

SUMMARY AND RECOMMENDATION

1. TEXT AMENDMENT: Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies

Summary: To amend the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law and their respective design guidelines to address community concerns about the changing character and the pace of development in Chinatown. The amendments include introducing a maximum net Floor Space Ratio (FSR), changes to maximum building heights, requirements to provide non-residential uses, provisions for retail mezzanine and laneway retail spaces, maximum widths for development sites (i.e. site frontage), and maximum widths for storefronts. Also included is a recommendation to revoke the *Rezoning Policy for Chinatown South (HA-1A)*.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 5, 2018.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT Council approve the application to amend the HA-1 and HA-1A Districts Schedule of the Zoning and Development By-law generally in accordance with Appendix A of the Policy Report dated March 23, 2018, entitled "Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies", to introduce:
- (i) maximum net Floor Space Ratios;
 - (ii) maximum building heights in floors within the current maximum height in metres;
 - (iii) requirements to provide non-residential uses;
 - (iv) provisions for retail mezzanine and laneway retail spaces;
 - (v) maximum widths for development sites (i.e. site frontage); and
 - (vi) maximum widths for storefronts.
- B. THAT, at the time of any enactment of the proposed amendments to the HA-1 and HA-1A Districts Schedule, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for Council approval consequential amendments to the *Chinatown HA-1 Design Guidelines* and the *Chinatown HA-1A Design Guidelines*, generally as set out in Appendix B of the Policy Report dated

March 23, 2018, entitled “Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies”.

- C. THAT, subject to the enactment of the proposed amendments to the HA-1 and HA-1A Districts Schedule, the Director of Legal Services be instructed to bring forward for Council approval consequential amendments to the Parking By-law generally in accordance with Appendix C of the Policy Report dated March 23, 2018, entitled “Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies”.
- D. THAT Council revoke the *Rezoning Policy for Chinatown South (HA-1A)* and that the General Manager of Planning, Urban and Sustainability be instructed to not consider any further applications under this policy except for the application which has been received and is under review for 728-798 Main Street;

AND THAT Council revise the *Rezoning Policy for the Downtown Eastside* and the *Downtown Eastside Plan* in order to remove certain references to rezoning in Chinatown, generally in accordance with Appendices D and E of the Policy Report dated March 23, 2018, entitled “Amendments to the Chinatown HA-1 and HA-1A Districts Schedule, Design Guidelines and Policies”.

- E. THAT A through D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[TA - Amendments to the Chinatown HA-1 and HA-1A Districts Schedule,
Design Guidelines and Policies]**