

## SUMMARY AND RECOMMENDATION

**1. TEXT AMENDMENT AND RELATED POLICIES: HA-1 and HA-1A Districts Schedule (Chinatown Historic Area)**

**Summary:** To amend the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law to:

- change “Wholesaling - Class B” from outright approval use to conditional approval use,
- change the discretionary height limit of 27.4 m in HA-1A to outright approval,
- increase the discretionary height limit in HA-1 from 20.0 to 22.8 m, and
- introduce a minimum rear yard setback of 1.0 m.

In addition to the by-law amendments, the staff recommendations also put forward the following items resulting from the Historic Area Height Review:

- a new Rezoning Policy for Chinatown South (HA-1A),
- amendments to the Chinatown HA-1 Design Guidelines,
- amendments to the Chinatown South HA-1A Design Guidelines,
- amendments to the Transfer of Density Policy and Procedure,
- correspondence from community groups, and
- a direction regarding hydronic heating systems in the Chinatown HA-1 and HA-1A Districts.

**Applicant:** Director of Planning.

**Recommended Approval:** By the Director of Planning:

- A. THAT the Rezoning Policy for Chinatown South (HA-1A), generally as outlined in Appendix A of the memorandum dated February 14, 2011, entitled “Historic Area Height Review - Chinatown Related Items for Public Hearing”, be adopted.
- B. THAT the application to amend the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law, to bring forward zoning changes generally as presented in Appendix B of the Policy Report dated December 17, 2010, entitled “Historic Area Height Review: Policy Implementation”, be approved.
- C. THAT, subject to approval of the by-law amendments, Council approve the revised Chinatown HA-1 Design Guidelines and the Chinatown South HA-1A Design Guidelines, generally as outlined in Appendix C and D respectively of the Policy Report.
- D. THAT the Transfer of Density Policy and Procedure be amended as generally outlined in Appendix E of the Policy Report, 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, as attached in Appendix G of the Policy Report, be received for information.

- F. THAT, in anticipation of development of a district energy system that could serve the Historic Area, new developments in Chinatown (HA-1 and 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 Chinatown South (HA-1A), 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.

(RZ. 741/2011 - HA-1 and HA-1A Districts Schedule)