

Historic Area Height Review: Policy Implementation of Chinatown Related Items

Public Hearing
March 17, 2011



Presentation Outline

Procedural Overview

- *Items for Public Hearing*

HAHR Overview

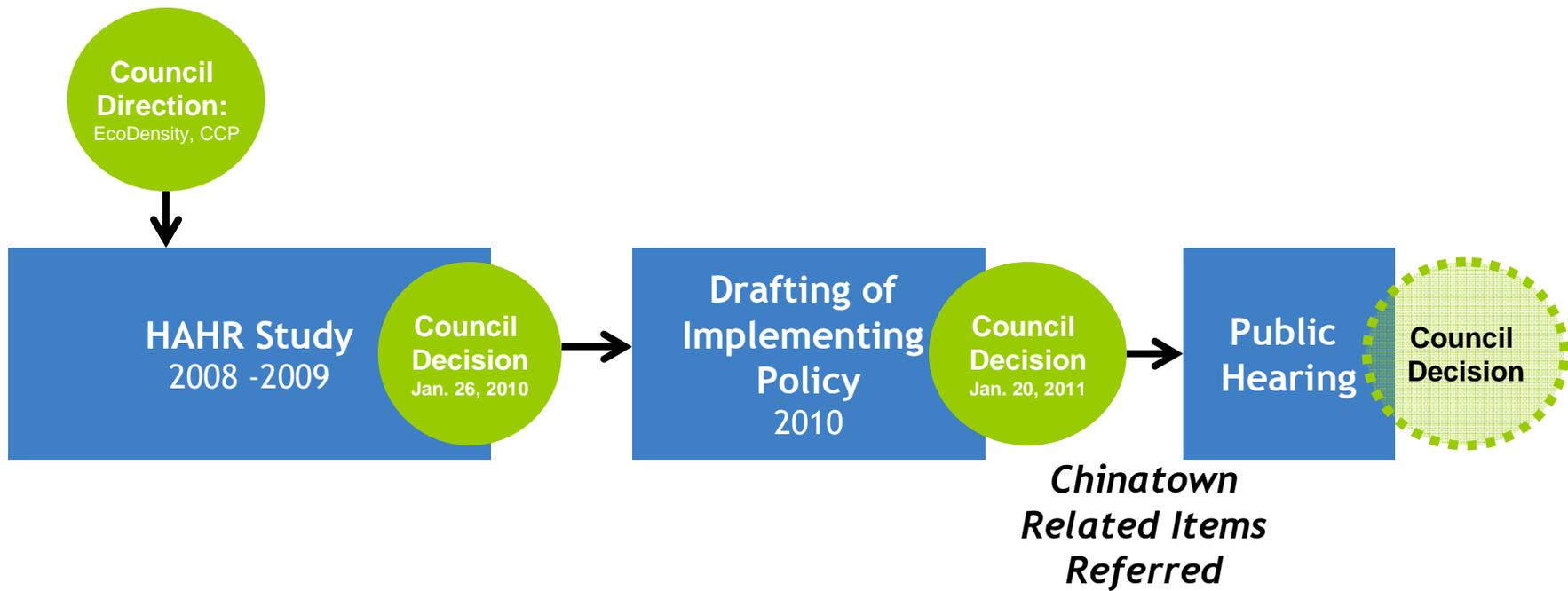
Chinatown Planning Context

HAHR Policy Implementation

- *Today's Recommendations*



Procedural Overview



Items for Public Hearing

- A. Rezoning Policy for Chinatown South (HA-1A)
- B. **By-law Amendments (*requires Public Hearing*)**
- C. Design Guideline Amendments
- D. Transfer of Density Policy Amendments
- E. Receive Chinatown Community Letters
- F. Adaptability to District Energy

Why did Council consider more height in Chinatown?

- To support innovative heritage, cultural and affordable housing projects
- To increase the number of residents in order to support local businesses and street vitality
- To stimulate economic revitalization, noting that development is only one aspect

HAHR Overview



Study Boundary

HAHR Overview

2009 Public Consultation Summary

PUBLIC WORKSHOPS

- APRIL 23 - at Chinese Cultural Centre
- APRIL 28 - at Chinese Cultural Centre
- APRIL 30 - at Jenny Pentland Building

COMMUNITY GROUP MEETINGS

- APRIL 16 - Vancouver Chinatown Revitalization Committee (VCRC)
- APRIL 20 - Urban Development Institute (UDI)
- APRIL 21 - Chinatown Society Heritage Buildings Association (CSHBA)
- APRIL 27 - Carnegie Centre Town Hall:
Carnegie Community Action Project
and Downtown Eastside Residents
Association
- MAY 16 - Chinese Cultural Centre Board (CCC)
- MAY 20 - Vancouver Second Mile Society Senior
Centre
- MAY 21 - Heritage Vancouver Society

PUBLIC OPEN HOUSES

- MAY 3 - at InterUrban Gallery
- MAY 4 - at InterUrban Gallery

COUNCIL ADVISORY BODY MEETINGS

- APRIL 14 - Chinatown Historic Area Planning Committee (CHAPC)
- APRIL 15 - Gastown Historic Area Planning Committee (GHAPC)
- APRIL 22 - Vancouver City Planning Commission (VCPC)
- APRIL 22 - Urban Design Panel (UDP)
- APRIL 22 - Vancouver Heritage Commission (VHC)
- MAY 4 - Vancouver Heritage Commission (VHC)
- MAY 12 - Chinatown Historic Area Planning Committee (CHAPC)
- MAY 20 - Gastown Business Improvement Society (GBIS)
- MAY 20 - Gastown Historic Area Planning Committee (GHAPC)

2009 Public Feedback:

- Heritage character and scale most important
- Strong opposition to taller towers
- Balanced views on moderate height increases in some sub-areas
- Support in Chinatown for moderate height increase
- Concern for impact of development on the low-income community



HAHR Overview



In January 2010, City Council:

- Affirmed importance of Historic Area's social, cultural, economic, and built form value
- Affirmed building height and scale should reinforce the heritage context
- Determined appropriate building heights to be between 50 ft. to 120 ft. (previously up to 90ft.)
- Endorsed a moderate height increase in Chinatown to consider innovative heritage, cultural and affordable housing projects (Rezoning Policy for 120ft.)
- Requested report back on additional higher building sites in Chinatown South (HA-1A) to support economic revitalization (Rezoning Policy for generally 150 ft.)
- Directed staff to report back with implementing policy for all decisions.

Chinatown Planning Context

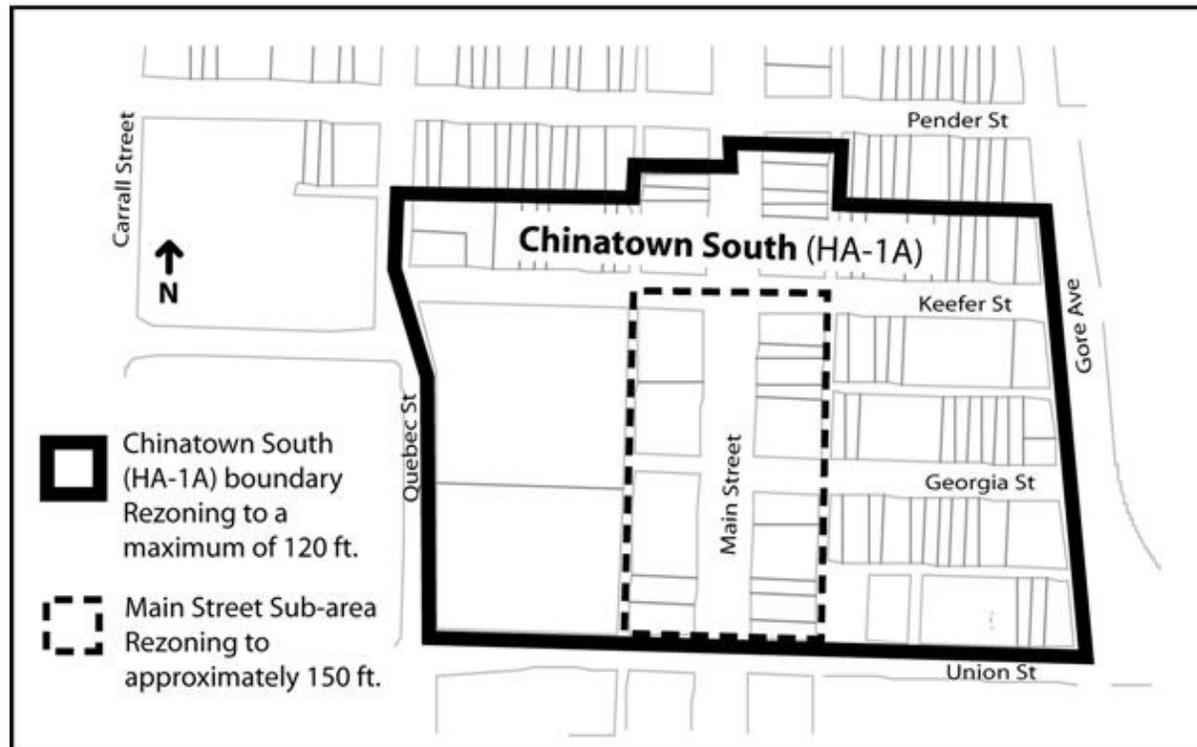
Chinatown Vision (2002)



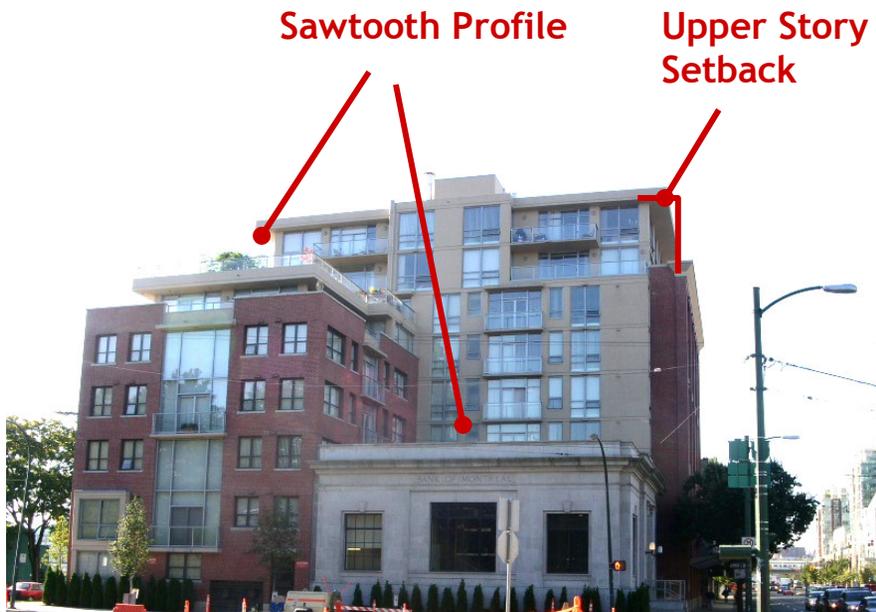
NOTE: Development to support key public benefits such as heritage, culture, and affordable housing

Recommendations

A. Rezoning Policy for Chinatown South (HA-1A):



Recommendations



Recommendations

Summary of Proposed Height Changes:

	Current Heights in Zoning By-law	Council's January 2010 Directions for Height Amendments	
		Changes to Zoning By-law	New Rezoning Policy
HA-1 <i>(Pender Street)</i>	50 ft. - 65 ft.	50 ft. - 75 ft.	N/A
HA-1A <i>(Chinatown South)</i>	70 ft. - 90 ft.	90 ft.	120 ft.
			150 ft. <i>(Main St. Sub-area: South of Keefer St.)</i>

HAHR Policy Implementation Chinatown Recommendations:

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