximum. The specific provisions can be found in Section 2.5 of the Victory Square Policy Plan and Section 4.1.11 of the Victory Square Guidelines.

For the remainder of the Historic Area, rezonings for additional height beyond that provided for in the Zoning and Development By-law will be considered in the following three areas only, as described in this document:

- a) *Pender Street and Carrall Street Sites*
- b) *Chinatown South (HA-1A, south of Pender Street)*
- c) *Hastings and Main (DEOD - Sub-area 1, west of Gore Avenue)*

4.2 Early Review Process

Prior to submitting a formal enquiry on any site in the Historic Area, applicants shall meet with City staff early in their design process. The purpose of this meeting is to review the development concept, ensure proper contextual influences are considered, and clarify design strategies to meet heritage, land use, built form, scale and character objectives. Applicants are encouraged to prepare a site context analysis and preliminary urban design response for discussion at this meeting.

The processing of rezoning applications that may result from this policy will include the typical review by City advisory bodies, including the Urban Design Panel, Vancouver Heritage Commission, and the Gastown Historic Area Planning Committee and/or the Chinatown Historic Area Planning Committee as applicable. Depending on the nature of a proposal, additional special may be required, and could include: presentation of proposals at the enquiry stage, joint committee workshops, inclusion of guest panel members on committees, etc.

4.2 General Urban Design Criteria

Proposals for higher buildings under this policy must meet the following guiding urban design criteria.

Fit within the existing neighbourhood character of the Historic Area:

- Respect the area's fine-grain and mid-rise scale, as well as coherent blocks of permanent heritage buildings.
- Reflect the architectural patterning of the area, such as the sawtooth streetscape profile and various narrow building widths. Setbacks in addition to those described in the applicable guidelines will be required for building heights above the outright height maximum.
- Respond sympathetically and respectfully to the surrounding heritage and cultural context through architectural expression, façade articulation, materiality, detailing, and colour.

Serve as a high point for the area without overwhelming the historic development scale:

- Respect the prominence of existing higher heritage buildings (Sun Tower, Dominion Building), while also reflecting a high level of architectural excellence worthy of its higher scale.
- Not exceed height provisions contained in this policy, as well as adhering to existing View Protection Guidelines.

Contribute positively to the public realm:

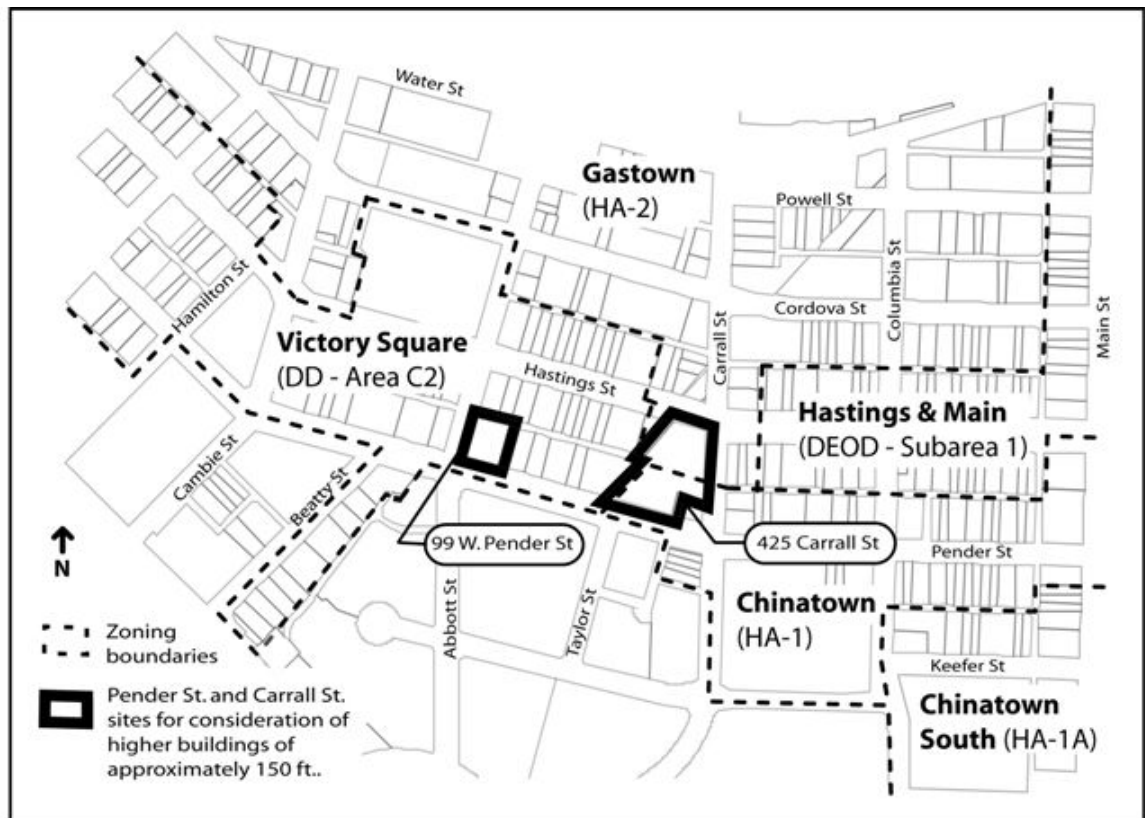
- Minimize shadow impacts on public open spaces, and respect the visual and spatial experience of key public spaces and monuments.
- Ensure pedestrian interest through ground-floor treatment and by providing public amenities and landscaping wherever possible.
- Respond positively to the lane environment at grade.

Demonstrate exceptional architectural excellence and urban design that is also respectful of the Historic Area's character and scale:

- Demonstrate an exceptional but respectful architectural expression and building program, which may be contemporary in nature, which responds to the neighbourhood context.

5 Pender Street and Carrall Street Sites

This section provides direction on height, urban design and other provisions pertaining to the two specific sites identified in Map 2 below. These sites were approved by Council as higher building sites through their consideration of the Historic Area Height Review.



Map 2 - Two Specific Sites for Higher Buildings in the Historic Area

The Historic Area Height Review included detailed urban design analysis and extensive public consultation, prior to Council's decision on appropriate locations for higher buildings in the Historic Area. For additional information on the Height Review, see the Policy Report (RTS #08079) dated January 4, 2010, entitled "Historic Area Height Review: Conclusion and Recommendations", located online at the following location:
<http://vancouver.ca/tyclerk/cclerk/20100119/documents/rr2a.pdf>

5.1 99 West Pender Street

a) *Height and Massing*

- Height of approximately 150 ft. will be considered, subject to consideration of the urban design provisions outlined in this policy (including view cones, shadow, and context analysis).
- Setbacks will be required and determined through context analysis, in order to ensure effective and appropriate transition in form, massing, scale, and character.

b) *Urban Design Provisions*

- Respect proximity and prominence of the Sun Tower heritage building (100 West Pender Street) through building design, such that the scale, form, massing, and architectural detailing of the proposed

higher building does not lessen the significance of the Sun Tower on the city skyline.

- Respond to the intersection of Pender and Abbott streets (convergence of the Historic Area and International Village), and to West Pender Street in general, through compatible streetscape design.
- Provide proper transitional scale to the adjacent heritage district.

c) *Other Provisions*

- Any redevelopment proposal for this site shall include an appropriate response to the rezoning provisions outlined in Section 2.5 of the Victory Square Policy Plan, available online at: <http://vancouver.ca/commsvcs/guidelines/V002.pdf>

5.2 425 Carrall Street

a) *Height and Massing*

- Height of approximately 150 ft. will be considered, subject to consideration of the urban design provisions outlined in this policy (including view cones, shadow, and context analysis).
- Setbacks will be required and determined through context analysis, in order to ensure effective and appropriate transition in form, massing, scale, and character.

b) *Urban Design Provisions*

- Ensure no further shadowing of Pigeon Park and minimize shadowing impacts on the former CPR right-of-way.
- Respect the culturally important sites along Pender Street and Carrall Street, including the Millennium Gate, Chinese Cultural Centre, Sun Yat Sen Courtyard, and the Dr. Sun Yat-Sen Chinese Classical Garden, through building design and streetscape treatment.

c) *Other Provisions*

- This site is located within two zoning districts (HA-2 and HA-1). This rezoning policy and the by-laws, policies and guidelines for each zoning district shall be considered in the development of any proposal. Early discussion with staff on suitable form of development is recommended.
- This policy is to be used in conjunction with the Chinatown HA-1 Guidelines and the Gastown HA-2 Design Guidelines.
- Any redevelopment proposal for this site shall include rehabilitation of the former BC Electric heritage building ("A" listed on the Vancouver Heritage Register) and provide an interpretive response to appropriately acknowledge the significant heritage value of this site (i.e. through replication or referencing of the glazed structure previously situated at the rear of the existing heritage building).

- Any redevelopment proposal for this site shall also secure public access to the former CPR right-of-way, and include an appropriate public realm landscape treatment to this open space.

6 Chinatown South (HA-1A south of Pender Street)

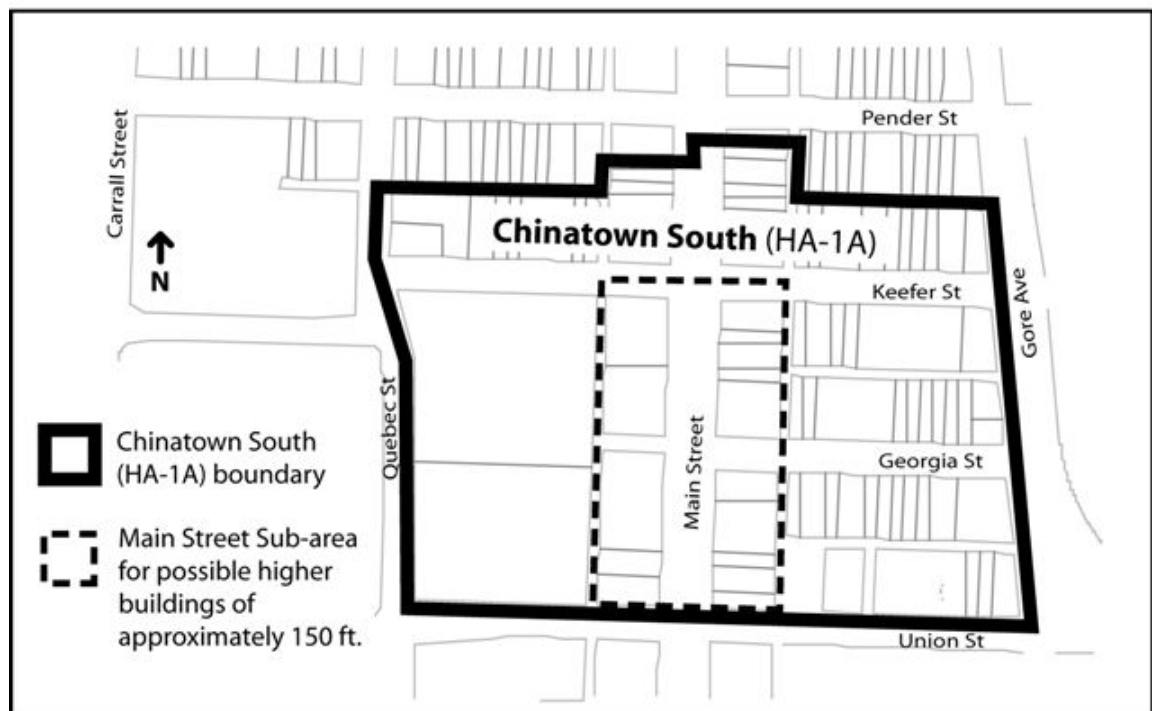
This section provides direction on overall development of higher buildings in Chinatown South. For the purposes of this policy, Chinatown South is defined as the portion of the HA-1A zoning district south of Pender Street, as illustrated in Map 3 below. In order to maintain an appropriate scale adjacent to the historically significant Pender Street (HA-1, as showing in Map 1) this policy does not apply to the small HA-1A area north of Pender Street.

6.1 Overview

Future growth in Chinatown South resulting from this policy is expected to contribute to the overall economic revitalization and residential intensification of Chinatown (HA-1 and HA-1A), as well as to support innovative heritage, cultural and affordable housing projects in the Chinatown area.

There are two provisions for higher building rezonings in Chinatown South, as listed below and illustrated in Map 3:

- *Chinatown South* — HA-1A south of Pender Street.
- *Main Street Sub-area* — Properties in Chinatown South fronting Main Street, south of Keefer Street.



Map 3 - Policy Area for Higher Buildings in Chinatown South

a) *Height and Massing*

The following height limits shall apply to higher buildings in Chinatown South:

- *Chinatown South* — Height up to a maximum of 120 ft. will be considered.
- *Main Street Sub-area* — Height of approximately 150 ft. will be considered, subject to consideration of the urban design provisions outlined in this policy (including view cones, shadow, and context analysis).

Required setbacks are described in the Chinatown HA-1A Design Guidelines. Additional setbacks may be required and will be determined upon contextually-based analysis towards effective and appropriate transition in form/massing, scale, and character.

b) *Urban Design Provisions*

- Respect historic Chinatown (HA-1) in terms of adjacent architectural scale, orientation, massing expression, details and materials.
- The recommended development site frontage is 75 to 125 ft.
- Vary building facades in order to convey incremental development, and to reflect historic development patterns such as 25 ft. lots, sawtooth building heights, and the resulting asymmetrical streetwall character.
- For all sites where a higher building would have a visual impact on the protected Olympic Village Pier view cone (G.1.2), upper building massing and roof profile shall be shaped to maintain and respect the mountain profile and further, modulated to provide permeable views to the mountain range and valley profile beyond. Where possible, floor plate dimensions and shape shall be oriented to maximize the open view to the mountains and valley.

c) *Other Provisions*

- This policy is to be used in conjunction with the Chinatown HA-1A Design Guidelines.
- Developments with frontages on Main Street should emphasize it as a neighbourhood high street with street-oriented retail uses at grade, and lighting and signage distinct from historic Pender Street.
- Proposals for higher buildings in Chinatown South will be considered for the purposes of supporting innovative heritage, cultural and affordable housing projects, as well as to support residential intensification and economic revitalization of the broader Chinatown area.

7 Hastings and Main - DEOD (Sub-area 1, west of Gore Ave)

For sites located in Downtown Eastside Oppenheimer District (Sub-Area 1, west of Gore Avenue), rezonings may be considered up to a maximum height of 120 ft., if they meet the social housing requirements of the DEOD Official Development Plan and provide an additional contribution in the form of

affordable housing benefit. The provisions described in Section 4 and 8 of this policy shall apply, as well as any other applicable Council-approved plans, policies and guidelines for the area including the DTES Housing Plan and the Downtown Eastside Oppenheimer District Design Guidelines.

8 Public Benefits through Rezoning

Appropriate public benefits shall be provided by developments rezoned through this policy, typically in the form of Community Amenity Contributions (CACs), transferable heritage density, or low-income housing. Public benefits will be negotiated on a case-by-case basis as part of a rezoning application, according to the Council-adopted policy "Community Amenity Contributions - Through Rezonings", available online at:

<http://vancouver.ca/commsvcs/guidelines/C025.pdf>

Public benefits provided by rezonings can help to address increased demands that may be placed on City facilities as a result of the rezoning, mitigate impacts on the surrounding community, as well as address neighbourhood needs as identified in plans and policies for the area. For Chinatown, Council endorsed the additional height through rezoning described in this policy for the purposes of supporting innovative heritage, cultural and affordable housing projects, as well as to support residential intensification and economic revitalization of the broader Chinatown area.

APPENDIX B

DRAFT BYLAW

BY-LAW NO. _____

A By-law to amend
Zoning and Development By-law No. 3575
regarding the HA-1 and HA-1A Districts Schedule

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law.
2. Council repeals section 2.2.1.W.
3. In section 3.2.W, after the words "Wholesaling - Class A. *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*", Council adds:
 - "● Wholesaling - Class B *compatibility with surrounding uses, pedestrian amenity, vehicular ingress and egress*"
4. In section 4.3.2, Council strikes out "21.3" and substitutes "27.4".
5. In section 4.3.3, Council strikes out the number "20.0" and substitutes "22.8" and Council strikes out the words "and up to 27.4 m in HA-1A".
6. Council repeals section 4.6.1 and substitutes:

"There shall be a minimum rear yard or setback of 1.0 m from the rear property line across the full width of the building, except that where any portion of a building contains residential uses, that portion shall be set back 7.0 m from the rear property line across the full width of the building."
7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of the By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

Proposed Revisions to the Chinatown HA-1 Design Guidelines
(Chinatown HA-1 Guidelines for Designated Sites)

CHINATOWN HA-1 DESIGN GUIDELINES



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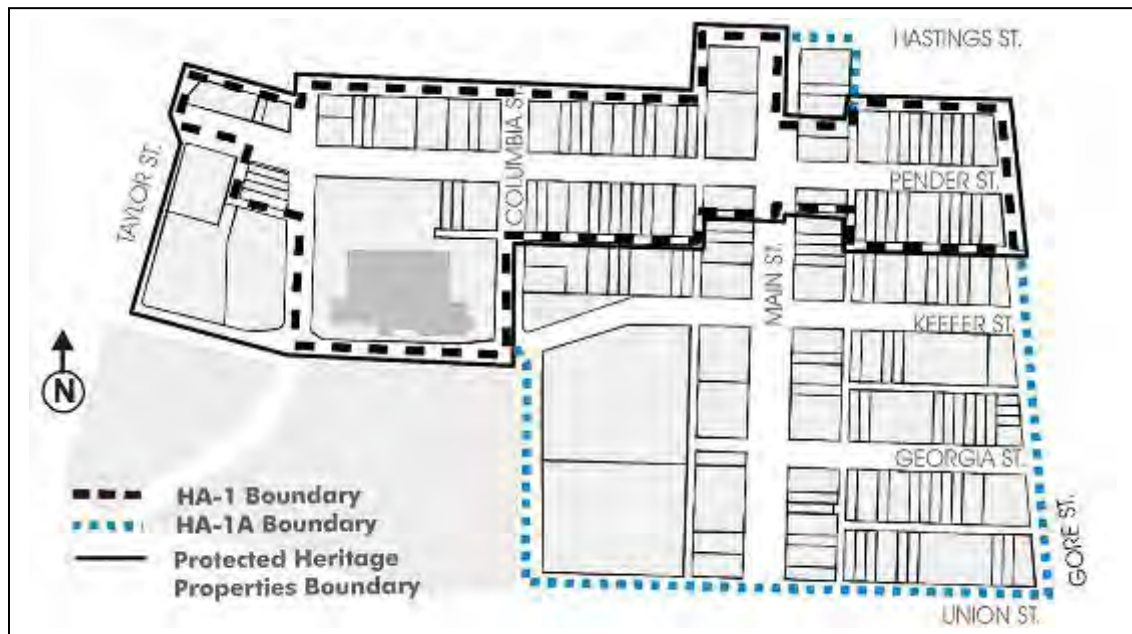
1 Application and Intent

These guidelines apply to the HA-1 zone identified in Figure 1, and are to be used in conjunction with the HA-1 District Schedule of the Zoning and Development By-law for protected heritage properties. Some of the buildings situated on designated sites in Chinatown are also registered heritage resources and listed on the Vancouver Heritage Register. Retention and appropriate conservation of these buildings is required. Conservation strategies to be used are: preservation, restoration, rehabilitation, or a combination of any of these three.

Other applicable policies include, but are not limited to, Heritage Policies and Procedures, Chinatown Vision Directions and Rezoning Policy for Higher Buildings in the Historic Area. Applicants should also refer to the Standards and Guidelines for the Conservation of Historic Places in Canada for additional information.

The intent of these guidelines is to protect the historic character of Chinatown through conservation of its heritage resources, and to consider compatible contextual addition, where acceptable. The adaptive re-use of non-heritage buildings is also encouraged.

Figure 1.



The guidelines should be consulted in seeking approval for changes to exterior of existing buildings, interiors of heritage buildings, additions to existing buildings and proposals for new buildings. In addition to assisting applicants, the guidelines will be used by City staff, the Chinatown Historic Area Planning Committee and the Vancouver Heritage Commission in the evaluation of development applications.

Applicants are recommended to retain professional design advice. Once design professionals are engaged, they are encouraged to meet with staff early in their design development. A proponent for new buildings will need to demonstrate their understanding of the character and significance of the historic urban pattern and fabric by conducting contextual analysis. Analytical tools include, but are not limited to, plans and elevations, axonometric drawings, shadow analyses, massing models, streetscape and lane-scape photo analyses.

A proponent for conservation of and additions to existing buildings is further required to develop a Conservation Plan, provide documentation for the buildings and, review the Chinatown Statement of Significance (SOS), and the SOS for any affected heritage building. These documents identify heritage values and character defining elements and are critical for understanding the building and the context. The SOSs are available on-line (www.historicplaces.ca) or from City staff.

1.1 Design Philosophy

The underlying philosophy of this document is that appropriate design guidelines will assist the continued heritage management effort to preserve and enhance the authentic historic character of Chinatown. The guidelines also aim to ensure that new development is compatible with and contributes to Chinatown's character. Changes to Chinatown's physical environment, including existing buildings and new constructions, will need to reflect Chinatown's distinct identity, and its civic, cultural, and social significance. A unique sense of place of HA-1 will be preserved and enriched by observing and respecting prevailing scale, building forms and parcel patterns, nurturing a neighbourhood identity that is authentic and meaningful, and achieving livability and neighbourliness. Heritage conservation should continue to be the primary redevelopment approach in HA-1.

Architecture and Urbanism: Intervention in any urban environment, especially in the historic one, requires a thorough understanding of history, culture and architecture of the place (i.e. urbanism), in addition to understanding the historic building itself. Therefore, any contemporary architectural addition should be informed by the neighbourhood's urbanism, typologies, and morphologies. Conservation projects of heritage resources should always involve appropriate conservation procedures aiming at the highest possible level of retention. Generally, the alteration of an existing heritage resource should not be considered unless it is fully justified by achieving identified conservation goals.

Scale and Pattern: The urban pattern of HA-1 remains largely intact, original and authentic. Heritage buildings in HA-1, in particular Society buildings, define the area's distinctive building scale, development pattern and picturesque streetscape. These buildings have become the architectural and cultural anchors of the area's identity, and are essential components of Chinatown character. This scale and pattern should be maintained in new construction to complement the retention and heritage conservation (rehabilitation) of historic buildings.

Identity and Integrity: Chinatown's historic architectural character is largely defined by heritage buildings and the streetscape they create. It is therefore required that historic features (i.e. character defining elements listed in the SOS) be retained and that any changes to them bring heritage buildings closer to their original, or a selected historic period's, exterior appearance. In some instances, based on available physical or documentary evidence, it may be possible to restore or reconstruct some of the lost features. These interventions should be consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

New buildings or contemporary additions to an existing heritage building should not be designed in a pseudo-historic style. Their design should use a contemporary architectural vocabulary that complements and reflects an understanding of the history, culture, and architecture of Chinatown. The design of new buildings or contemporary additions should be informed by surrounding building facade composition, proportions, fenestration patterns and spatial organization, as a departure point in exploring its own contemporary architectural identity. For heritage buildings, signs, awnings and canopies should be consistent with the area's historic character. For new buildings, they should be of compatible contemporary design.

Livability and Neighbourliness: HA-1 is a mixed-use neighbourhood where it accommodates a variety of activities, people of diverse cultures and mixed incomes. It is a 24 hour place that offers a way of living that integrates live, work, and play. Successful balancing of density, activities, heritage character, pedestrian interests, and neighbourliness will help achieve sustainability and livability goals. New buildings or additions should be designed to contribute to the visual interest of the public realm and to a vibrant and livable environment.

2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

Chinatown, like Gastown, is one of the formative communities of Vancouver. Chinatown's distinctive urban pattern and vernacular architecture, particularly in HA-1, contribute to the legibility and image of the city, and forms a part of Vancouver's civic identity. Pender Street is the historic core of Chinatown, where protected heritage buildings, key cultural facilities, and Chinese family association and benevolent society buildings are located. Many historic buildings have not been renovated since they were built nearly 100 years ago, and are priorities for conservation.

Historically, Chinatown was a place for living, entertainment, and commerce. HA-1 was particularly known for the vibrant night-time uses. Due to the high concentration of heritage buildings, including Society buildings, much of the historic urban pattern is still intact and visible today. The architecture, the people, the sound and smell from the various activities together create a unique and engaging Chinatown experience.

Chinatown's evolution through community involvement also epitomizes one of the core values of Canadian national identity – cultural diversity. To recognize its unique character and historic, civic significance, HA-1 was nominated in 2009 for National Historic Site of Canada status.

The historic urban pattern, as most vividly depicted by the streetscape along E Pender St, consists of the following:

- Dense urban development with narrow building frontages reflecting parcelization pattern of 25' to 50' wide by 122' deep lots;
- Resulting typologies consist of buildings constructed to the front property lines with commercial shopfronts at grade, forming a strong streetwall, and often with open spaces in the centre and passageways intersecting the site;
- The prevailing building height is two to five storeys;
- The parcelization pattern and small building frontages also create the characteristic "sawtooth" streetscape profile with varied roof lines;
- Lanes, many historic, for pedestrian access, commercial activities, and utilities.

Compared to HA-1A, where more new building construction is anticipated, developments in HA-1 are expected to include a balanced mix of heritage building conservation (including rehabilitation), additions to existing buildings, as well as compatible new building development.

Public Open Spaces: Public open spaces that are significant to the immediate and larger community include the Dr. Sun Yat-Sen Park and Courtyard. These spaces accommodate various activities including passive recreation, community events and festivals and are particularly important to livability in Chinatown's dense urban setting. Any changes to sites lining these public open spaces should respect the role of these facilities as the cultural heart of Chinatown.

Lanes: In addition to utility functions for support service and access for commercial and residential uses, historic alleys operated as pedestrian and shopping routes. In HA-1, three alleyways have received capital improvements: Canton Alley, Shanghai Alley and Suzhou Alley. Historic Market Alley (north of E Pender St between Carrall St and Main St), once lined with shops and restaurants, is also located in HA-1. It can be revived as vibrant commercial places with gritty appeal for "hole-in-the-wall" shops while maintaining its utilitarian functions. The lanes in Chinatown will become more important as redevelopment and densification occur.

Courtyards and breezeways: Historically, Chinatown had internal courtyards and breezeways intersecting the buildings, providing open space, light, and air to buildings constructed on narrow lots. Over time, many of these semi-private open spaces were filled; the last remaining original courtyard is in the Yue Shan Society Building (37 E Pender St). Rehabilitation of existing and new opportunities for courtyards and breezeways are encouraged, as these features are part of the historic pattern and character. These features also contribute to livability by optimizing solar exposure and ventilation to residential units, semi-private spaces and lanes.

2.3 Guiding Design Principles

Heritage Buildings (buildings listed on Vancouver Heritage Register): Heritage buildings in HA-1 should be conserved. Conservation strategies to be used are: preservation, restoration,

rehabilitation, or a combination of any of these three. These strategies are aimed at retaining the heritage value of the building as established by character defining elements outlined in the SOS for the building and the area.

Any changes to a heritage building requires the knowledge of conservation principles and a sensitive design approach. The Conservation Plan, clearly identifying conservation processes, procedures and strategies should always be developed when contemplating physical changes to a heritage building. For more detailed information on conservation principles and an assistance with preparing Conservation Plan refer to “Guidelines for the Conservation of Historic Places in Canada” (www.pc.gc.ca).

“Character” Buildings (buildings that may have heritage values but are not listed on VHR): Retention and rehabilitation of “character” buildings are strongly recommended, particularly if they are structurally sound. Any alteration or addition to an existing building should consider the heritage context of HA-1.

New Buildings: New buildings should be designed in a contemporary architectural manner and be respectful of the scale and character of the Chinatown HA-1 urban form. The contextual design should be based on a thorough analysis and comprehensive understanding of a historic area, evolved urban morphology, and architectural typologies of Chinatown. It is critical that the planning and design process for new development focus on long term and maintain an awareness of Chinatown’s character.

Figure 2. Compatible contemporary building (left) adjacent to heritage building (right)



2.4 Views

Council-adopted public view cones pass through HA-1 and are to be respected.

New developments should also maximize opportunities for both public and private views. Public and private views include public street view (e.g. vista), permeable views into entries, passages and semi-privates paces, and views from within the building (e.g. townscape view).

2.5 Shadowing

Sunlight access for parks, open spaces, public spaces including streets, is a priority in Chinatown. Access to sunlight for parks and public open spaces is a priority. Development should also minimize overshadowing on public spaces including streets and, if possible, on semi-private open spaces.

2.5.1 General Shadow Criteria

- (a) Shadows generated by proposed developments must be minimized on the following prioritized hierarchy of spaces:
 - parks
 - public open spaces
 - public spaces including streets
 - semi-private and private open spaces
- (b) New developments should be mindful of adjacent semi-private spaces and lanes. New development should also be designed to optimize solar exposure to these spaces where possible.

- (c) As a minimum, developments over 35 feet in height require a shadow impact analysis taken at the equinox, at 10:00 a.m., noon, 2:00 p.m., and 4:00 p.m. Pacific Standard Time. Where special circumstances (e.g. cultural programming in the a.m.) warrant it, additional analysis and information may be needed.

3 Uses (Reserved)

4 Guidelines Pertaining to Scale and Form of Building

4.1 Building Scale and Height

4.1.1 Objective

The historic urban pattern of HA-1 remains largely intact (see Section 2.1/2/2). The objective is to reinforce the existing scale of Chinatown and to ensure that contemporary additions to any existing building, and new buildings are compatible with the scale of the existing urban pattern..

The maximum building height for new buildings is 15.3 m. This height is set to encourage a low to mid-rise building including a generous main floor height, compatible with the scale of the majority of the area's heritage buildings. Mezzanines are encouraged.

4.1.2 Criteria for Existing Buildings

The permitted height for an existing building is its present height. A parapet, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum height, is not included in the calculation of building height in order to encourage retention and replacement of cornices and parapets (refer to Figure 3).

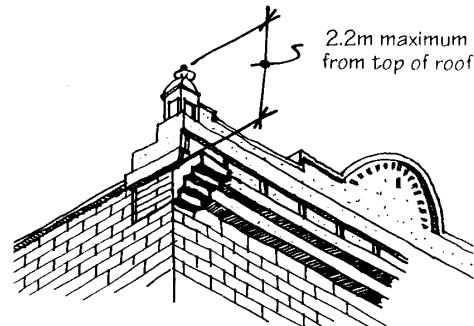


Figure 3.

There is potential for conditional approval by the Development Permit Board for additions to existing buildings up to 22.9 m, provided that architectural, contextual, conservation and urban design considerations have been satisfied. Generally, a one-storey, set-back addition will be considered for heritage buildings in HA-1. In some cases, a more significant addition may be considered, if appropriate. These considerations include:

- (a) If the existing building is of heritage significance, the exterior design of the addition should be compatible with but distinguishable from the existing building (refer to Figure 4);
- (b) The structural requirements of the addition do not involve the removal of significant historic building fabric, especially on facades facing streets;
- (c) The addition will not block significant public or private views or overshadow public open space; and
- (d) An addition should be set back from the street and lane facade(s) to reduce it's visibility from the opposite side of the street.
- (e) In any case, the total height of the building should not exceed 22.9 m.

Figure 4. Addition compatible with existing heritage building in Chinatown



4.1.3 Criteria for New Buildings

The maximum height for new construction is established by the District Schedule. A parapet on the principal facade, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum building height, maybe excluded from the calculation of building height subject to urban design performance. This is in order to encourage the inclusion of strong building cornices and parapets on new buildings (refer to Figure 3).

A minimum number of storeys is not required. However, to ensure a continuity of the streetwall, a one-storey building together with its parapet should have a minimum height of 5.5 m.

There is the potential for a conditional increase in the maximum permitted building height up to 22.9 m, provided that specific criteria regarding context and urban design are met. These considerations include:

- (a) the compatibility of the design of the new building with historic facades in the same blockface to ensure the new structure is sympathetic to, but distinguishable from, existing heritage buildings on the block (refer to Figure 5); and
- (b) the building form, massing, location, and overall design of the building and its effect on the site, surrounding buildings, the streetscape, and views to heritage buildings.

Figure 5. New contemporary development compatible with heritage buildings on 00 Block E Pender St



4.2 Form of Development

4.2.1 Objective

The objective is to encourage the use of greater variety of building forms in HA-1, which historically may existed here but are not readily adopted for new construction, including double-loaded corridor and courtyard typologies.

4.2.2 Criteria for New Buildings

The prevailing urban pattern consists of two to five-storey buildings with a rectangular built form, street oriented massing, a well articulated principle façade and prominent saw-tooth profile. They can be constructed on both, small (single lot) and medium (double or triple lots) building sites. These characteristics should be maintained in new buildings. The following diagrams illustrate form of development examples that are encouraged for use in HA-1.

Figure 6. Double-loaded corridor scheme with setback

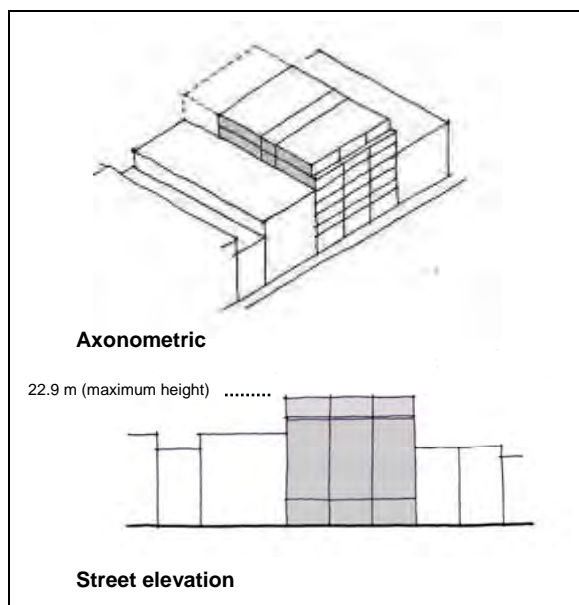
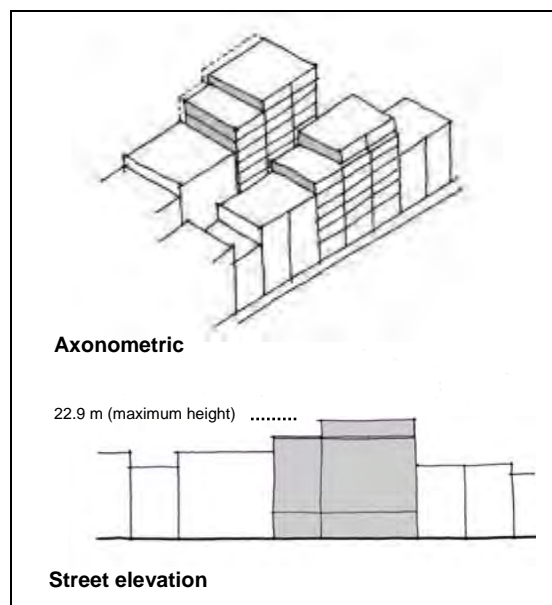


Figure 7. Courtyard scheme with street and lane setback and varied streetwall height



4.3 Yards and Setbacks

4.3.1 Objective

The objective is to respect the characteristic building massing and siting of the early buildings in Chinatown which were typically built to the front and side property lines and frequently had encroachments such as bay windows over the public sidewalk.

4.3.2 Criteria for Existing Buildings

All buildings should maintain their original relationships to the front and side property lines at all existing floors.

4.3.3 Criteria for New Buildings

All new buildings should be built to the front and side property lines of their sites for the full extent of their facades. Rear property line setbacks should contribute to livability of the adjacent units, provide sunlight and surveillance on the lanes while not precluding opportunities for quality courtyard developments that might result in more building massing towards the rear of the site.

Permitted exceptions are described below:

- (a) Facade surfaces that intervene between vertical pilasters and columns of pedestals recessed up to 450 mm from the property line for the purposes of achieving articulation and decoration of the facade. The zero setback regulation in the District Schedule applies to the principle vertical surfaces of the pilasters, columns of pedestals at the building corners and at intervals across the facade;
- (b) Side setback at the mid-depth of the site and open to the lane might be considered for new development adjacent to existing lightwells to maintain adequate lighting into rooms in existing buildings. This can be combined with a courtyard accessed from the inside of the building, or from the street through a passage or from the lane. Privacy interface needs to be considered in these developments. New dwelling units should orient principal living spaces towards the lane instead of the lightwell;
- (c) All or portions of the top storey(s) are encouraged to be set back for a minimum of 3.0 m in order to reduce the apparent height, to contribute to a coherency of a streetscape, to

- provide greater sunlight penetration across a street or lane, or to provide open space for occupants. (See Sections 4.5.2 and Figure 6 & 7); and
- (d) A 1.0m setback from the rear lane at grade and at any commercial level above is required to ensure that an alcove is not created; this is especially for exits from the building.
 - (e) For residential uses that usually are located in the upper portion of a building, a 7.0 m rear setback will be required. Where it improves viability of courtyard development, architectural expression and “eyes on the lane”, relaxation to the 7.0 m setback, to a minimum 2.0 m, may be considered subject to shadow analysis on lane, privacy, sightline across lane, and provision of outdoor amenity.
 - (f) Bay windows and open balconies for residential use may protrude into the required rear setback.
 - (g) To mitigate privacy and overlook issues, windows and balconies should be staggered across laneways especially where the exterior walls of the residential units extend to the 7.0 m rear setback line.

Street arcades parallel to the street at the ground floor level are discouraged since such design elements tend to interfere with the block massing of buildings to the property lines which is characteristic of Chinatown.

4.4 Courtyards and Passageways

4.4.1 Objective

Long, narrow lots are prevalent in Chinatown. Historically, many buildings had internal courtyards and passageways to provide light and air, forming intricate intra-block pedestrian routes that connected streets and alleys. The objective is to encourage rehabilitation of these existing courtyard and passageways, to provide new opportunities for their development and optimize solar exposure onto these semi-private spaces.

Figure 8. New developments should build on opportunities to link open space with adjacent courtyards and lightwells

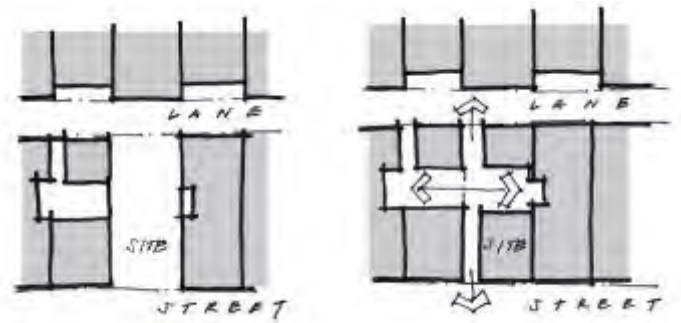
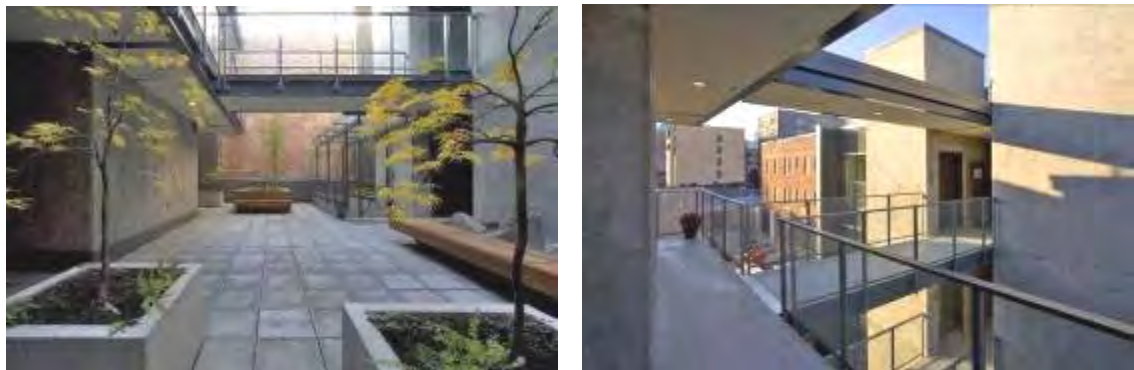


Figure 9. Example of courtyard with landscaping and careful walkway placement to ensure privacy



Internal courtyards and passageways should be designed to improve livability by providing sufficient light and ventilation into buildings with residential units. The design of internal courtyards should consider maintenance factors and usefulness of the space for intended activities.

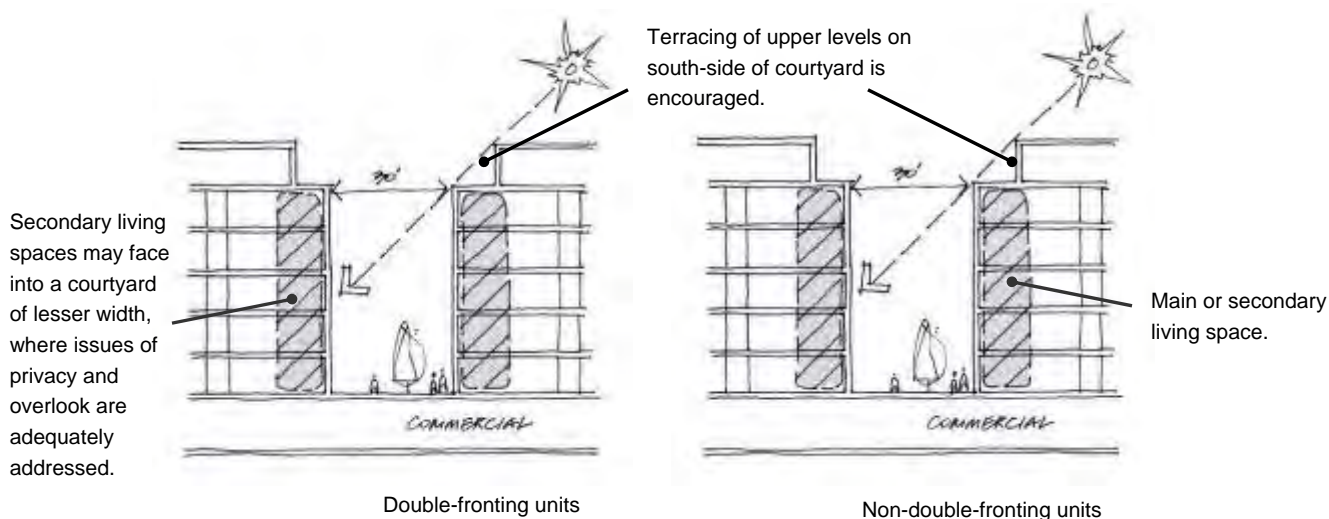
4.4.2 Criteria for Existing Buildings and New Buildings

In addition, the following criteria will be considered. Figure 10 illustrates how the criteria can be achieved in a development.

- (a) Living rooms should not face into courtyards that are less than 9.2 m.

- (b) In double-fronting units (i.e. street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m and a courtyard height/width ratio of 1.5 to 1 is allowed. A higher height/width ratio up to maximum of 3 to 1 for very limited areas may be acceptable subject to urban design performance and solar analysis onto adjacent lanes.
- (c) Secondary living spaces may face into the courtyard on lower floors where the courtyard width is 9.2 m. Secondary living spaces may face into a courtyard of lesser width, where the building design adequately addresses privacy and overlook, including use of landscaping and careful placement of access corridors.
- (d) Courtyard width will be measured to any obstruction including exterior corridors.
- (e) Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- (f) Where courtyards or lightwells exist in adjacent developments, new developments are encouraged to link open space with adjacent courtyards or lightwells yet maintain privacy and security. Adequate light and ventilation should be maintained. (See Section 4.3.3)

Figure 10. Courtyard design



4.5 Streets

4.5.1 Objective

The appropriate built form for HA-1 consists of robust continuous streetwalls with small building frontages and varied roof lines creating the characteristic “sawtooth” street profile. The objective is for additions to existing buildings and new buildings to maintain streetwall continuity and reflect the fine grain streetwall pattern by responding to the context of the block.

4.5.2 Criteria for Existing and New Buildings

Streetwall height should relate to existing building height, be proportionate to street width, and contribute to building a pedestrian-friendly streetscape. For additions to existing heritage and “character” buildings, upper floor setbacks are required to maintain the original cornice line. The addition should be compatible with but distinctive from the existing building (See Section 4.3.3 and Figure 4).

For new buildings, upper floor setbacks should be considered, especially where the buildings strays dramatically from the prevailing height of significant adjacent buildings (See Section 4.3.3).

In the case of large sites (e.g. site frontage equal to or greater than 15.2 m), it may be necessary to vary the proposed streetwall heights and frontages in order to reinforce the visual pattern and contextual scale created by existing traditional development on 25’ to 50’ wide building sites, when use of other architectural treatments is not considered sufficient to achieve this.

4.6 Lanes

4.6.1 Objective

The objective is to ensure that each building plays its part in making the lanes of HA-1 suitable places for pedestrians and attractive when viewed from adjacent buildings. Opportunities for future commercial revitalization should also be considered, especially for sites that have frontage on Market Alley. The lanes of Chinatown were historically vibrant places for pedestrians and commercial activities. As more development occurs, alleys become more important as more people will be viewing them, particularly residents in adjacent buildings.

4.6.2 Criteria for Existing and New Buildings

4.6.2.1 Daylighting lanes

While it is understood that lanes will not receive as much sunlight as streets, the intent is to find opportunities to daylight portions of lanes through setbacks, massing articulations and creating passageways that link streets to lanes. The provision of lane setbacks should be mindful that it does not unintentionally impede courtyard typology. (See Section 4.4)

4.6.2.2 Access to off-street parking and service areas

Vehicular access to underground parking (where provided), loading, and service areas should be provided from the lane. They have the potential to create large expanse of blank walls, dark holes and an overall uninviting environment. In order to mitigate these impacts, the following should be considered:

- (a) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through proper treatment such as enclosure, screening, quality finishes, sensitive lighting and landscaping.
- (b) Where possible, service and utilities areas and parking ramps should be located side by side, and close to the end of the block.

5 Architectural Components

5.1 Vernacular Architecture

The historic urban landscape of Chinatown is strongly defined by the distinctive “balcony-style” architecture of Society buildings constructed between 1901 and 1926. This balcony-style is considered a hybrid architectural style that blends aspects of Chinese regional architecture (Guangdong and Fujian Provinces) with western styles and building methods. It is unique to Vancouver’s Chinatown and considered vernacular.

Society buildings are typically four storeys in height, plus a mezzanine with a lower ceiling height, usually developed on a 25ft lot. Society meeting halls are usually located on the top floor. The interiors of these buildings have heritage and cultural value and the conservation of the interiors are encouraged as rehabilitation occurs (See Section 6).

Distinctive architectural features of heritage buildings include glazed storefronts with recessed entrances, glazed transoms, upper floor entry set off to the side of storefront, recessed balconies, and the use of classical architectural elements such as pediments, cornices, dentils, string courses and cast stucco signage within pediments.

There are many newer buildings in Chinatown that refer in their architecture to character-defining elements of Society buildings as well as to traditional Chinese architectural motifs (glazed pantiles, dragon finials), continuing the tradition of blending eastern and western influences. Also, there are a number of buildings in Chinatown that, even though they were built by Chinese owners, are in the Victorian and Edwardian architectural styles.

Colorful canopies and retractable awnings with signage, often combined with convertible storefront windows, allowing merchandise to spill onto the sidewalk, are widely-spread, authentic architectural features of HA-1.

5.2 Overall Façade Composition

5.2.1 Objective

The intent is not to replicate or mimic heritage facades but to ensure that new buildings have a level of complexity and an engaging architectural expression compatible with the heritage character of heritage buildings and the area (See Section 5.1 for description).

5.2.2 Criteria for New Buildings

New buildings should respond to the prevailing façade composition as established by heritage buildings, including:

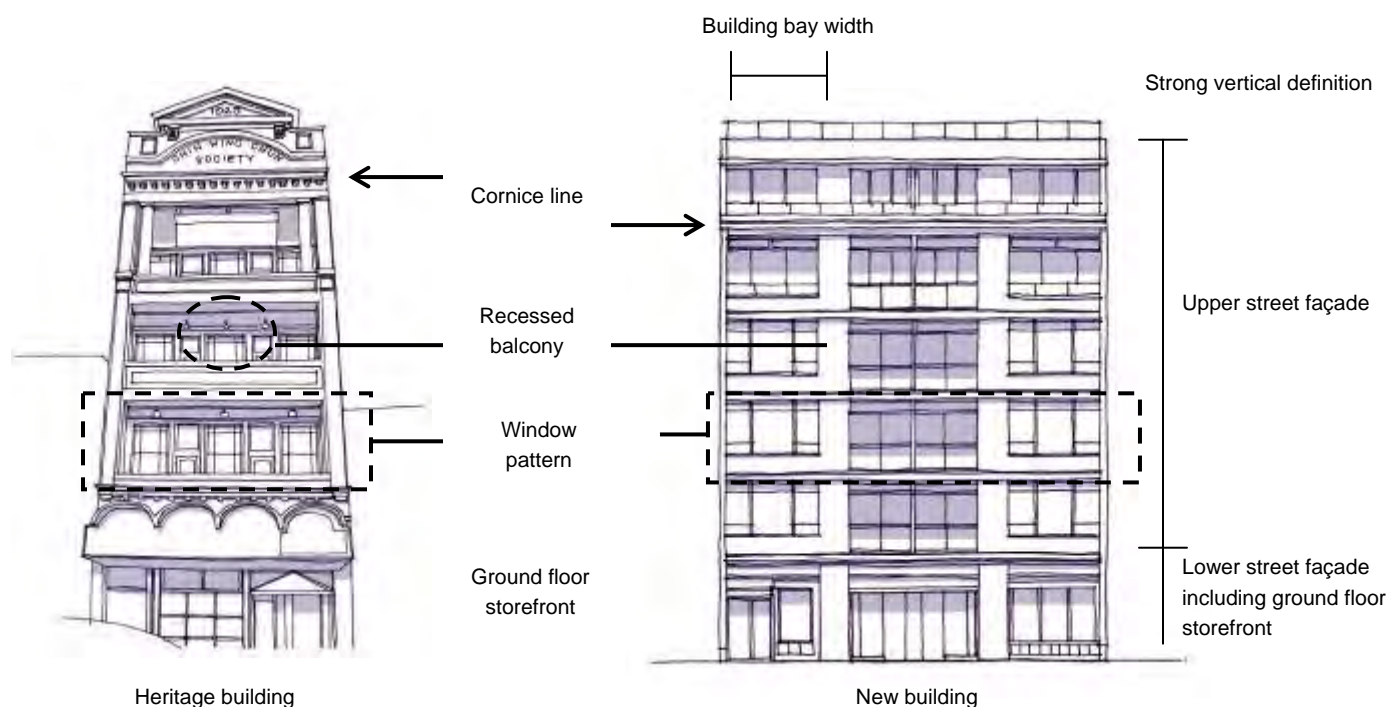
- storefront width and configuration;
- transoms above storefront windows;
- architectural patterns (including fenestration patterns);
- cornice lines.

For all new development, particularly those on large sites (e.g. site frontage equal or greater than 23 m), façades can be broken up with:

- a regular rhythm of projections (pilasters);
- changes in massing;
- variegated street-wall and roof lines.

New buildings should also be designed to express the three-dimensional façade articulation including rich textures and architectural detailing that complement the visual qualities of heritage buildings in Chinatown.

Figure 11. Façade Composition



5.2.3 Vertical Façade Definition

New buildings should have a clearly defined streetwall massing with distinctive lower and upper street façades. The upper street facade should be clearly distinguished from the lower street facade and articulated with windows, projections, and/or balconies. The roof, cornice, or parapet area should be well integrated with the building's overall composition, visually distinctive, and include elements that create skyline interest.

5.2.4 Fenestration

See Section 5.3.2 for description of typical fenestration patterns in HA-1.

5.2.5 Building Bay and Shopfront Width

5.2.5.1 Objective

The objective is to respect the typical streetscape rhythm comprised of many buildings in each block with one or more individual shopfronts in each building.

The typical blockface is comprised of many narrow buildings and shopfronts which add texture and interests. These characteristics should be integrated into the design of new buildings.

The basic building module in the Chinatown streetscape is the shopfront width, which provides rhythm and pedestrian scale to the streetscape. It is desirable to retain the existing pattern of shopfront widths, and to avoid creating larger shopfronts through the consolidation of two or more existing shopfronts.

The storefront width in the criteria listed below has been derived from the proportions of the older retail frontages of Chinatown.

5.2.5.2 Criteria for Existing Buildings

The design elements of the original and/or early building facades such as columns, pilasters and multiple shopfronts, which serve to establish a pedestrian scale and rhythm, should be retained. These features reduce the apparent width of buildings by adding texture and visual interest for pedestrians.

Storefront widths, as shown in Figure 12, are historically in the 7.0 m range. Consolidating two (or more) shopfronts into one is discouraged, since it reduces pedestrian interest. If such a consolidation is proposed, the retention of original historic building features should not be compromised, even if this means retaining a redundant entry configuration.



Figure 12. Traditional storefront widths.

5.2.5.3 Criteria for New Buildings

It is critical that the design of the facade be segmented into vertical units of width within the range established by the heritage buildings in the area. In buildings wider than 15.2 m, shopfront widths should not exceed 7.6 m (refer to Figure 12).

New buildings in excess of 45.6 m in width should seek to vary the facade with strong vertical elements and configuring windows to maintain the fine-grained texture characteristic of the historic streetscape.

5.3 Exterior Façade Design

5.3.1 Lower Street Facade

5.3.1.1 Objective

The objective is to respect the scale, configuration, and rhythm of the traditional components of the lower facade of Chinatown buildings including ground floor height, shopfront design and access to upper floors.

The lower facade is that portion of the building made up of the ground floor and, if present, the traditional glazed mezzanine. It is typically defined at its upper edge by a minor cornice or decorative band. The lower facade is the most visible to the pedestrian and is often rich in detail. The buildings of the pre-1929 era typically had ground floor facades with high ceilings, a high degree of transparency from large areas of glazing, and entries recessed into the facade and embellished with decorative tiles and panels (refer to Figure 13). A high degree of appropriate detailing is encouraged, especially in the base plate.



Figure 13. Typical lower facade of heritage building.

Street level access to the main floor should be provided. Split level entries from the sidewalk to cellar spaces are not characteristic of the area and are discouraged in rehabilitations of existing buildings and in new buildings. In particular, retail space below street level has disadvantages with respect to retail visibility and security, and tends to attract street debris.

Traditionally, street level entry doors for stairs to the upper floors were incorporated into the facade in a separate vertical bay with details relating to the design of the shopfront entry(s) but in less elaborate expression. Often the entry was recessed and the floor surface treated in a decorative fashion.

Lobbies, entries and passageways provide transition space between the public sidewalk and the interior of private properties. These spaces should be visible from the street to provide pedestrian and visual interest.

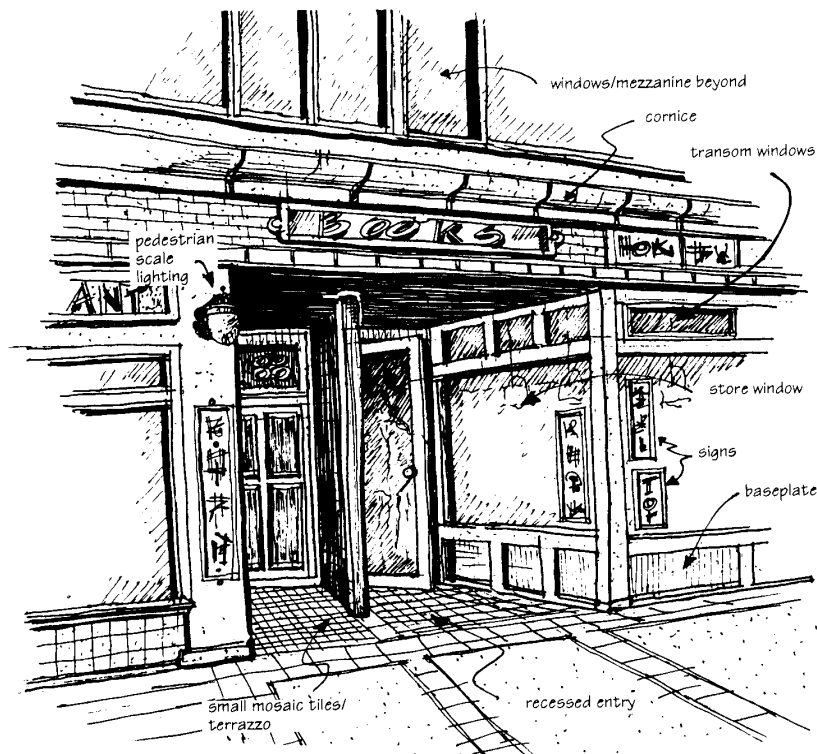
5.3.1.2 Criteria for Existing Buildings

The shopfront configuration is the basic building block of the pedestrian experience in Chinatown, providing the area's fine-grained retail interest. It is desirable to retain the existing shopfront pattern, especially along the major retail streets.

Figure 14. Traditional shop front configuration.



Figure 15. Fixtures incorporated in design of renovated store.



The following features should be incorporated in the design of rehabilitated or restored storefronts (refer to Figures 13, 14 and 15):

- (a) restoration of cast iron elements where evident in existing buildings;
- (b) a high percentage of glazing, both in the display window area, transom windows, and in the door(s);
- (c) a recessed entry with either a trapezoidal or rectangular plan;
- (d) transom windows above the entry(s);
- (e) base plates rich in detail;
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, or other similar decorative materials; and
- (g) a storefront cornice which is generally a variation or reduced section of the main building cornice.

Access to upper floors should be in the original configuration, if feasible.

5.3.1.3 Criteria for New Buildings

The lower facade on new buildings should be defined at its top edge by a continuous intermediate cornice or similar decorative element. This provision is intended to ensure that new structures have the same generous lower facade that is typical of the area's early buildings, including sufficient vertical dimension to include a mezzanine within the lower facade, if desired.

There is adequate space to incorporate transom windows above the height of the entry doors and a signband strip between the transom windows and the intermediate cornice. These horizontal elements are important aspects of the texture and complexity of the lower facade; they should be continuous across the facade except at the pilasters which should structure the entire building's facade.

New storefronts should be configured to be compatible with the historic storefronts of the area. The following features should be incorporated in the design of new storefronts:

- (a) access to store should be level with the sidewalk.
- (b) a high percentage of glazing, both in the display window area, transom windows, and in the door(s);
- (c) a recessed entry;
- (d) transom windows above the entry;
- (e) base plates rich in detail; and
- (f) detailing of the floor surface in the entry recess with tiles (especially small mosaic tiles), terrazzo, or other similar decorative materials.

Access to upper floors should be in the original configuration typical of Chinatown's early buildings.

5.3.2 Upper Street Facade

5.3.2.1 Objective

The objective is to respect the traditional appearance and proportions of the upper facades of heritage buildings including strong vertical elements segmenting the facade, vertically-oriented windows organized into groups within the segments of the facade, and recessed balconies.

The upper facade is that portion of the building above the ground floor and, if present, above the traditional glazed mezzanine.

The clear distinction between the upper storeys of buildings and the storefront level, found in heritage buildings, is encouraged in the rehabilitation of existing buildings and in the design of new buildings.

The upper floor windows which are typical of Chinatown's early buildings are punched openings with a vertical orientation in a relatively solid upper wall (see also Section 5.2 and refer to Figures 16 and 17). Windows openings are grouped into two or more bays, separated

by pilasters or other vertical dividing elements. Single windows, as well as groupings of two and three windows in each bay, are characteristic of the area's early architecture. To maintain this upper facade texture, window openings in new construction are encouraged to be repetitive, vertically-oriented, and organized in relationship to the vertical elements which structure and segment the facade.

Figure 16. Heritage façade (51 E Pender St)



5.3.2.2 Criteria for Existing Buildings

Vertical elements such as pilasters, columns and projecting bays should be retained and rehabilitated. Historic photographs and drawings should be used to support the restoration or replication of decorative elements of historic significance on the upper facade. Existing projecting bays and balconies should be retained. The City will assist the owner in acquiring an encroachment by-law, if necessary, provided that building code and life-safety concerns have been satisfactorily addressed.

The existing fenestration pattern of punched windows in a relatively solid wall is typical of Chinatown's early buildings and should be retained. Where new openings are proposed, they should be compatible with the existing vertical elements of the facade.

5.3.2.3 Criteria for New Buildings

New buildings should be designed to achieve a level of surface texture and detailing comparable to the heritage buildings of Chinatown and a similar balance between wall and window areas. The intent is not to replicate or mimic heritage facades but to ensure that new buildings are harmonious and neighbourly.

- (a) the upper facade should be ordered by the use of vertical elements such as pilasters, columns and bays;
- (b) the upper floor windows, which are typical of Chinatown's early buildings, should be punched openings in a relatively solid upper wall with a low window-to-wall ratio, with the exception of continuous glazing at the back of recessed balconies; and
- (c) detailed design resolution to define the upper edge of the upper facade.

5.3.3 Lane Facade

5.3.3.1 Objective

The objective for new developments is for them to significantly upgrade the appearance of the lane environment. There might also be opportunities for lane-side commercial use, in existing and new buildings. Architectural treatment and landscaping of the lane facades should give special attention to making the lane environment pedestrian friendly. Corner sites in particular will have an opportunity to upgrade the portion of the lane which their users experience most often and to create visual interest from the streetscape into the lane. Rehabilitation of lane façades of existing buildings, including original lane-side storefronts, is encouraged.

5.3.3.2 Criteria for Existing and New Buildings

- (a) Where possible, garbage and recycling containers should be contained within the walls of the building or enclosed. Loading areas and garage entrances should be securable and screened.
- (b) The design should consider the possibility of including a lane-side entrance into the commercial uses on the ground floor of the building.
- (c) Where possible, parking should be underground, enclosed and/or fully screened. Beyond this, the architecture and landscape design of the development should deal with the lane as an integral component of the project, with lane facades and landscape carefully considered to upgrade and enhance the lane environment
- (d) Building walls abutting the lane should be attractive to neighbouring developments and passersby through articulation and use of quality materials and finishes. Blank walls facing the lane are discouraged.
- (e) Landscape materials should be incorporated in the projects adjacent to the lane through provision of climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit.
- (f) Openings at grade into a courtyard are encouraged.
- (g) Installation of lane lighting is encouraged (see Section 5.4.7.1 for further details).

5.3.4 Sidewall on Private Properties

5.3.4.1 Criteria to Existing and New Buildings

As HA-1 redevelops, some buildings will be taller than adjacent buildings, and have exposed party walls or sidewalls. To mitigate the impact of blank sidewalls, they should be designed with a material finish that complements the architectural character of the main building facades. Side step-back on upper floor could also be considered. The amount of setback should allow for sufficient glazing.

5.4 Exterior Materials, Colours, and Detailing

5.4.1 Rooftop Features

5.4.1.1 Objective

The objective is to encourage the retention of existing rooftop features, such as mechanical penthouses and water towers, and to permit the addition of appropriate rooftop elements on existing and new buildings.

Rooftop structures for mechanical services are authentic elements of Chinatown's early buildings and, as such, play an important historic role and should be permitted in the future. The intent of the criteria below is to ensure that such mechanical rooftop features are not overly dominant in the streetscape and utilize appropriate materials and colours.

5.4.1.2 Criteria for Existing Buildings

Where feasible, existing mechanical penthouses and water towers should be retained. New rooftop additions for equipment on top of existing buildings should follow criteria for new buildings.

5.4.1.3 Criteria for New Buildings

Rooftop additions for equipment on top of new additions and new buildings should be set back far enough from the front or exterior side facades in order to not be seen by a pedestrian on the opposite side of the street. If this is not possible, rooftop equipment should be screened.

5.4.2 Windows

5.4.2.1 Objective

The objective is to respect the importance of traditional windows in establishing the character of heritage buildings and to ensure that windows in new buildings respond to these traditional fenestration patterns.

The windows in Chinatown buildings are extremely important to the character of the area, and Chinatown is fortunate in that a number of original or rehabilitated early windows remain. Nevertheless, quite a few buildings have been renovated over the years with windows which are not appropriate.

The intent of these guidelines is to encourage the rehabilitation of original wood windows. Where rehabilitation is not feasible, then the criteria are designed to promote the use of new windows based on historical photographs and drawings. If both of these strategies fail, then criteria are provided for the design of appropriate replacement windows. The same design criteria are used for both replacement windows in existing buildings and windows for new buildings.

5.4.2.2 Criteria for Existing Buildings

Where there are existing windows within historic window openings which are either original or more recent replacements in the historical form and material, every effort should be made to repair them. Where existing appropriate windows are too deteriorated to repair, replacement windows should replicate either the original windows, as documented by historical photographs and/or drawings, or the existing windows. Where they exist, lintels and sills should be retained.

In the event that the existing windows are inappropriate to the area's historic character, then new windows should be designed to replicate the windows which were original at the time of construction. If historical information is not available, the criteria for new buildings below should be referenced.

Repair of existing wood windows should use wood frames. Replacement may be in wood, steel, aluminium, or other materials provided that the windows are similar in appearance and dimensions to wood when painted.

5.4.2.3 Criteria for New Buildings

Windows for new buildings should use several design elements which are typical of the wood windows of the area's early era of construction including (refer to Figure 17):

- (a) windows should have frames and sash with dimensions similar to the wood frames and sash of the early buildings of Chinatown;
- (b) the window should be divided into a minimum of two sections by a mullion and several divisions are also encouraged;
- (c) windows designed to open are encouraged; double-hung windows, with a vertical orientation, were the most common form in Chinatown, but some casement styles were also used;
- (d) glass should be clear or slightly tinted; strong tints and reflective surfaces are not acceptable;
- (e) frames and sash should be wood or materials, including steel and aluminum, which can be dimensioned and painted to appear similar to wood;
- (f) the sash should be recessed within the window opening at least 100 mm from the exterior surface of the building facade (refer to Figure 18); and
- (g) window openings should have a distinct lintel and sill.

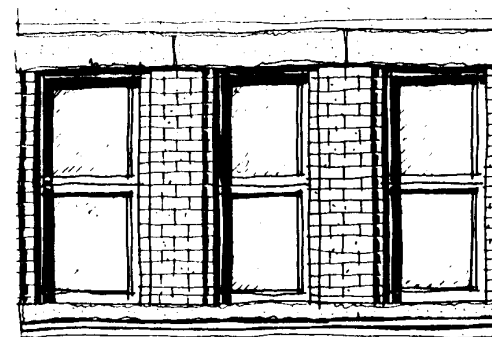
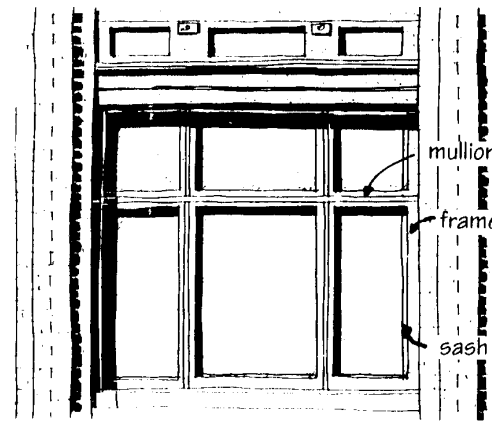
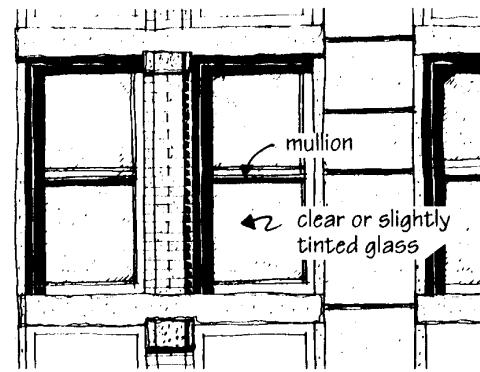


Figure 17. Window designs.

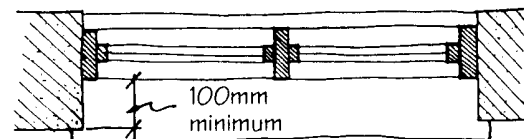


Figure 18. Horizontal section through window.

The windows in adjacent heritage buildings should be considered in the design of windows for significant new infill buildings. The use of variations on patterns established by existing buildings is desirable.

5.4.3 Cornices and Parapets

5.4.3.1 Objective

The objective is to recognize the historic role of building cornices and parapets and to ensure this level of design resolution is continued in the design of additions and new buildings.

Strong cornices, and, in many cases, parapets, defining the upper edge of buildings are key to the design character of the area, and are encouraged for existing and new buildings.

5.4.3.2 Criteria for Existing Buildings

Restoration of historically original cornices is preferred. Where cost or seismic considerations make rehabilitation of existing cornices difficult, replicas in fibreglass or other alternative, modern material can be used. Information on the original appearance of building cornices should be sought in the City Archives or the Public Library.

5.4.3.3 Criteria for New Buildings

For new buildings, a detailed design resolution is required to define the upper edge of the upper facade and should be comprised of the following:

- (a) strong projecting cornices, preferably with raised parapets;
- (b) brick corbelling;
- (c) decorative or sculpted parapet; or
- (d) other similar decorative element.

These elements can be expressed in a much wider range of designs and materials including unusual solutions such as expanded or extruded metal for cornices.

Parapet details are a frequent feature of the early buildings in Chinatown. These parapets are often elaborate and can be combined with vertical elements such as flagpoles and finials. Use of both articulated parapets and narrow vertical elements at the building cornice line are encouraged.

5.4.4 Materials and Colours

5.4.4.1 Objective

Building materials traditionally found in Chinatown should be used for both rehabilitation and new construction. The objective is to encourage a generous use of colour in building facades, especially at the ground floor level.

5.4.4.2 Criteria for Existing and New Buildings

The building materials commonly used in the heritage buildings in the area should be used for the facades of all buildings:

- (a) standard clay brick in a range of solid colours;
- (b) dimension building stone masonry;
- (c) terracotta and tile decorative elements;
- (d) cast iron and pressed-metal decorative elements;
- (e) wood elements for features such as recessed balconies, bay windows and storefronts; and
- (g) specially treated concrete finish.

5.4.4.3 Criteria for Existing Buildings

For existing buildings, new materials should preferably be the same as the old materials they are replacing. If this is not feasible for cost, availability or technical reasons, then the new materials should be largely indistinguishable from original materials.

Repainting (with the equivalent colour scheme) on already painted surfaces, does not require design review. A wide range of colours are appropriate to Chinatown; reds, oranges, and gold are colours traditionally associated with the Chinese presence in Vancouver and other west coast Chinatown areas. Original colour schemes should be used where known.

5.4.4.4 Criteria for New Buildings

For new buildings, other modern materials which are largely indistinguishable from the materials listed in 5.4.4.2 may also be considered. Potential compatible materials include areas of smooth-finish poured concrete or precast concrete panels (especially with a stone-work finish). Surfaces which imitate historic materials in a different form are not to be used (e.g. aluminum and vinyl siding made to appear wood-like). Textured stucco is not a traditional material. If stucco is used, it should have a smooth finish and be limited in its use to side walls and small areas of the main facade.

The materials should be generally used in the same portions of the facade as is typical of the historic buildings in Chinatown. For example, highly polished marble tiles are a suitable finish for base plates in a shopfront, but not for pilasters extending the height of the building.

In general, large surfaces should be brick, stone, or painted surfaces in earth-tones or pastels. Brighter colours should be used for detailing and trim such as window frames and sash, cornices and signbands, base plates and pilasters.

The exposed sides and rear of buildings should be treated in similar materials to the principal street facade, although less attention can be paid to applied decorative elements.

5.4.5 Storefront and Display

Solid retractable security shutters are discouraged. If security shutters are used, they should be a high-quality system offering visual interests and contributing to the character of the street. Installation of security gates behind a window display is strongly encouraged, as this maintains maximum pedestrian interest of the storefronts.

5.4.6 Awnings and Canopies

5.4.6.1 Objective

The objective is to encourage the use of fabric awnings reminiscent of the originals which were typically of a shed shape, that were an integral part of the historic commercial buildings of Chinatown.

5.4.6.2 Criteria for Existing Buildings

Historically, awnings were large and played an important role in the streetscape. Retractable fabric awnings were frequently found in Chinatown and those that still exist should be retained. Where an existing retractable awning does not exist, the criteria for new buildings (5.6.3) should be used. Awnings and canopies should be designed to fit within the dominant structuring elements of the lower facade (see Figure 19).

5.4.6.3 Criteria for New Buildings

Retractable fabric awnings were frequently found in Chinatown and these are encouraged for the area. Awnings which are fixed in position may be acceptable, provided that they are straight, angled forms (refer to Figure 19), or variations of a shed shape. Variety is encouraged in material and colour choice (multi-coloured striped awnings being very common historically).

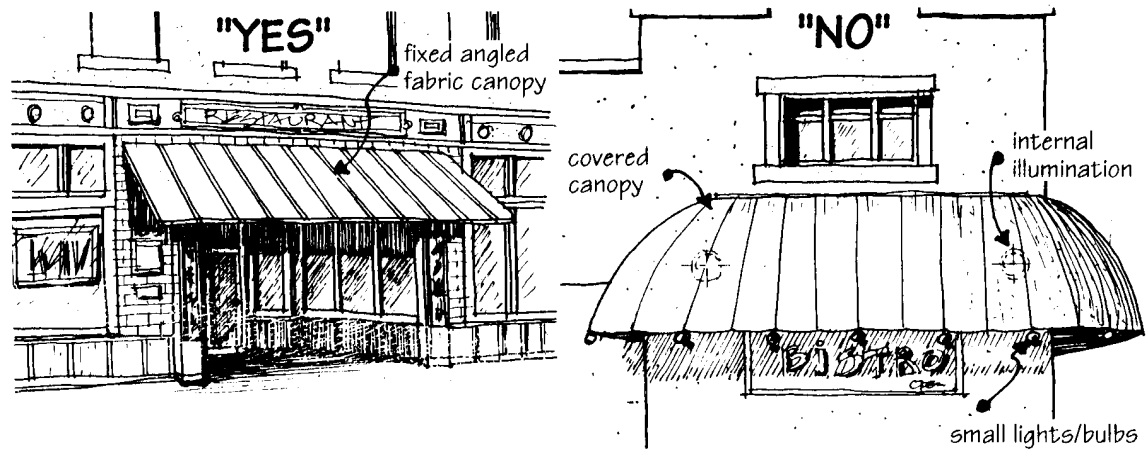


Figure 19. Appropriate awning design.

Awnings should be designed to fit within the dominant structuring elements of the lower facade (refer to Figure 19). In particular, they should be contained within pilasters or columns and should not obscure the minor cornice. Furthermore, they should respect the edges of facade features; for example, they should meet the facade at the top or bottom of transom windows or signbands and not in the middle. Where the sidewalk in front of the building slopes across the facade of the building, awnings should respond to the stepping of shopfront elements, by also stepping at the vertical element which defines the separation between separate shopfronts.

Curved and unusually shaped fixed awnings are a recent trend which is not consistent with the character of Chinatown and which detracts from the authentic character of the historic area. Awnings with modern, curvilinear, or bulbous shapes are discouraged. Metal and glass fixed marquees over the entry to buildings are, in general, not considered appropriate. Weather protection should be provided for residential entrances.

5.4.7 Lighting

5.4.7.1 Objective

The objective is for lighting to contribute to the safety and vibrancy of HA-1 in the night time. The intensity and colours of nighttime lighting and the design and location of light sources should be appropriate to the historic character of Chinatown.

The intent of the criteria below is to encourage the sidewalks of Chinatown to be illuminated at night with a soft, even light. In order to achieve this intention, it is critical that light fixtures on private property be located at a pedestrian scale to avoid glare for passers-by and that light sources are warm in colour and similar to daylight in their rendition of colours.

Appropriate lighting at the lane is important to help create a safe and inviting lane environment for pedestrians and residents. Installation of lane lighting should pay attention to principles of crime prevention through environmental design. Lane lighting should not produce glare and should emphasize lighting of alcoves to discourage crime and nuisance activities.

5.4.7.2 Criteria for Existing Buildings

Installation of ground floor level lighting at a pedestrian scale is permitted provided that the fixtures selected are appropriate to the historic character of the building and the illumination they give is incandescent (or colour corrected to the incandescent spectrum) and not overly intense.

Fixture design should be chosen either from available replica styles which are derived from the pre-1929 period of the early Chinatown buildings, from simple, modern forms which do not

suggest historic authenticity, or from designs which capture the Chinese cultural background of the area.

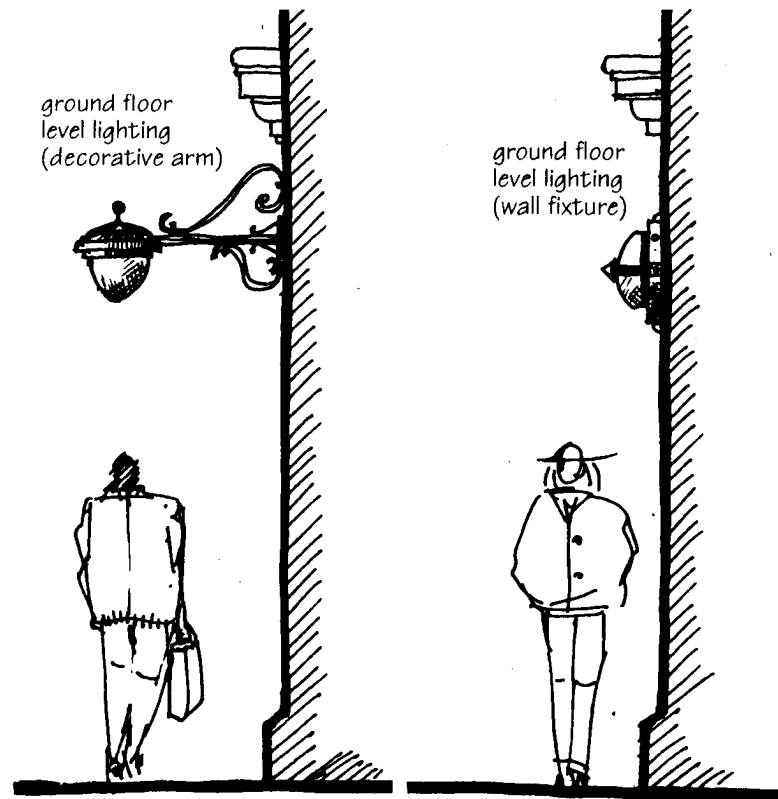


Figure 20. Lights.

5.4.7.3 Criteria for New Buildings

Installation of ground floor level lighting at a pedestrian scale is permitted provided that the fixtures selected are appropriate to the historic character of the area and the illumination they give is incandescent (or colour corrected to the incandescent spectrum) and not overly intense.

The fixture design should be chosen from simple forms which are compatible with the Chinatown area. Alternatively, designs which capture the Chinese cultural background of the area or available replica styles which are derived from the pre-1929 period of the early Chinatown buildings may be considered.

5.4.8 Signs (including Neon)

5.4.8.1 Objective

The objective is to support a diversity of sign types and an abundance of signs as were found throughout Chinatown during its initial period of development.

The large numbers and great variety of signs are a very basic component of the character of Chinatown. Stores and restaurants typically have many signs each ranging from temporary hand-lettered signs, signs painted on windows, and small, pedestrian-scale signs for upper level premises to large projecting signs, often with elaborate graphics and neon. This diversity of signs adds to the complexity and intensity of the street experience. However, some types of modern signage detract from the historic character and these are discouraged.

5.4.8.2 Criteria for Existing and New Buildings

Permitted signs are those authentic to the area and include:

- (a) projecting signs (usually with a horizontal orientation);
- (b) fascia or storefront signband signs (horizontal and traditionally incorporated immediately below the storefront cornice and above the transom windows);
- (c) letters applied directly to the building surface;
- (d) painted and gilded window signage;
- (e) display window signs;
- (f) base plates signage;
- (g) painted wall signs (murals); and
- (h) awning signs.

Regulations for signs are to be found in the Sign By-law.

6 Interiors of Heritage Buildings

6.1 Objective

The objective is to conserve interior elements with heritage and cultural values as building rehabilitation occurs. The interiors of many of Chinatown's heritage buildings, particularly the Chinatown Society buildings, may have heritage value.

6.2 Criteria for Heritage Buildings

Interior features, finishes and fixtures which are identified as having the heritage value and being listed as a character defining elements in the building's Statement of Significance should be preserved, whenever possible. Some of the more common interior elements worth preserving are interior fabric (e.g. wall, ceiling, floor finishes), stairs and its components, interior architectural features (e.g. fireplace), built in furniture, light fixtures, various hardware and other similar elements.

Every effort should be made to identify and retain these elements where they contribute to the heritage and cultural value of the building.

7 Livability and Neighbourliness

7.1 Residential Livability

7.1.1 Objective

The vision for Chinatown is that it is an area where opportunities to live, work and play can all be found in one complete, compact community. The objective is to maintain the mixed-use character of Chinatown and promote compatibility of these uses. Residential livability should be achieved in balance with other area objectives stated in these Guidelines. As a mixed use area, some impacts to residents in the area are anticipated, particularly regarding privacy, noise and smell. The following sections outline ways impacts can be mitigated.

7.1.2 Noise

Because HA-1 allows a variety of uses, residents can expect to be affected by noise. Commercial activities such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. New buildings should consider the following:

- (a) Use appropriate design and construction techniques, which can be used to buffer residential units from noise, include:

- orienting bedrooms away from noise sources, e.g. facing the quieter internal courtyards (“deep units” might be considered under unique circumstances, see Section 7.1.5);
 - using concrete construction;
 - using acoustically rated glazing;
 - using sound absorptive materials and sound barriers on balconies.
- (b) Noise generated by the development itself should be mitigated by location and design.

7.1.3 Smell

Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential livability, ideally at the roof. For new buildings, a separate vertical shaft should be provided for the purpose of air exhaust for commercial uses, especially if the uses produce a strong smell such as a restaurant kitchen.

7.1.4 Privacy

Residential privacy in relation to other units, pedestrians, and adjacent development is an important aspect of livability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy.
- (b) Balconies and decks, which do not front onto the street, should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project.
- (c) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors (see Section 4.4.2).

7.1.5 Residential Units

Access to adequate daylight, external views and ventilation are important livability issues in all residential development. HA-1A has a dense urban pattern of narrow and deep lots, which make residential livability challenging to achieve. The following will be considered in order to ensure livability of new residential units:

- (a) In conversion of heritage buildings and non-heritage applications where the adaptive re-use of an existing building imposes physical limitations, internal bedrooms and dens may be considered.
- (b) For new buildings, main and secondary living spaces should have access to adequate daylight, external views and ventilation.
- (c) Internal bedrooms or dens may be considered in new buildings in limited circumstances. The intent is to address sites with atypical situation (i.e. a typical floor should not be designed having multiple units with internalized bedrooms). Internal bedrooms or dens will likely be limited to atypical studio or 1 bedroom units only, within otherwise highly livable development. Irregular sites or sites where there are unusual privacy or livability constraints may also be considered for a limited number of these units. Such applications might require the review and approval of the Development Permit Board. Applicants should discuss in detail with Planning staff at the preliminary enquiry stage.

7.2 Semi-Private and Private Open Space

7.2.1 Objective

The objective is for new development to provide residents with “active” or “social” semi-private and private open space, to improve livability in Chinatown’s high density setting. A range of activities should be considered when designing these spaces, from passive or visual amenities to active use areas.

7.2.2 Semi-private open space should preferably occur in the rear or in the centre of a building (i.e. courtyards) above the commercial level. Common rooftop decks above the second floor are

encouraged as semi-private open space subject to considerations of overlook, scale relationships, view blockage, and noise impacts on units and properties below

7.2.3 Provision of private open space for each unit in the form of balconies, decks or patios is an important component of livability in a high density residential environment.

- (a) Where possible, residential units should have access to a private outdoor space. A horizontal dimension of 1.8 m should be provided to allow for adequate useable space.
- (b) Where possible, private open spaces should be oriented to capture sunlight and take advantage of views.
- (c) Private open spaces should be designed to ensure visual privacy.

7.3 Public Realm

7.3.1 Objective

Specific streetscape treatments for the public realm in Chinatown have been approved by City Council to reinforce the area's identity. These streetscape treatments, such as granite cobblestones tree surrounds, sidewalk paver design, Chinese Dragon light fixtures, and heritage-style litter containers should be maintained when doing any work on the public realm when required as part of the City's development permit review process. Further detailed specifications for street design elements are available from the Streets Division of Engineering Services. Note that public realm improvements and usages are subject to all applicable City of Vancouver policies, regulations and guidelines.

7.3.2 Public Sidewalk

- (a) The existing sidewalk paving pattern (see Figure 21) is part of the Council Approved treatment for the Chinatown public realm. The pattern is created from a template that is in the care of the Engineering Services.
- (b) Continued use and retention of granite in the streetscape is encouraged (see Figure 21).
- (c) Street bulges should be constructed at corners or mid-blocks, where directed and approved by the City Engineer. This will provide opportunities for improved pedestrian crossings, landscaping and for street furniture.
- (d) A variety of street trees are planted in the area. New and replacement trees should be provided, taking into consideration the variety and shape of the tree that is most appropriate, as approved by the City Arborist.

Figure 21. Sidewalk paving pattern and granite cobblestones tree surround



7.3.3 Areaways

Applicants are encouraged to explore rehabilitation options for areaways in situations where existing areaways are attached to heritage buildings. Options can range from full rehabilitation for active use of an areaway to preservation of existing prism glass only, as a pavement surface treatment.

7.3.4 Street Furniture

- (a) Street furniture, (i.e. benches and bus shelters) are provided by the City and have a specific design and colour scheme.
- (b) Benches should be provided within street bulges, utility strips at corners or mid-block, and especially on the north-side of the street to provide sitting opportunities where there is more sun exposure.

- (c) Bike racks are not part of the City's street furniture program. If bike racks are required or desired, they should be provided at building fronts, or street bulges, in particular to the south-side, and be compatible to the Chinatown street furniture scheme subject to the approval of Engineering Services.

7.3.5 Outdoor Retailing and Restaurants

Outdoor retailing and restaurant patios add liveliness and variety to the streetscape, and are encouraged. The City's Streets Administration Branch in the Engineering Department administers the Small Patio and the Produce & Flower Display Programs. Outdoor retailing and restaurants are subject to all applicable policies, regulations, guidelines and approvals affecting the private use of public sidewalks.

7.4 Safety and Security

7.4.1 Objective

The objective is to provide safety and security for the neighbourhood through appropriate building design.

7.4.2 New development, both residential and commercial, should provide a secure environment through attention to principles of Crime Prevention Through Environmental Design.

- (a) Separate lobbies and circulation (including elevators) should be provided for retail, office and residential uses. Lobbies should be visible from the street.
- (b) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking.
- (c) Buildings should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and deeply recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance.
- (d) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours.
- (e) Access routes from building to residential garbage should be separate and secure from commercial garbage.

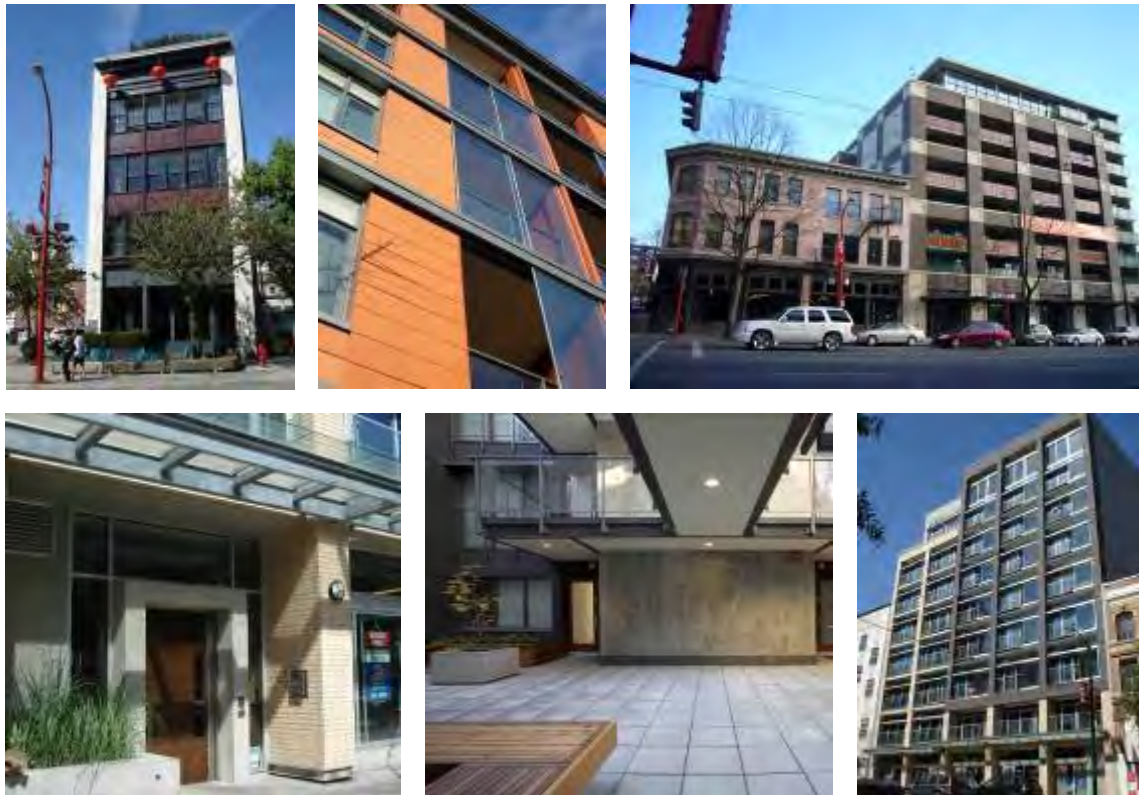
Glossary of Terms

The following terms have been used in the text of this document and are briefly defined as follows:

Balcony	An exterior space incorporated into the facade of a building and accessed through a door from an interior space
Bay	The repetitive primary structural module of a building
Bay window	A polygonal projecting element from the wall surface, usually an extension of the internal floor level and containing windows; see also Zoning By-law
Brick Corbelling	Brickwork projecting successively with each course
Cornice	A projecting decorative element at the top of the wall surface; the uppermost part of an entablature, which is composed of an architrave, a fascia and a cornice
Double-hung	A type of window with two glazed sash elements which slide vertically to open
Facia	The narrow horizontal trim band usually at the roof edge
Fenestration	The pattern and rhythm of windows in a facade
Glazed Mezzanine	Low-ceilinged storey usually constructed above the ground floor with extensive glazing to the street; similar to an enlarged transom atop a storefront
Mosaic Tile	Very small ceramic or glass tiles used to form a decorative pattern
Mullion	A support member between adjacent windows
Muntin	A slender division bar between two panes of glass in a window sash
Parapet	The vertical projection of a wall above the adjacent roof level
Pilaster	A flat vertical decorative element slightly protruding from the wall surface; often an expression of the internal structural bay system of a building, although not necessarily performing any structural work
Base Plates	The vertical wall surface below the shop window and the sidewalk surface; traditionally finished in wood or tile
Signband (or signboard)	The narrow horizontal surface above the storefront or transom and below the storefront cornice; historically the location for commercial signage
Street Arcade	Covered walk parallel to and set back from the sidewalk
Terrazzo	A highly polished cast-in-place marble-aggregate concrete floor material; a variety of patterns and colours are possible
Transom	The horizontal window area above a large window, door or shopfront; often operable for ventilation

Proposed Revisions to the Chinatown HA-1A Design Guidelines
(Chinatown HA-1A Guidelines for Non-Designated Sites)

CHINATOWN HA-1A DESIGN GUIDELINES



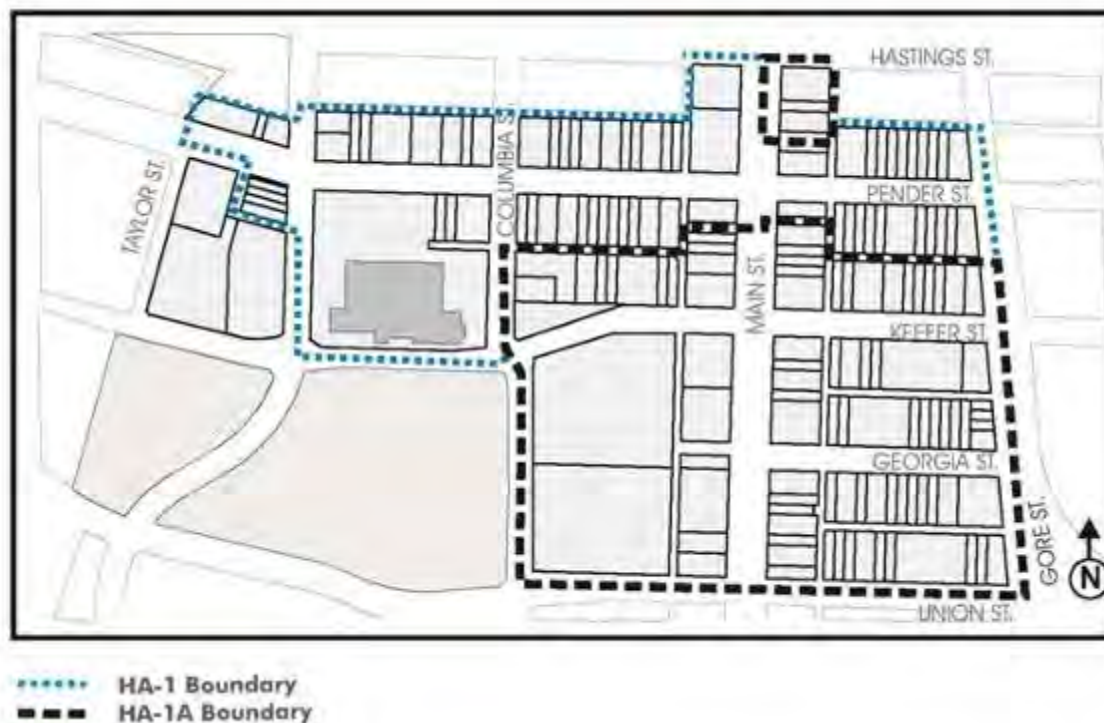
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1 Application and Intent

These guidelines apply to the HA-1A zone identified in Figure 1, and are to be used in conjunction with the HA-1A District Schedule of the Zoning and Development By-law. Other applicable policies include, but are not limited to, the Chinatown Vision Directions and the Rezoning Policy for Higher Buildings in the Historic Area. Some of the sites in HA-1A have buildings listed on the Vancouver Heritage Register. These should be considered for heritage rehabilitation. The adaptive re-use of non-heritage buildings is encouraged as it supports the City's environmental goals.

Figure 1. Map of HA-1A



The guidelines should be consulted in seeking approval for changes to the exterior of existing buildings, interiors of heritage buildings, additions to existing buildings and proposals for new buildings. In addition to assisting applicants, the guidelines will be used by City staff, the Chinatown Historic Area Planning Committee and the Vancouver Heritage Commission in the evaluation of development applications.

The intent of these guidelines is to encourage contemporary new development that is responsive to the community's established cultural and historic identity. These guidelines are not intended to be prescriptive. Rather, they are a tool to help applicants understand and compose a response to the contextual circumstances of any particular site. The guidelines do not support literal replicas of historical design. Rather, they aim to facilitate creative architectural expression and encourage a variety of high-quality developments while ensuring the principles of excellent urban design are respected. This approach aims to uphold the sense of place of Chinatown, while ensuring that opportunities for quality development are not precluded.

Applicants are encouraged to retain professional design advice. Once design professionals are engaged, they are encouraged to meet with staff early in their design development. A proponent will need to demonstrate their understanding of the character and significance of the historic urban pattern and fabric by conducting contextual analysis for both existing and new buildings. Analytical tools include, but are not limited to, plans and elevations, axonometric drawings, shadow analyses, massing models, streetscape and lane-scape photo analyses. It is required that proponents review the Chinatown Statement of Significance (SOS), and the SOS for any affected heritage buildings, if applicable. These documents

identify heritage values and character defining elements and are critical for understanding the context. The SOSs are available from City staff.

Applicants who are interested in pursuing heritage conservation in HA-1A should also refer to the guidelines for HA-1 and the Standards and Guidelines for the Conservation of Historic Places in Canada for additional information.

1.1 Design Philosophy

The guidelines in this document focus on setting up a framework of renewal for Chinatown that reflects its distinct identity, and the civic, cultural, social and historical significance of the neighbourhood. Chinatown HA-1A is a mixed-use, historic urban neighbourhood that is developing incrementally through both heritage building rehabilitation and new development. The intensification of uses, including residential uses is an important part of the renewal strategy for HA-1A.

Development can enrich and protect Chinatown's sense of place by observing and respecting prevailing scale and parcel pattern, nurturing a neighbourhood identity that is authentic and meaningful, and achieving livability and neighbourliness.

Architecture and Urbanism: Intervening in any urban environment, especially in an historic one, requires an understanding of the history, culture and architecture of the place (i.e. urbanism), as opposed to object buildings only. Therefore, any contemporary architectural addition to the neighbourhood should be informed by urbanism.

Scale and Pattern: This is a neighbourhood where mid-rise urbanism should continue to be demonstrated. This scale of development complements heritage building rehabilitation and the existing building scale in HA-1A and the adjacent historic areas. Mid-rise development can also positively respond to the public realm, the area's parcelization pattern and the fragmented property ownership.

Identity and Authenticity: Proponents are encouraged to use a contemporary architectural vocabulary that is based on an understanding of the history, culture and architecture of Chinatown. This approach favors a respectful co-existence with the sensitive cultural-historic context instead of approaches based on imitation or literal adaptation. The design of new buildings in HA-1A should generally be informed by surrounding building facade proportions and compositions, patterns of fenestration and spatial organization. Signs, awnings and canopies, except in cases where heritage restoration is pursued, should also be of compatible contemporary design.

Livability and Neighbourliness: HA-1A accommodates a variety of activities, people of diverse cultures and mixed incomes. Successful balancing of density, activities, character, pedestrian interests and neighbourliness is important in achieving sustainability and livability goals. New buildings should be designed to contribute to establishing visually interesting places in the public realm, and creating a vibrant and livable environment.

2 General Design Considerations

2.1/2.2 Neighbourhood and Street Character

Chinatown, together with Gastown, are the formative communities of Vancouver. Chinatown's distinctive urban pattern and vernacular architecture contribute to the legibility and image of the city, and forms part of Vancouver's civic identity. Chinatown's evolution through community involvement also epitomizes one of the core values of our national identity – cultural diversity.

The historic urban pattern of HA-1A consists of:

- Dense urban development with narrow building frontages reflecting a parcelization pattern of 25' to 50' wide by 122' deep lots;

- Resulting typologies consist of buildings constructed to the front property lines with commercial shopfronts at grade, forming a strong streetwall with open spaces in the centre and passageways intersecting the sites;
- The general building scale is mid-rise. Buildings generally fall into one of two height categories: older buildings that are two to five stories tall, and newer buildings that are nine stories tall;
- The parcelization pattern and small building frontages also create the characteristic “sawtooth” streetscape profile with varied roof lines.
- Lanes for pedestrian access, commercial activities, and utilities.

The vision for Chinatown is that it is active 24 hours a day, with a diverse range of uses mixing and coexisting in close proximity. The architecture, people, sounds and smells from the various activities together create a unique and engaging Chinatown experience.

Many commercial uses, including fresh produce shops, and professional services, are located in HA-1A, making the area the hub of the daily “hustle and bustle” of Chinatown. This area has fewer heritage buildings than HA-1 (Pender Street) and has a strong potential for growth.

Main Street (South of Pender Street): Main Street is a major north-south connector in Vancouver, linking several neighbourhoods and framing views to the north. Main Street also performs a transitional function, knitting together HA-1A and HA-1. New buildings on Main Street should bring activities that revive its role as a neighbourhood high street. (Refer to Rezoning Policy for Higher Buildings in the Historic Area for further detail.) Special attention should be given to future development of the area in proximity to Pender Street intersection, where HA-1 Design Guidelines apply.

Public Open Spaces: Memorial Square is the primary public open space in HA-1A. The Square accommodates activities from passive recreation, community events, festivals to memorial services. Buildings lining this public open space should contribute to Memorial Square by adding activities that offer general pedestrian interest.

Lanes: Chinatown’s historic alleyways once served as pedestrian and shopping routes in addition to their utility functions. There are a number of historic alleys in HA-1, and Hogan’s Alley was located nearby HA-1A. Lanes were often connected to the street with pedestrian passageways intersecting buildings. Lanes can significantly contribute to livability as redevelopment occur and should be considered in redevelopment plans.

2.3 Guiding Design Principles

Heritage Buildings: Heritage buildings on the Vancouver Heritage Register (VHR) should be conserved. Conservation strategies to be used are: preservation, restoration, rehabilitation or applicable combination of these three. These strategies are aimed at retaining the heritage values of the building as defined by character defining elements established by, but not limited to, the Statement of Significance for the building and the area. Any intervention to a heritage building requires the knowledge of fundamental principles of conservation and a sensitive design approach. For more detailed information on conservation principles which apply, refer to HA-1 Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada (www.pc.gc.ca).

Existing “Character” Buildings: Some buildings, though not on the Vancouver Heritage Register, contribute to the historic character and fabric of the area. These “character” buildings

Figure 2. Compatible contemporary building (left) adjacent to heritage building (right)



should be retained and rehabilitated, particularly if they are structurally sound. Any alteration or addition to an existing building should consider the heritage context of HA-1A.

New Buildings: New buildings should be designed in a contemporary architectural manner and should be respectful of the scale and the character of the urban pattern of HA-1A. It is critical that the planning and design of new developments contribute to achieving the Chinatown Vision and enhance Chinatown's distinct sense of place.

2.4 Views

- 2.4.1 Council-adopted public view cones that pass through HA-1A are to be respected.
- 2.4.2 New developments should maximize opportunities for views, with priority given to public views. Public and private views include public street view (e.g. vista), permeable views into entries, passages and semi-private paces, and views from within the building (e.g. townscape view).

2.5 Shadowing

Sunlight access for parks, open spaces, public spaces including streets, is a priority in Chinatown. Access to sunlight for parks and public open spaces is a priority. They should also minimize overshadowing on other public spaces including streets and, if possible, on semi-private open spaces.

2.5.1 General Shadow Criteria

- (a) Shadows generated by proposed developments must be minimized on the following prioritized hierarchy of spaces:
 - parks
 - public open spaces, including streets
 - semi-private and private open spaces
- (b) New developments should be mindful of adjacent semi-private spaces and lanes. New development should also be designed to optimize solar exposure to these spaces where possible.
- (c) As a minimum, developments over 10.7 m in height require a shadow impact analysis taken at the equinox, at 10:00 a.m., noon, 2:00 p.m., and 4:00 p.m. Pacific Standard Time. Where special circumstances (e.g. cultural programming in the a.m.) warrant it, additional analysis and information will be required.

3 Uses (Reserved)

4 Guidelines Pertaining to Scale and Form of Development

4.1 Building Scale and Height

4.1.1 Objective

In some areas of HA-1A the historic urban pattern remains intact (see Section 2.1/2.2). The objective is to permit heights that will strengthen the urban pattern of HA-1A. The prominent streetwall height is 21.3 m. However, the area also has a number of taller buildings, up to nine storeys, constructed on consolidated lots with uniform roof lines and larger frontage expressions that deviate from the historic pattern. This type of development is not encouraged.

- 4.1.2 The permitted height for new buildings is up to 27.4 m. A parapet, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum height maybe excluded from the calculation of building height subject to urban design performance.

- 4.1.3 Additional height in excess to 27.4 m maybe considered in HA-1A south of Pender Street on as case-by-case basis through the rezoning process. (Refer to Rezoning Policy for Higher Buildings in the Historic Area.)

- 4.1.4 A minimum number of storeys is not required, recognizing that there are a number of one and two storey buildings in Chinatown. To allow for attractive retail and commercial opportunities, ground floor height should be 4.9 m. Mezzanines are also encouraged.

4.1.5 Additional height to existing buildings

Heritage buildings: Generally, a one storey, set-back addition (total height not to exceed maximum height of 27.4 m) may be considered, as part of rehabilitation of a heritage building. Any addition to a heritage building should be architecturally compatible but clearly distinguishable from the heritage building as well as visually subordinate to the main heritage structure.

Existing “Character” buildings: They are encouraged to be rehabilitated. A one storey addition may be considered for rehabilitated existing non-heritage buildings. On a case by case basis, an addition of more than one storey may be considered subject to excellence of architecture and urban design. In any case the total height should not exceed 27.4 m.

4.2 Form of Development and Massing

4.2.1 Objective

The objective is to encourage a variety of appropriate building forms in HA-1A, including double-loaded corridor and courtyard typologies. Although the existing building heights can vary from two to nine storeys, the buildings share commonalities that are characteristic of HA-1A and should be maintained in new development. These include a rectangular built form, street oriented massing, a well articulated principle façade and prominent saw-tooth profile. They can be constructed on both small (single lot) and medium (double or triple lots) building sites.

- 4.2.2 Tower forms with lower-level podiums are not considered appropriate for HA-1A. There are various ways that height and massing can be arranged on a variety of lot sizes. The following diagrams illustrate form of development examples that are encouraged for use in HA-1A.

Figure 3. Double-loaded corridor scheme with setback

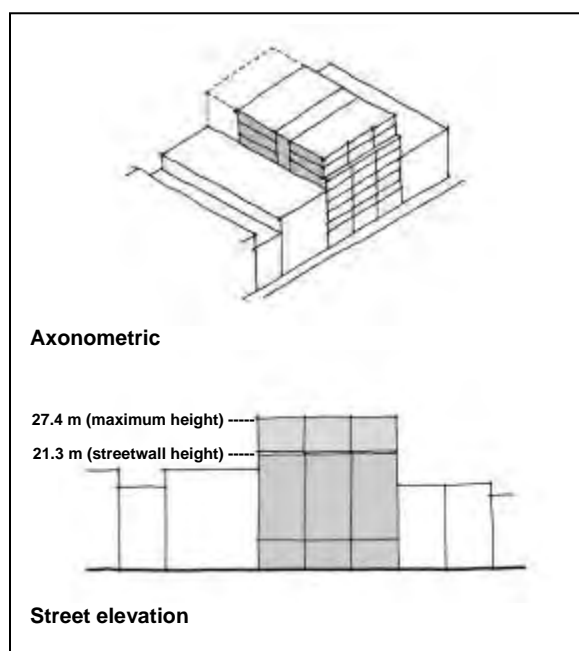
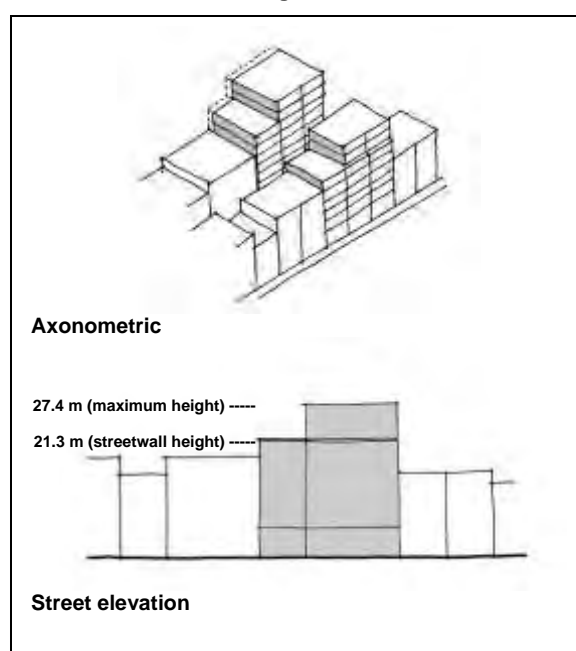


Figure 4. Courtyard scheme with street and lane setback and varied streetwall height



4.3 Yards and Setbacks

4.3.1 Objective

The objective is to continue the established urban pattern characterized by zero front and side property line setbacks in HA-1A. Rear property line setbacks should contribute to livability of the adjacent units, provide sunlight and surveillance on the lanes while not precluding opportunities for quality courtyard developments that might result in more building massing towards the rear of the site.

4.3.2 New buildings should be built to the front and side property lines of their sites, for the full extent of their respective principal facades. Open spaces, including courtyards, are typically organized in the centre of the site. Some of the permitted exceptions are described below:

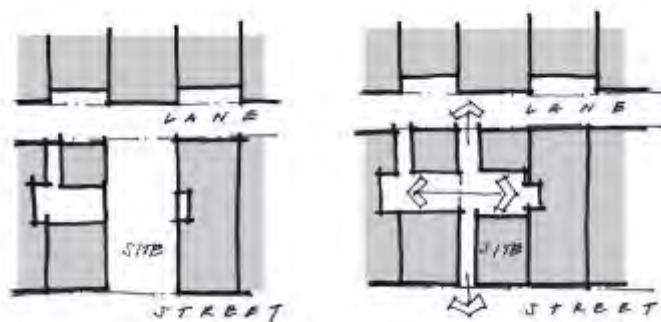
- (a) Side setback at the mid-depth of the site and open to the lane might be considered for new development adjacent to existing lightwells to maintain adequate lighting into rooms in existing buildings. This can be combined with a courtyard accessed from the inside of the building, or from the street through a passage or from the lane. Privacy interface needs to be considered in these developments. New dwelling units should orient principal living spaces towards the lane instead of the lightwell;
- (b) All or portions of the top storey(s) are encouraged to be set back for approximately 3.0 m above 21.3 m in order to reduce the apparent height, to contribute to a coherent streetscape, to provide greater sunlight penetration across a street or lane, or to provide open space for occupants. (See Sections 4.5.2 & 4.5.3 and Figure 3 & 4)
- (c) Buildings with height beyond 27.4 m, through rezoning, are expected to provide additional setbacks. Additional setbacks will be determined upon contextual analysis towards effective and appropriate transition in form, massing, scale and character. (See Section 4.5.2 & 4.5.3 and refer to Rezoning Policy for Higher Buildings in the Historic Area.)
- (d) A 1.0 m setback from the rear lane at grade and at any commercial level above is required to ensure that an alcove is not created; this is especially for exits from the building.
- (e) For residential uses that usually are located in the upper portion of a building, a 7.0 m rear setback will be required. Open balconies may project into the 7.0 m setback. Where it improves viability of courtyard development, architectural expression and “eyes on the lane”, relaxation to the 7.0 m setback, to a minimum 2.0 m, may be considered subject to shadow analysis on lane, privacy, sightline across lane, and provision of outdoor amenity.
- (f) Where the full 7.0 m setback is not provided, windows and balconies on developments across the laneways should be staggered to mitigate privacy and overlook issues.

4.4 Courtyards and Passageways

4.4.1 Objective

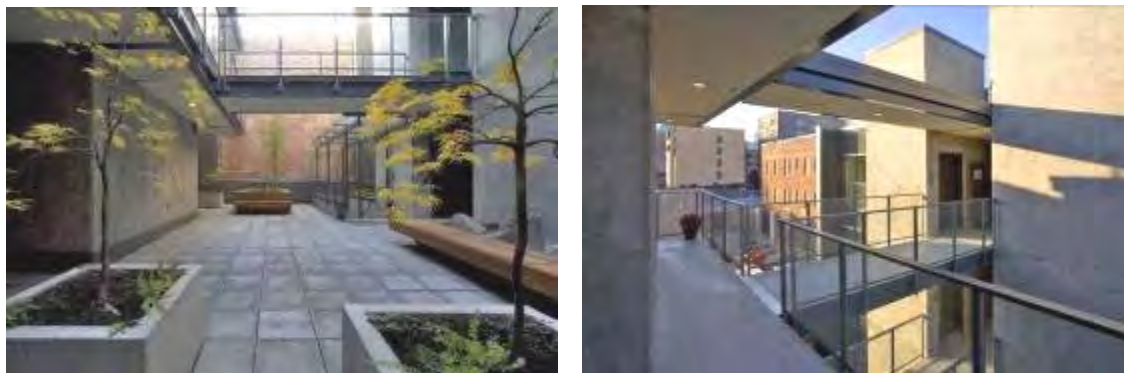
Long, narrow lots are prevalent in Chinatown. Historically, many buildings had internal courtyards and passageways to provide light and air, forming intricate intra-block pedestrian routes that connected streets and alleys. The objective is to encourage rehabilitation of these existing courtyards and passageways and to provide new opportunities for their development. These opportunities should also be balanced with the objectives of optimizing solar exposure onto the lanes. (See Section 4.6.2)

Figure 5. New developments should build on opportunities to link open space with adjacent courtyards and lightwells



- 4.4.2 Internal courtyards and passageways should be designed to improve livability by providing sufficient light and ventilation into buildings with residential units. The design of internal courtyards should consider maintenance factors and usefulness of the space for intended activities.

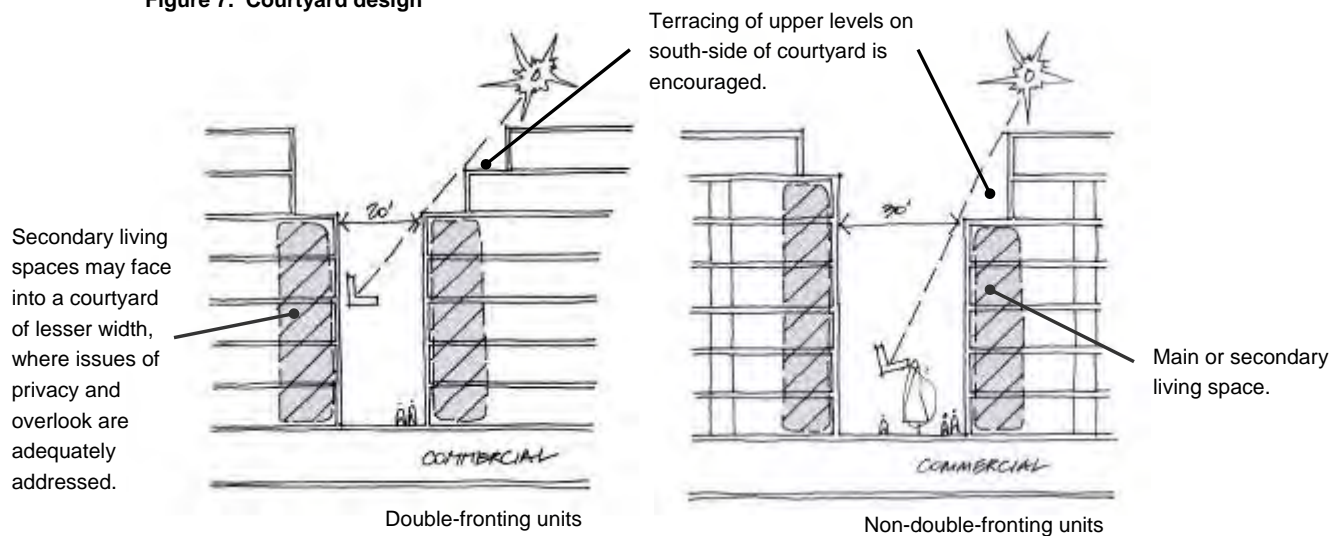
Figure 6. Example of good courtyard with landscaping and careful walkway placement to ensure privacy



- 4.4.3 In addition, the following criteria will be considered. Figure 7 illustrates how the criteria can be achieved in a development.

- Living rooms should not face into courtyards that are less than 9.2 m.
- In double-fronting units (i.e. street/courtyard or lane/courtyard), a minimum clear courtyard dimension of 6.0 m and a courtyard height/width ratio of 1.5 to 1 is allowed. A higher height/width ratio up to maximum of 3 to 1 for very limited areas may be acceptable subject to urban design performance and solar analysis onto adjacent lanes.
- Secondary living spaces may face into the courtyard on lower floors where the courtyard width is 9.2 m. Secondary living spaces may face into a courtyard of lesser width, where the building design adequately addresses privacy and overlook, including use of landscaping and careful placement of access corridors.
- Courtyard width will be measured to any obstruction including exterior corridors.
- Courtyard configuration and building massing should maximize sun access to courtyard level including terracing of upper levels on the south side of courtyards;
- Where courtyards or lightwells exist in adjacent developments, new developments are encouraged to link open space with adjacent courtyards or lightwells yet maintain privacy and security. Adequate light and ventilation should be maintained. (See Section 4.3.2)

Figure 7. Courtyard design



4.5 Street

4.5.1 Objective

The appropriate built form for HA-1A consists of robust continuous streetwalls with small building frontages and varied roof lines creating the characteristic “sawtooth” street profile. The objective is for new buildings to maintain streetwall continuity and reflect the fine grain streetwall pattern by responding to the context of the block.

4.5.2 Streetwall height should relate to existing building height, be proportionate to street width, and contribute to building a pedestrian-friendly streetscape. Upper floor setbacks or other architectural techniques that reduce the overall massing should be considered where a building is more than 21.3 m tall, or stray dramatically from the prevailing height of significant adjacent buildings. (See Sections 4.3.2 & 5.3.3)

4.5.3 In the case of large sites (e.g. site frontage equal to or greater than 23.0 m), it may be necessary to vary the proposed streetwall heights and frontages in order to reinforce the visual pattern and contextual scale created by existing traditional development on 25’ to 50’ wide building sites, when use of other architectural treatments is not considered sufficient to achieve this.

4.6 Lanes

4.6.1 Objective

The objective is to ensure that each building plays its part in making the lanes of Chinatown suitable places for pedestrians and attractive when viewed from adjacent buildings. The lanes of Chinatown were historically vibrant places for pedestrians and commercial activities. As more development occurs, alleys becomes more important, as more people will be viewing and using them, particularly residents in adjacent buildings.

4.6.2 Daylighting lanes

While it is understood that lanes will not receive as much sunlight as streets, the intent is to find opportunities to daylight portions of lanes through setbacks, massing articulations and creating passageways that link streets to lanes. Achieving daylight in lanes should be balanced with opportunities for developing courtyard buildings. (See Section 4.4)

4.6.3 Access to off-street parking and service areas

Vehicular access to underground parking, loading, and service areas should be provided from the lane. However, they have the potential to create large expanse of blank walls, dark holes and an overall uninviting environment. In order to mitigate these impacts, the following should be considered:

- (a) Negative impacts of vehicular entrance parking ramps and service areas should be minimized through the use of enclosures, screening, quality finishes, sensitive lighting and landscaping.
- (b) Where possible, service and utilities areas and parking ramps should be located side by side, and close to the end of the block.
- (c) Further, where possible, parking areas and access ramps should be shared between separate developments.

4.6.4 Utilities and Services

- (a) Utilities should be under-grounded where possible.
- (b) Garbage and recycling containers in the lanes are to be contained within the building (See Section 5.3.4).

5 Architectural Components

5.1 Vernacular Architecture

The historic urban landscape of Chinatown is strongly defined by the distinctive “balcony-style” architecture of Society buildings constructed between 1901 and 1926. This balcony-style is considered a hybrid architectural style that blends aspects of Chinese regional architecture (Guangdong and Fujian Provinces) with western styles and building methods. It is unique to Vancouver’s Chinatown and considered vernacular.

Society buildings and other heritage buildings are concentrated mostly along Pender Street (HA-1). There are many newer buildings in Chinatown that refer in their architecture to character-defining elements of Society buildings as well as to traditional Chinese architectural motifs (glazed pantiles, dragon finials), continuing the tradition of blending eastern and western influences. Also, there are a number of buildings in Chinatown that, even though they were built by Chinese owners, were built in Victorian or Edwardian architectural styles.

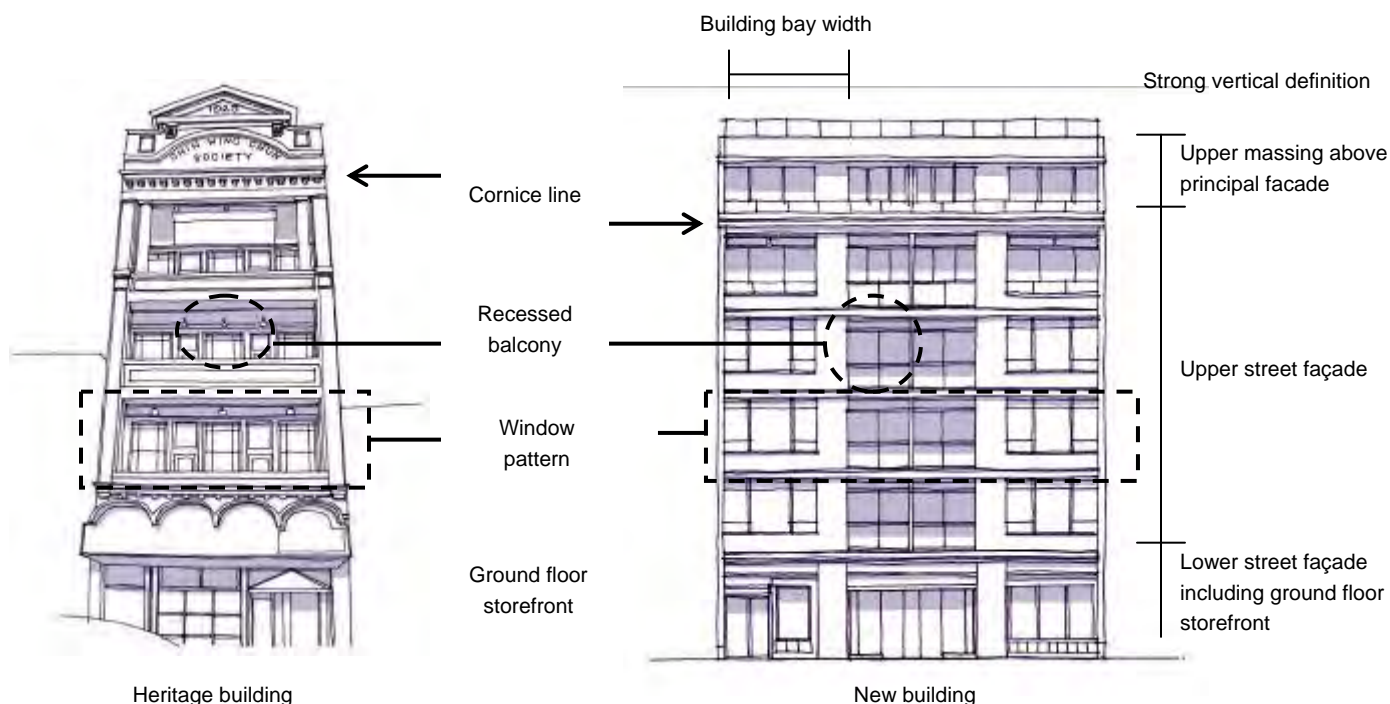
The contemporary use of colorful canopies and retractable awnings with signage, often combined with convertible storefront windows allowing merchandise to spill onto the sidewalk, are widely-spread characteristics of HA-1A.

5.2 Overall Façade Composition

5.2.1 Objective

The intent is not to replicate or mimic heritage facades but to ensure that new buildings have a level of complexity and an engaging architectural expression compatible with the heritage character of heritage buildings and the area (See Section 5.1 for description).

Figure 8. Façade composition



5.2.2 Overall Façade Composition

New buildings should respond to the prevailing façade composition as established by heritage buildings, including:

- storefront width and configuration;
- transoms above storefront windows;
- architectural patterns (including fenestration patterns);
- cornice lines.

For all new development, particularly those on large sites (e.g. site frontage equal or greater than 23 m), façades can be broken up with:

- a regular rhythm of projections (pilasters);
- changes in massing;
- variegated street-wall and roof lines.

New buildings should also be designed to express the three-dimensional façade articulation including rich textures and architectural detailing that complement the visual qualities of heritage buildings in Chinatown.

5.2.3 Vertical Façade Definition

New buildings should have a clearly defined streetwall massing with distinctive lower and upper street façades. The upper street facade should be clearly distinguished from the lower street facade and articulated with windows, projections, and/or balconies. The roof, cornice, or parapet area should be well integrated with the building's overall composition, visually distinctive, and include elements that create skyline interest. Floors above 21.3 m should be secondary to the principal streetwall massing. (See Section 5.3.3)

5.2.4 Fenestration

The presence of various architectural styles in HA-1A (see Section 5.1 for description) results in different fenestration patterns on existing buildings. Fenestration patterns for new buildings should be drawn from the best examples in the immediate and adjacent blocks, and be compatible with adjacent buildings.

5.2.5 Building Bay and Storefront Width

There is a well-established pattern of individual buildings on 25' to 50' wide lots in Chinatown. The objective is to reflect the typical streetscape rhythm of Chinatown created by the presence of characteristic single storefront per single parcel frontage. New buildings should continue the existing pattern of small storefront widths and avoid consolidating two or more existing storefronts into larger bay.

Any principal facade with a width greater than 15.2 m should be segmented, over its entire height, into vertical bays having widths no greater than 7.6 m, by means of columns, engaged pilasters or similar architectural treatment (see Figure 8).

5.3 Façade Design

5.3.1 Lower Street Façade

The objective is to reflect the scale, configuration, and rhythm of the lower facade components of the traditional Chinatown heritage buildings. The lower facade is that portion of the building made up of the ground floor and, very often, the traditional glazed mezzanine. It is typically defined at its upper edge by a minor cornice or decorative band. The lower facade typically has large areas of glazing, transom windows above storefront, recessed entries and decorative panels and tiles.

All new multi-storied principal facades should have an architecturally distinct ground floor, which may have a mezzanine. A high level of appropriate architectural detailing is encouraged, especially in the base plates. The lower façade should have the following features:

- (a) The minimum apparent height should be 4.9 m, except that with a mezzanine, the minimum apparent height should be 6.7 m; and
- (b) The top edge should be defined by a continuous projecting cornice or similar decorative element.
- (c) The interior of the commercial frontages should be visible at pedestrian eye level to help activate the street. The use of dark or mirrored glazing is discouraged.
- (d) The ground floor should have storefronts, building entrances and other architectural features encouraging pedestrian interest. Blank walls or non-transparent (absent windows, entries or ornamentation) should be avoided.
- (e) Lobbies, entries and passageways provide transition space between the public sidewalk and the interior of private properties. These spaces should be visible from the street to provide pedestrian and visual interest. Major entries should be recessed.

5.3.2 Upper Street Facade

The objective is to reflect the proportions of the upper facades of early Chinatown buildings, including strong vertical elements segmenting the facade, vertical windows and recessed balconies. A clear distinction between the lower and upper facade is required (see Figure 8). Projecting balconies (not over property lines) that are different from traditional recessed balconies, might also be appropriate for larger developments to help mitigate scale, achieve more varied façade layering, and improve livability. There should be a level of wall surface texture and architectural detailing that is inspired by the richness of details commonly found on Chinatown heritage buildings.

All principal facades, above the ground floor, should have fenestration pattern and other significant architectural elements characterized by:

- (a) A symmetry of the elements within each building bay;
- (b) A repetitive pattern of the symmetrically arranged elements, both horizontally and vertically (from bay to bay, and also from floor to floor).
- (c) Definition at the upper most height by a continuous cornice or similar architectural treatment or element.

5.3.3 Upper Massing Above Principal Facade

Upper massing above 21.3 m should be visually subordinate to the principal façade. Architecturally techniques including upper floors setback, using lighter materials and colours, can be used to visually reduce the appearance of scale. For massing above 27.4 m, further setback and urban design consideration should be given to ensure the building is compatible with adjacent buildings and the area in general.

5.3.4 Lane Facade

The objective for new developments is to significantly upgrade the appearance of the lane environment. (See section 4.6) Architectural treatment and landscaping of the lane facades should give special attention to making the lane environment pedestrian friendly. Corner sites in particular will have an opportunity to upgrade the portion of the lane which their users experience most often and to create visual interest from the streetscape into the lane.

- (a) Garbage and recycling containers are to be contained within the walls of the building or enclosed. Loading areas and garage entrances should be securable and screened.
- (b) The design should consider the possibility of including a lane-side entrance into the commercial uses on the ground floor of the building.
- (c) Where possible, parking should be underground, enclosed and/or fully screened. Beyond this, the architecture and landscape design of the development should deal with the lane as an integral component of the project, with lane facades and landscape carefully considered to upgrade and enhance the lane environment

- (d) Building walls abutting the lane should be attractive to neighbouring developments and passersby through articulation and use of quality materials and finishes. Blank walls facing the lane are discouraged.
- (e) Landscape materials should be incorporated in the projects adjacent to the lane through provision of climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit.

5.3.5 Sidewall on Private Properties

As HA-1A redevelops, some buildings will be taller than adjacent buildings, and have exposed party walls or sidewalls. To mitigate the impact of blank sidewalls they should be designed with a material finish that complements the architectural character of the main building facades. Side step-back above 21.3 m could also be considered. The amount of setback should allow for sufficient glazing.

Figure 9. Examples of preferred sidewall treatment



5.4 Exterior Materials, Colours, and Detailing

5.4.1 Rooftop Features

Rooftop equipment on top of additions and new buildings should be set back far enough from the front or exterior side facades so that, where possible, it cannot be seen by a pedestrian on the opposite side of the street. If this is not possible, rooftop equipment should be screened.

5.4.2 Windows

The objective is to recognize the importance of fenestration patterns and windows in establishing the character of Chinatown buildings and the streetscape.

For existing buildings, heritage or not, the preservation or rehabilitation of original windows, is encouraged, wherever viable. Window replacement with compatible contemporary windows can also be considered, if appropriate. Replacement windows for heritage buildings should be designed based on historic evidence. Replacement and new windows may be constructed of wood, steel, aluminium or other contemporary materials.

For new buildings, windows should be design to reflect the traditional scale, proportion and configuration of area's historic windows and should be characterized by the following:

- (a) wood frames and sashes or alternatives of a compatible frame profile (width and thickness), resulting in a similar visual appearance;
- (b) clear or slightly tinted glass (reflective glass is not considered appropriate); and
- (c) sashes recessed within the window opening.

5.4.3 Cornices and Parapets

The objective is to recognize the historic role of building cornices and parapets and to ensure that this level of design resolution is continued.

The repair of original cornices, wherever viable, is encouraged. Replicas will be considered appropriate when rehabilitating a heritage or existing building, and should be designed based on historic evidence. Materials used should be traditional or compatible contemporary. For

new buildings, contemporary expression of cornices and parapets are encouraged. Further, the level of detailing should be appropriate to the façade design.

5.4.4 Materials and Colour

Building materials traditionally found in Chinatown should be used for both rehabilitation and new construction. This includes the following:

- (a) standard clay brick in a range of solid colours;
- (b) dimension building stone masonry;
- (c) terracotta and tile decorative elements;
- (d) cast iron and pressed-metal decorative elements;
- (e) wood elements for features such as recessed balconies, bay windows and storefronts;
- (f) specially treated concrete finishes;
- (g) smooth finish stucco; and
- (h) compatible materials other than those listed may also be acceptable.

Buildings should use a colour palette that is integral to the building materials used. A generous use of colour is encouraged, especially at the ground floor level. Brighter colours should be used for detailing and trim. The exposed sides and rear elevations should provide a consistent appearance and be of similar quality to the principle facade.

5.4.5 Storefront and Display

Solid retractable security shutters are discouraged. If security shutters are used, they should be a high-quality system offering visual interests and contributing to the character of the street. Installation of security gates behind a window display is strongly encouraged, as this maintains maximum pedestrian interest of the storefronts.

5.4.6 Awnings and Canopies

The objective is to encourage awnings and canopies to be designed to be compatible with the lower facade (see Figure 10). High quality materials are preferred. Light weight nylon canopies are not supportable.

Figure 10. Example of preferred canopy design



5.5 Lighting (including neon)

5.5.1 Objective

The objective is for lighting on buildings to contribute to the safety and vibrancy of HA-1A in the night time. When installed at appropriate location with appropriate intensity and colours, lighting can be effective without being overly bright.

Installation of ground floor level lighting at a pedestrian scale is encouraged. The fixture design should be chosen from simple forms which are compatible with the Chinatown area.

5.5.2 Neon

The design of new neon lighting features and signs should be compatible with adjacent buildings and the streetscape. New neon signs should mitigate potential impacts to residents. Regulations for signs are found in the Sign By-law.

5.5.3 Lane lighting

The objective is to allow lighting at lane to help create a safe and inviting lane environment for pedestrians and residents. Installation of lane lighting should pay attention to principles of

crime prevention through environmental design. Lane lighting should not produce glare and should emphasize on alcoves to discourage crime and nuisance activities.

5.6 Signs

- 5.6.1 The objective is to allow a variety of signs in complimentary to existing and new neon signs. A large number and diversity of signs, including painted fascia signs and illuminated signs are traditionally found in Chinatown. Regulations for signs are found in the Sign By-law.

6 Interiors of Heritage Buildings

6.1 Objective

The objective is to conserve interior elements with heritage and cultural values as building rehabilitation occurs. The interiors of many of Chinatown's heritage buildings, particularly the Chinatown Society buildings, may have heritage value.

6.2 Criteria for Heritage Buildings

Interior features, finishes and fixtures which are identified as having the heritage value and being listed as a character defining elements in the building's Statement of Significance should be preserved, whenever possible. Some of more common interior elements worth preserving are interior fabric (e.g. wall, ceiling, floor finishes), stairs and its components, interior architectural features (e.g. fireplace), built in furniture, light fixtures, various hardware and other similar features.

Every effort should be made to identify and retain these elements where they contribute to the heritage and cultural value of the building.

7 Livability and Neighbourliness

7.1 Residential Livability

7.1.1 Objective

The vision for Chinatown is that it is an area where opportunities to live, work and play can all be found in one complete, compact community. The objective is to maintain the mixed-use character of Chinatown and promote compatibility of these uses. Residential livability should be achieved in balance with other area objectives stated in these Guidelines. As a mixed use area, some impacts to residents in the area are anticipated, particularly regarding privacy, noise and smell. The following sections outline ways impacts can be mitigated.

7.1.2 Noise

Because HA-1A allows a variety of uses, residents can expect to be affected by noise. Commercial activities such as parking and loading, exhaust fans, and restaurant entertainment, can create noise which disturbs residents. New buildings should consider the following:

(a) Use appropriate design and construction techniques, which can be used to buffer residential units from noise, include:

- orienting bedrooms away from noise sources, e.g. facing the quieter internal courtyards ("deep units" might be considered under unique circumstances, see Section 7.1.5);
- using concrete construction;
- using acoustically rated glazing;

- using sound absorptive materials and sound barriers on balconies.
- (b) Noise generated by the development itself should be mitigated by location and design.

7.1.3 Smell

Mechanical ventilation of commercial space should be exhausted at a location having the least impact on residential livability, ideally at the roof. For new buildings, a separate vertical shaft should be provided for the purpose of air exhaust for commercial uses, especially if the uses produce a strong smell such as a restaurant kitchen.

7.1.4 Privacy

Residential privacy in relation to other units, pedestrians, and adjacent development is an important aspect of livability and neighbourliness.

- (a) Unit orientation, window placement and screening should be used to enhance privacy.
- (b) Balconies and decks, which do not front onto the street, should be oriented, screened or landscaped to reduce direct overlook of adjacent residential uses or other units in the project.
- (c) In developments with courtyards, stacked units are encouraged to reduce privacy conflicts due to access corridors (see Section 4.4.3).

7.1.5 Residential Units

Access to adequate daylight, external views and ventilation are important livability issues in all residential development. HA-1A has a dense urban pattern of narrow and deep lots, which make residential livability challenging to achieve. The following will be considered in order to ensure livability of new residential units:

- (a) In conversion of heritage buildings and non-heritage applications where the adaptive re-use of an existing building imposes physical limitations, internal bedrooms and dens may be considered.
- (b) For new buildings, main and secondary living spaces should have access to adequate daylight, external views and ventilation.
- (c) Internal bedrooms or dens may be considered in new buildings in limited circumstances. The intent is to address sites with atypical situation (i.e. a typical floor should not be designed having multiple units with internalized bedrooms). Internal bedrooms or dens will likely be limited to atypical studio or 1 bedroom units only, within otherwise highly liveable development. Irregular sites or sites where there are unusual privacy or livability constraints may also be considered for a limited number of these units. Such applications might require the review and approval of the Development Permit Board. Applicants should discuss in detail with Planning staff at the preliminary enquiry stage.

7.2 Semi-Private and Private Open Space

7.2.1 Objective

The objective is for new development to provide residents with “active” or “social” semi-private and private open space, to improve livability in Chinatown’s high density setting. A range of activities should be considered when designing these spaces, from passive or visual amenities to active use areas.

7.2.2 Semi-private open space should preferably occur in the rear or in the centre of a building (i.e. courtyards) above the commercial level. Common rooftop decks above the second floor are encouraged as semi-private open space subject to considerations of overlook, scale relationships, view blockage, and noise impacts on units and properties below

7.2.3 Provision of private open space for each unit in the form of balconies, decks or patios is an important component of livability in a high density residential environment.

- (a) Where possible, residential units should have access to a private outdoor space. A horizontal dimension of 1.8 m should be provided to allow for adequate useable space.
- (b) Where possible, private open spaces should be oriented to capture sunlight and take advantage of views.
- (c) Private open spaces should be designed to ensure visual privacy (see Section 7.5.2).

7.3 Public Realm

7.3.1 Objective

Specific streetscape treatments for the public realm in Chinatown have been approved by City Council to reinforce the area's identity. These streetscape treatments, such as granite cobblestones tree surrounds, sidewalk paver design, Chinese Dragon light fixtures, and heritage-style litter containers should be maintained when doing any work on the public realm when required as part of the City's development permit review process. Further detailed specifications for street design elements are available from the Streets Division of Engineering Services. Note that public realm improvements and usages are subject to all applicable City of Vancouver policies, regulations and guidelines.

7.3.2 Public Sidewalk

- (a) The existing sidewalk paving pattern (see Figure 11) is part of the Council Approved treatment for the Chinatown public realm. The pattern is created from a template that is in the care of the Engineering Services.
- (b) Continued use and retention of granite in the streetscape is encouraged (see Figure 11).
- (c) Street bulges should be constructed at corners or mid-blocks, where directed and approved by the City Engineer. This will provide opportunities for improved pedestrian crossings, landscaping and for street furniture.
- (d) A variety of street trees are planted in the area. New and replacement trees should be provided, taking into consideration the variety and shape of the tree that is most appropriate, as approved by the City Arborist.

Figure 11. Sidewalk paving pattern and granite cobblestones tree surround



7.3.3 Areaways

Applicants are encouraged to explore rehabilitation options for areaways in situations where existing areaways are attached to heritage buildings. Options can range from full rehabilitation for active use of an areaway to preservation of existing prism glass only, as a pavement surface treatment.

7.3.4 Street Furniture

- (a) Street furniture, (i.e. benches and bus shelters) are provided by the City and have a specific design and colour scheme.
- (b) Benches should be provided within street bulges, utility strips at corners or mid-block, and especially on the north-side of the street to provide sitting opportunities where there are more sun exposure.
- (c) Bike racks are not part of the City's street furniture program. If bike racks are required or desired, they should be provided at building fronts, or street bulges, in particular to the south-side, and be compatible to the Chinatown street furniture scheme subject to the approval of Engineering Services.

7.3.5 Outdoor Retailing and Restaurants

Outdoor retailing and restaurant patios add liveliness and variety to the streetscape, and are encouraged. The City's Streets Administration Branch in the Engineering Department administers the Small Patio and the Produce & Flower Display Programs. Outdoor retailing and restaurants are subject to all applicable policies, regulations, guidelines and approvals affecting the private use of public sidewalks.

7.4 Safety and Security

7.4.1 Objective

The objective is to provide safety and security for the neighbourhood through appropriate building design.

7.4.2 New development, both residential and commercial, should provide a secure environment through attention to principles of Crime Prevention Through Environmental Design.

- (a) Separate lobbies and circulation (including elevators) should be provided for retail, office and residential uses. Lobbies should be visible from the street.
- (b) The design of parking facilities should provide for personal safety and security. Underground residential parking, including pedestrian access routes from parking into the building, should be secure and separate from commercial parking.
- (c) Buildings should maximize opportunities for surveillance of sidewalks, entries, circulation routes, semi-private areas, children's play areas and parking entrances. Blind corners and deeply recessed entries should be avoided. Visibility into stairwells and halls is desirable. Laundry facilities, amenity rooms, and storage rooms should be grouped together and visible for surveillance.
- (d) Residential lighting should ensure good visibility of access routes and landscaped areas without excessive lighting levels, glare or overspill to neighbours.
- (e) Access routes from building to residential garbage should be separate and secure from commercial garbage.

APPENDIX E

Proposed Amendments to the Transfer of Density Policy and Procedure

[All additions are shown in ***bold italics***. Deletions are shown in strikeout.]

Page 1, fifth line in Section (7), subsection (b)

(b) Transfer of density may be considered for approval by the Development Permit Board involving heritage sites located within and between the various zones of the Central Area including: Downtown District ODP, RM-5, RM-5A, RM-5B, C-5, C-6, HA-1, HA-1A, HA-2 and CD-1, and those portions of C-3A located west of Main Street, north of 16th Avenue, and east of Burrard Street, except that no heritage density may be transferred onto sites located in the HA-1, ~~HA-1A~~ and HA-2 Districts;

Page 2, Section (1), subsection (iv)

(iv) For any site located within the HA-1, ***HA-1A*** or HA-2 District, where a development application is submitted to establish density available for transfer to another site, Council approval for the creation of the transferable density will be required as a condition of development permit issuance, although rezoning of the donor site is not required;

Page 3, double asterisked text under the map

** heritage density may be transferred away from but not into the HA-1, ~~HA-1A~~ and HA-2 Districts.

APPENDIX F

Update on the Density Bank

In July 2009, Council approved a number of recommendations to rebalance the density bank and bring it back to a viable position. Among the actions approved was establishing targets to land density; establishing a mechanism to ensure the long term viability of the tool by basing any future creation on previous absorption rates; and strictly limiting the creation of density until a balance is reached. Council has also taken a number of actions to create additional opportunities to transfer density.

In July 2009, the density bank balance was 1.5 million sq. ft. Since that time approximately 300,000 sq. ft. of density transfers have been approved at Public Hearing or by the Development Permit Board. The current balance of 1.2 million sq. ft. includes approximately 100,000 sq. ft. available for transfer from projects that have been completed in Chinatown. In addition, there are a number of applications and enquiries currently in process with potential for density bank transfers of approximately 400,000 sq. ft. There is one application coming forward to City Council soon for the York Theatre which will add approximately 100,000 sq. ft. to the density bank, if approved. This would result in approximately 900,000 sq. ft. remaining in the bank. It has been estimated that a healthy balance in the bank, or the time when it may be possible to consider additional creation would be when the balance is in the order of 500,000 (or the approximate equivalent of two years absorption).

Until a healthy balance is achieved there will continue to be a freeze on the creation of new density. While staff continue to proactively look for new landing site opportunities, including in areas like Northeast False Creek, achieving a healthy balance is still a few years away.

VANCOUVER CHINATOWN REVITALIZATION COMMITTEE**DEVELOPMENT CHARGES ALLOCATION IN CHINATOWN****Introduction**

In January 2010, Vancouver City Council endorsed a moderate height increase in the Chinatown Historic Area and asked staff to prepare a Rezoning Policy with consideration for innovative projects that will preserve and enhance the heritage, culture, business and affordable housing options in the community.

After significant involvement in the consultation process, the Vancouver Chinatown Revitalization Committee (VCRC) would like to ensure that development in Chinatown is aligned with the Chinatown Vision and pending Chinatown Community Plan that has been developed with the Chinatown community.

The Vancouver Chinatown Revitalization Committee consists of broad representation from several organizations in the community whose members are sophisticated in the development process. The sub-committee struck to review potential amenities resulting from development charges in Chinatown represents a variety of interests, including property owners, business development organizations, and social and cultural groups in the community.

Benefits to stay in Chinatown

Funds collected by the City from development activity in Chinatown such as Community Amenity Contributions and Development Cost Levies should be applied in the community. A number of objectives have been identified in the Chinatown Community Plan to ensure Chinatown is a community to live and work in with vibrant social, cultural and economic resources. Contributions to community amenities should align with revitalization efforts in the areas of heritage building rehabilitation, cultural and social programming, and improvements to the stock of affordable or transitional housing for a diversity of residents.

The Vancouver Chinatown Revitalization Committee also recognizes that the fractured and small lot ownership pattern in Chinatown pose unique challenges to the delivery of development related community amenities. The VCRC suggests that City Council consider smaller CAC funded amenity projects in the hopes that the benefits are more immediate and have greater leverage or "multiplier effect".

Livability of the Community

Chinatown has a long history of being a place where people live, work and play and rich with the heritage buildings that housed those activities. The VCRC sees significant opportunities for enhancing existing assets as a part of ensuring the future livability of the area. The VCRC also recognizes the importance of a healthy mix of residents in the community and supports improving the quality of affordable housing as an essential component of cultural and economic revitalization of the community.

VANCOUVER CHINATOWN REVITALIZATION COMMITTEE



The VCRC believes that the rehabilitation and re-use of buildings owned by Benevolent Societies and Family Associations is an example of how to achieve many community objectives for CAC funded projects. Community Amenity Contribution funds could help implement some of the City sponsored society buildings strategy to rehabilitate Society buildings and adapt them to provide social housing for seniors or recent immigrant families.

This will not only help preserve the built heritage resource but also preserve one of the important historical uses for those buildings; the buildings can house working families again. The rent from these subsidized rental units will provide the Societies with funding for their programming and assure their financial sustainability and cultural relevance. The residents, seniors or families, will live, work, shop and play in Chinatown once more and give the streets more activity and energy both day and night. Those same residents will be more likely to consume the goods and services that still form the basis of commercial activities in Chinatown as well as demand for new services such as day-care and park space. The VCRC believes that such a project could attract additional funding from the community and from other levels of government if seed money can be secured with the help of CAC funds.

Conclusion

The City of Vancouver, in collaboration with many organizations in Chinatown such as the Vancouver Chinatown Business Improvement Association, Vancouver Chinatown Merchants Association, Chinese Benevolent Association, SUCCESS, Vancouver Chinatown Revitalization Committee and Chinese Cultural Centre have done much in recent years to help revitalize Chinatown. There is much yet to do.

The VCRC is confident that the Historic Area Height Review will spark greater interest in market residential development, both rental and strata, in Chinatown. The VCRC is hopeful that CAC funds generated from that development will be used to fund coming revitalization efforts.

The VCRC generally supports the City and community wide CAC priorities regarding culture, heritage, housing and economic development. However, we would like some assurance that CAC funds generated in Chinatown go to fund revitalization projects in Chinatown. We would also like some assurance that smaller CAC funded amenity projects proceed in the hopes that the benefits are more immediate and have greater leverage or "multiplier effect".

The VCRC would like very much to continue to work with the City of Vancouver to identify revitalization opportunities, build community consensus and implement revitalization strategies.

將發展經費用於在華埠

介紹

在二零一零年一月，溫市政府通過放寬華埠歷史保留區建築物的高度限制，及要求市府職員撰寫一份再分區的政策，並要考慮在這社區內可兼顧到保留及加強傳統、文化、商業和可負擔住屋的創新項目。

在積極參與諮詢進程後，振興華埠委員會 (VCRC) 寄望可確實將華埠的發展與華埠遠景，以及仍未作實的華埠社區計劃併排在一起。

振興華埠委員會成員包括社區內廣泛眾多僑團的代表，其成員在發展項目中富有經驗。憑藉華埠發展費用，振興華埠委員會小組致力審查可發展的設施，當中代表包括社區內對此有興趣參與的業主、商業機構，以及社會和文化團體等。

留在華埠的好處

市政府從華埠的發展活動獲取的資金，例如社區設施捐助 (CAC) 及從發展成本所徵得的稅收，應該用在社區裡。在華埠社區計劃裡一些目標已被確認華埠是一個適宜集居住及工作於一身，而又兼具社會活力、文化和經濟資源的社區。對社區設施的捐助應與歷史建築物保育、文化和社會計劃，及提供多元住戶的可負擔房屋等振興工作連在一起。

振興華埠委員會亦認識到華埠個別及細小的業權對社區設施的發展造成獨特的挑戰。VCRC 提議市政府考慮比較細型的社區設施捐助 (CAC)計劃，冀望這些好處比較即時及有更大的槓桿效率或“倍增的效果”。

適宜居住的社區

華埠是個擁有悠久歷史，一個可供市民居住、工作和遊玩，以及富有歷史建築物的地方。VCRC 看到加強現有的資產作為其中確實這地區將來適宜居住的顯著機會。VCRC 亦意識在一個包含各類良好居民社區的重要，及支持改善可負擔房屋的質素是社區文化及經濟振興的必要因素。

VCRC 相信復修及重新使用堂所及宗親會持有的物業，是個向社區設施捐助 (CAC)計劃申請撥款實現社區目標的例子。社區設施捐助 (CAC)計劃資金可幫助履行市府贊助復修堂所的政策，及可令這些堂所改建成為耆英及新移民家庭的廉租房屋。

這不單可保留建築物的歷史，同時亦保留這些建築物最重要的歷史用途；這些建築物可再次讓受薪家庭居住。這些資助單位的租金會為堂所的活動提供資金，及確保他們的財政收入穩健和文化關聯。市民、耆英或家庭將會再次在華埠生活、工作、購物及耍樂，以及令街道在日夜都充滿活動及動力。這些居民大部份會在華埠購物及享用其他服務，這些乃是構成華埠的基本商業活動，同時亦會要求新的服務，例如日托服務及更多的泊車位等。當基本的資本因 CAC 資金的幫助得以穩固，VCRC 相信這些項目可從社區及

其他兩級政府吸納額外的資金。

結論

溫哥華市政府與華埠很多團體，例如華埠商業促進會、華埠商會、中華會館、中僑互助會、振興華埠委員會及文化中心近年來攜手合作振興華埠。但仍有很多項目合作。

VCRC 很有信心重新探討放寬歷史保留區的高度限制，會激勵華埠租務及買賣物業市場發展的興趣。VCRC 期盼從發展產生的 CAC 資金可用於資助即將來臨的振興工作。

VCRC 通常支持市政府及 CAC 廣泛社區優先工作有關文化、歷史、住屋及經濟發展。但是我們希望得到保證從華埠產生的 CAC 資金可用於資助華埠的振興工作。我們亦希望獲得一些保證從少量的 CAC 資助撥款可實行公共設施項目，寄望這些好處更即時見效及擁有更大的槓桿效率或“倍增的效果”。

VCRC 很期待繼續與溫哥華市政府合作去確實振興的機會，建立社區共識及實施振興政策。



November 17, 2010

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mr Mayor and Councillors:

Re: Community Amenity Charges (CAC) in Chinatown

Building Opportunities with Business Inner-City Society (BOB) is a non-profit society working on sustainable economic development in the Downtown Eastside, Chinatown and Strathcona that is inclusive of existing residents and businesses.

At our November 17th, 2010 meeting of the BOB Board of Directors reviewed the attached proposal prepared by the Vancouver Chinatown Revitalization Committee (VCRC) entitled "***Development Cost Charges in Chinatown***". Our Board supports the recommendation that the CAC funds generated in the DTES and Chinatown be used to fund revitalization projects within the community. This would be consistent with our mission to support the inclusive revitalization without displacement in the inner-city as it is our experience that funds like those generated by CACs could leverage additional investment by the private sector.

Our Board also supports the recommendation that smaller CAC funded amenity projects be permitted proceed for more immediate benefits and yield greater leverage or 'multiplier effect' for other community revitalization projects in Chinatown.

Sincerely

Linda Coady
Chair

Cc: VCRC
Encls.

中山公園

A Classical Chinese Garden

November 1, 2010

Dear Mayor Gregor Robertson and Councillors,

The Board of Trustees of the Dr. Sun Yat-Sen Garden Society of Vancouver has reviewed the document titled 'Development Charges Allocation in Chinatown' authored by the Vancouver Chinatown Revitalization Committee.

Our Board fully supports the recommendation that the Community Amenity Contributions funds generated in Chinatown be used to fund revitalization projects in Chinatown. The Board passed the following motion at our October 18, 2010 Board meeting:

The Board of Trustees of the Dr. Sun Yat-Sen Garden Society of Vancouver supports the Vancouver Chinatown Revitalization Committee in recommending to City Council that Community Amenity Contributions collected in Chinatown be used in Chinatown. The Board instructs staff to draft the letter, process and send the letter. Motion Accepted. Unanimous.

The Board also supports the recommendation that smaller CAC funded amenity projects can proceed in order that their benefits are more immediate and can create greater leverage or 'multiplier effect' for other community Revitalization projects.

Sincerely,




Li Yang
President
Dr. Sun Yat-Sen Garden Society of Vancouver

Dear Mr Mayor and Councillors:

The Board of Directors of National Congress of Chinese Canadian has reviewed the document entitled Development Charges Allocation in Chinatown authored by the Vancouver Chinatown Revitalization Committee. Our Board fully supports the recommendation that the CAC funds generated in Chinatown be used fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects can proceed so that their benefits are more immediate and can have greater leverage or 'multiplier effect' for other community revitalization projects.

Sincerely,


Chairman of NCCC
Oct. 18/10




Nov 9, 2010

Dear Mr Mayor and Councillors:

The Board of Directors of CHINESE RESTAURANT ASSOCIATION has reviewed the document entitled Development Charges Allocation in Chinatown authored by the Vancouver Chinatown Revitalization Committee. Our Board fully supports the recommendation that the CAC funds generated in Chinatown be used to fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects can proceed so that their benefits are more immediate and can have greater leverage or 'multiplier effect' for other community revitalization projects.

Sincerely,



MIKE TANG
CHAIR

Nov 9, 2010

Dear Mr Mayor and Councillors:

The Board of Directors of SHAN YEE TOWNSHIP ASS'N has reviewed the document entitled Development Charges Allocation in Chinatown authored by the Vancouver Chinatown Revitalization Committee. Our Board fully supports the recommendation that the CAC funds generated in Chinatown be used fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects can proceed so that their benefits are more immediate and can have greater leverage or 'multiplier effect' for other community revitalization projects.

Sincerely,



RICK LAM

CHAIR, PROSPERITY DIVISION



溫哥華華埠商會

Vancouver Chinatown Merchants Association

508 Taylor Street, Vancouver, B.C. Canada V6B 6M4

Phone: (604) 682-8998 Fax: (604) 682-8939

Mayor and Council
City of Vancouver
453 West 12th Avenue,
Vancouver, BC
V5Y 1V4

October 6, 2010

Dear Mayor Robertson and Councillors:

The Board of Directors of Vancouver Chinatown Merchants Association has reviewed the document entitled Development Charges Allocation in Chinatown authored by the Vancouver Chinatown Revitalization Committee. Our Board fully supports the recommendation that the CAC funds generated in Chinatown be used fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects can proceed so that their benefits are more immediate and can have greater leverage or 'multiplier effect' for other community revitalization projects.

Sincerely,


Tony Lam

Chair, Vancouver Chinatown Merchants Association

Chinatown Historic Area Planning Committee

c/o Zlatan Jankovic
City of Vancouver
Planning Department, Heritage Group
City Hall 3rd Floor, East Wing
453 West 12th Avenue

November 2, 2010

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

Dear Mayor and Council:

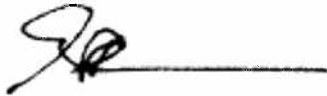
Re: Community Amenity Funds (CAC)

At the October 12th, 2010 meeting of the Chinatown Historic Area Planning Committee, the members reviewed the document entitled *Development Charges Allocation in Chinatown* prepared by the Vancouver Chinatown Revitalization Committee.

Following discussion, CHAPC approved a motion to support the recommendation that the CAC funds generated from within Chinatown be used to fund revitalization projects within Chinatown. Furthermore, CHAPC supports the recommendation that smaller CAC funded amenity projects be permitted to proceed in order that their benefits be more immediate and yield greater leverage or generate the "multiplier effect" for other community revitalization initiatives.

We respectfully submit these recommendations for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Shirley Chan', followed by a horizontal line.

Shirley Chan, Chair
Chinatown Historic Area Planning Committee

Cc: Vancouver Chinatown Revitalization Committee



中國洪門民治黨駐加國溫哥華支部用牋

THE CHINESE FREEMASONS VANCOUVER BRANCH

116 EAST PENDER STREET VANCOUVER B.C. V6A 1T3 PHONE: 604-681-9718 FAX: 604-488-0258

Dear Mr Mayor and Councillors:

10th Oct., 2010.

The Board of Directors of CHINESE FREEMASONS has reviewed the document entitled Development Charges Allocation in Chinatown authored by the Vancouver Chinatown Revitalization Committee. Our Board fully supports the recommendation that the CAC funds generated in Chinatown be used fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects can proceed so that their benefits are more immediate and can have greater leverage or 'multiplier effect' for other community revitalization projects.

Sincerely,

Dear Mr Mayor and Councillors:

The Board of Directors of TAM'S BENEVOLENT ASSOC. has reviewed the document entitled Development Charges Allocation in Chinatown authored by the Vancouver Chinatown Revitalization Committee. Our Board fully supports the recommendation that the CAC funds generated in Chinatown be used fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects can proceed so that their benefits are more immediate and can have greater leverage or 'multiplier effect' for other community revitalization projects.

Sincerely,





華人警訊服務中心

Chinese Community Policing Centre

The Honourable Gregor Robertson, Mayor of Vancouver and Members of Council,
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4

September 28, 2010

Honourable Mayor and Councillors,

The Board of Directors of the Chinese Community Policing Centre has reviewed the document entitled Development Charges in Chinatown prepared by the Chinatown Revitalization Committee. Our Board fully supports the recommendations that CAC funds generated in Chinatown be used to fund revitalization projects in Chinatown. Our Board also supports the recommendation that smaller CAC funded amenity projects should proceed so that their benefits are more immediate and will have greater leverage or a "multiplier effect" for other community revitalization projects.

Sincerely,

Grace Wong
President

RECEIVED SEP 29 2010



APPENDIX H

Consultation Summary

As part of the implementation of Council's directions stemming from the Historic Area Height Review (HAHR), staff conducted consultation and information meetings with various City advisory bodies and community groups.

The following summarizes the consultation undertaken related to the implementation of Council's directions on height in the Historic Area:

- Chinatown Historic Area Planning Committee - Sept. 14, Oct. 12
- Gastown Historic Area Planning Committee - Sept. 15, Oct. 20, Nov. 17
- Vancouver Heritage Commission - Oct. 4, Oct. 24
- Vancouver Chinatown Revitalization Committee - Sept. 23
- Vancouver Chinatown Merchant's Association - Nov. 2
- Vancouver Chinatown Business Improvement Area Society - Nov. 30
- Carnegie Community Action Project - Oct. 5, Dec. 1
- Urban Development Institute - by email
- Property owners - by email where possible
- HAHR public notification list - by email

In addition, all groups listed above and relevant property owners have received formal notification by the City Clerk of this report and when it is scheduled to be heard by Council.

The following Council-appointed advisory groups passed resolutions related to the draft Rezoning Policy for Higher Buildings in the Historic Area, which are provided on the following pages:

1. Chinatown Historic Area Planning Committee
2. Gastown Historic Area Planning Committee
3. Vancouver Heritage Commission

Chinatown Historic Area Planning Committee (CHAPC)

Meeting Date: September 14, 2010

Resolution:

RESOLVED,

THAT the Chinatown Historic Area Planning Committee supports the Historic Area Height Review Policy implementation directions as proposed to date.

CARRIED UNANIMOUSLY

Meeting Date: October 12, 2010

Resolution:

RESOLVED,

THAT the Chinatown Historic Area Planning Committee supports the draft Rezoning Policy for Higher Buildings in the Historic Area as presented.

CARRIED UNANIMOUSLY

Gastown Historic Area Planning Committee (GHAPC)

Meeting Date: September 15, 2010

Meeting Date: October 20, 2010

Meeting Date: November 17, 2010

Resolution:

MOVED by Jim Lehto
SECONDED by Larry Traverence

THAT the Gastown Historic Area Planning Committee requests that the wording in Section 5 of the draft Rezoning Policy for Higher Buildings in the Historic Area be changed from "relevant historic area planning committees" to "Gastown Historic Area Planning Committee and Chinatown Historic Area Planning Committee" when proposals fall into or relate to their advisory area.

CARRIED UNANIMOUSLY

MOVED by Wesley Hosler
SECONDED by Larry Traverence

THAT the Gastown Historic Area Planning Committee supports the draft Rezoning Policy for Higher Buildings dated November 15, 2010.

Vancouver Heritage Commission (VHC)

Meeting Date: October 4, 2010

Meeting Date: October 25, 2010

Resolution:

MOVED by James Burton
SECONDED by Andre Lessard

THAT the Vancouver Heritage Commission supports the intent of the document dated October 14, 2010, entitled "Rezoning Policy for Higher Buildings in the Historic Area" as presented at the October 25, 2010 meeting and remains concerned with the impact of the Special Sites and Main Street in Chinatown South, on the Heritage value of the Historic Areas.

FURTHER THAT the proposals show the relaxations itemized for the Commission's consideration.

FURTHER THAT the Commission is concerned with the wording under 4.2 Urban Design, paragraph 2, of the document dated October 14, 2010, entitled "Rezoning Policy for Higher Buildings in the Historic Area" and requests the wording be changed from "existing higher buildings" to "existing higher heritage buildings" and the word "Woodward's" be removed.

FURTHER THAT the Commission requests the wording "and the vacant portion of the site" be added after "BC Electric heritage building" under 5.2 c 425 Carrall Street, third bullet of the document dated October 14, 2010, entitled "Rezoning Policy for Higher Buildings in the Historic Area".

FURTHER THAT the Commission requests early review of any relaxation of the guidelines for the Historic Area.

FURTHER THAT the wording in 5.1 b 99 West Pender Street, third bullet of the document dated October 14, 2010, entitled "Rezoning Policy for Higher Buildings in the Historic Area", be struck and replaced with, "Provide proper transitional scale to the adjacent heritage district."

CARRIED
(Karen Jarvis opposed)