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MOTION

10. Chinatown HA-1 Design Policies and Chinatown HA-1A Design Policies

THAT the amendments to the documents entitled “Chinatown HA-1 Design Policies” and “Chinatown HA-1A Design Policies” as considered by Council at the Public Hearing on June 28, 2018 and July 4, 2018 and at Regular Council on July 10, 2018, be approved by Council for use by applicants and staff for development applications in the relevant districts.

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City of Vancouver *Land Use and Development Policies and Guidelines*

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CHINATOWN HA-1A DESIGN POLICIES

*Adopted by City Council on April 19, 2011
Amended September 18, 2018*



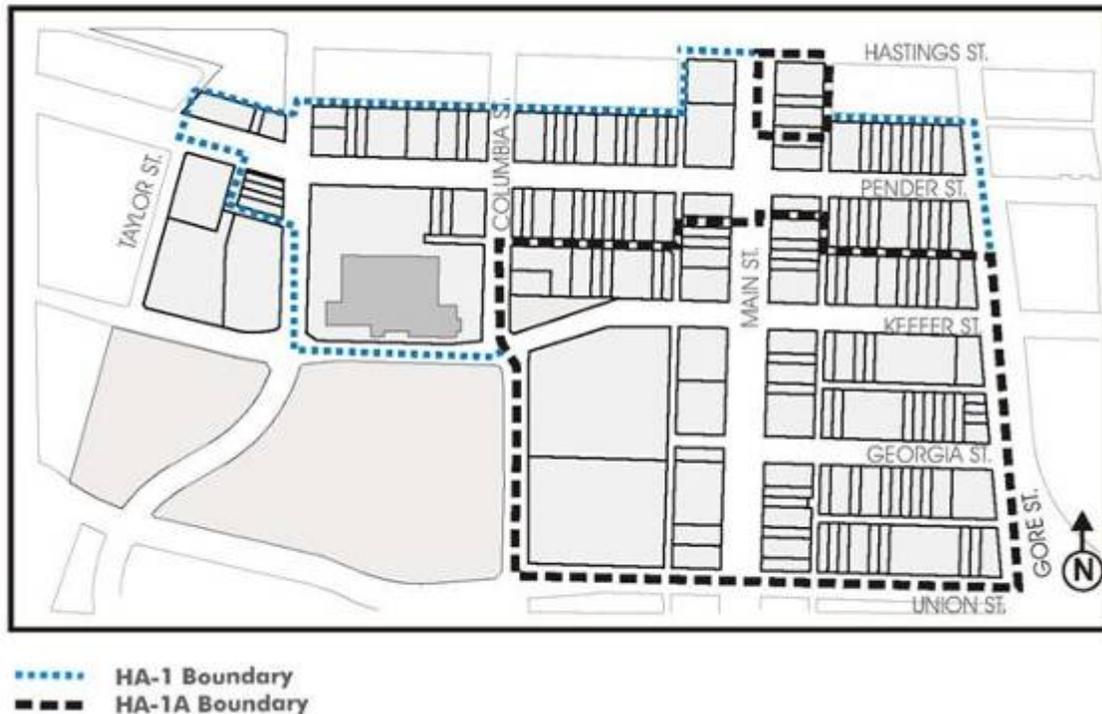
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1 Application and Intent

These policies 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. 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 policies 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 policies 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 policies is to encourage contemporary new development that is responsive to the community's established cultural and historic identity. These policies are a tool to help applicants understand and compose a response to the contextual circumstances of any particular site. Understanding that Chinatown's context is unique, the policies will be applied with sensitivity to sites with special circumstances, including small frontage lots and development with affordable housing. (See also Sections 2.3 and 4.1.1) The policies 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 or on-line (www.historicplaces.ca).

Applicants who are interested in pursuing heritage conservation in HA-1A should also refer to the policies for HA-1 and the Standards and Guidelines for the Conservation of Historic Places in Canada for additional information. (www.pc.gc.ca)

1.1 Design Philosophy

The policies 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, expressing a neighbourhood identity that is authentic and meaningful, and achieving livability and neighbourliness.

Architecture and Urbanism: Intervening in a historic urban environment 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 be constructed on a variety of building sites. They can 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 façade 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 interest 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:

- (a) Dense urban development with narrow building frontages reflecting a parcelization pattern of 25' to 50' wide by 122' deep lots;
- (b) 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;
- (c) 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;
- (d) The parcelization pattern and small building frontages also create the characteristic “sawtooth” streetscape profile with varied roof lines.
- (e) 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. Special attention should be given to future development in proximity to Pender Street intersection, where HA-1 Design Policies apply.

Public Open Spaces: Chinatown 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 flanking Chinatown Memorial Square should include uses 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 and their treatment should be considered in redevelopment plans. (See Sections 4.6 and 5.3.4)

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 aim at retaining the heritage values of the building and the area as described in their Statements of Significance. 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, refer to the Chinatown HA-1 Design Policies and the Standards and 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 the 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-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 Directions and enhancing Chinatown’s distinct sense of place.

Small Frontage Lots: In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and livability.

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 spaces, and views from within the building (e.g. townscape view).

2.5 Shadowing

Access to sunlight for parks and public open spaces is a priority in Chinatown. Development 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:
 - (i) parks
 - (ii) public open spaces, including streets
 - (iii) 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.) are present, additional analysis and information will be required.

3 Uses (Reserved)

4 Policies 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. 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.

In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and livability.

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 may be excluded from the calculation of building height subject to urban design performance.

4.1.3 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.

4.1.4 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 a heritage building’s rehabilitation. 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. 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

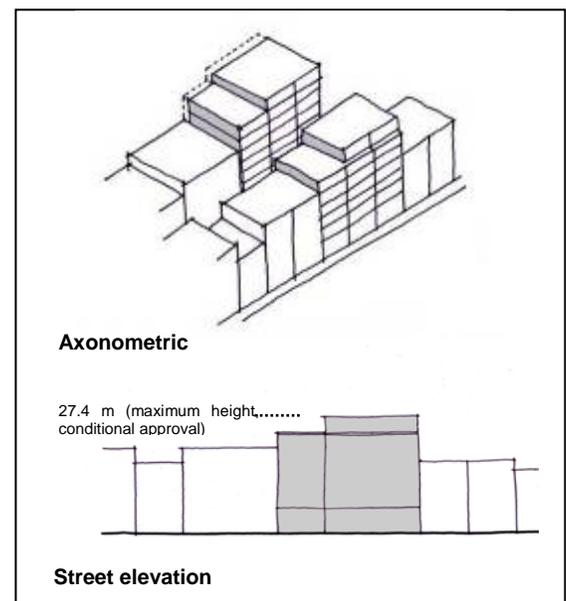
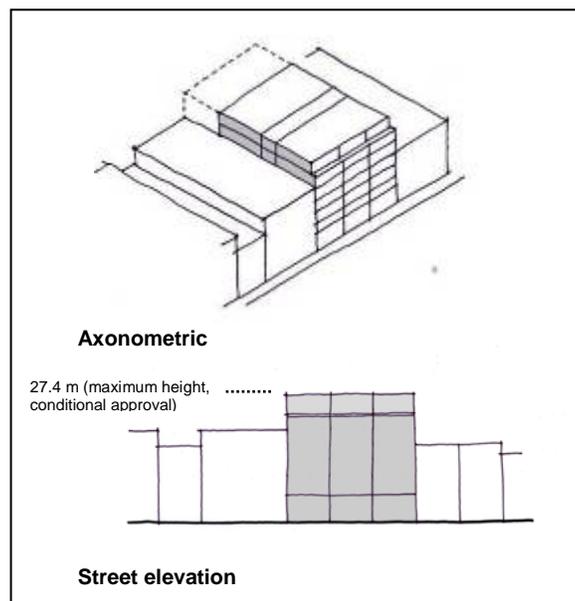
4.2.1 Objective

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 2. Double-loaded corridor scheme with setback

Figure 3. 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 lines 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.

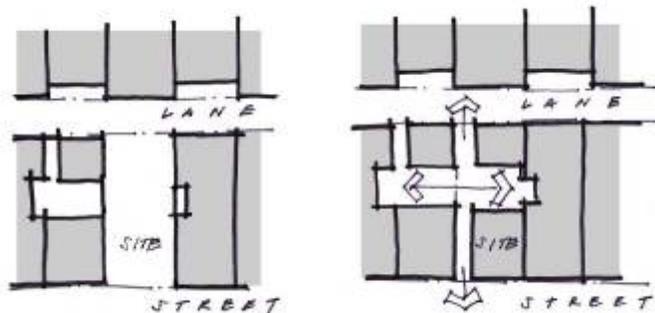
- 4.3.2 New buildings should be built to the front and side property lines of their sites, for the full extent of their respective principal façades. Open spaces, including courtyards, are typically organized in the centre of the site. Some of the permitted exceptions are described below:
- Side setback 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;
 - 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 2 & 3)
 - A frontyard setback of 450mm is required for all new buildings for sidewalk-widening purposes in this historic district. This setback will also enable projecting decorative building elements to be provided without necessarily needing to project onto city-owned sidewalk property.
 - 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.
 - 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. Similar provision for setback relaxation may be considered for sites with unique context, such as with two flanking lanes or streets.
 - 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 for access to 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 4. 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 5. Example of good courtyard with landscaping and careful walkway placement to ensure privacy

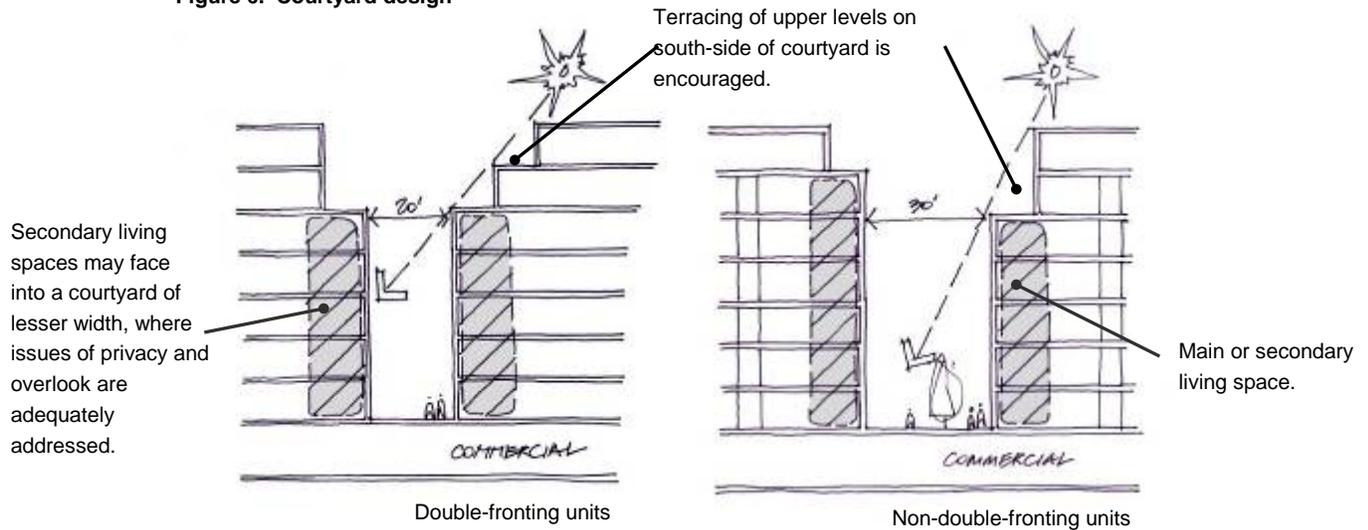


4.4.3 In addition, the following criteria will be considered. Figure 6 illustrates how the criteria can be achieved in a development.

- (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 4.3.2)

4.4.4 The provision new public gathering spaces and pathways in Chinatown is encouraged. New developments may provide on-site indoor, outdoor or covered spaces that are openly accessible to the public. Interesting places with various levels of intimacy may be considered, such as passageways, courtyards, breezeways and similar spaces. The District Schedule encourages the provision of these spaces through an exemption from the calculation of these spaces towards the maximum allowable floor space, on the condition that a legal Public Statutory Right-of-Way is secured.

Figure 6. 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 and height 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 will 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 (refer to Figure 3).

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 become more important, as more people will be viewing and using them, particularly residents in adjacent buildings.

4.6.2 Lane Activation

Buildings should contribute positively to the lane environment at grade, and include active lane-side uses, where appropriate. Pedestrian-oriented uses, such as retail and similar commercial uses, are strongly encouraged. (Also see Section 5.3.4)

4.6.3 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)

4.6.4 Access to off-street parking and service areas

The District Schedule and Parking By-Law discourages the provision of on-site parking for development sites that are 50 ft. wide or less. There is no parking requirement for residential uses and all parking spaces provided at grade will be counted as part of the maximum Floor Space Ratio (with the exception of an optional car share space). The intention is to enable viable laneway retail uses, which can be physically disrupted by the provision of parking spaces, ramps and elevators serving the development.

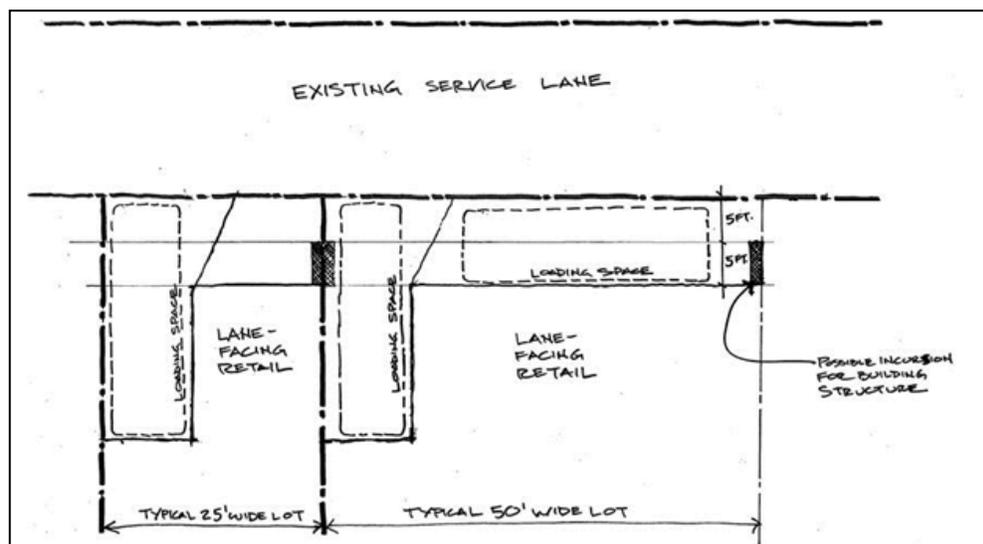
Vehicular access to underground parking, loading, and service areas should be provided from the lane. However, they have the potential to create large expanse of blank walls, dark holes and an overall uninviting environment. In order to mitigate these impacts, the following should be considered:

- (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 to reduce their impact on the lanes.
- (c) Further, where possible, parking areas and access ramps should be shared between separate developments.
- (d) Loading spaces are important components for any new building in Chinatown. In this historic district, service lanes are shared with older buildings that are not equipped with on-site loading facilities. Keeping the service lanes clear of parked trucks and cars is an important goal in this district as residential and commercial uses intensify.

To balance and facilitate both the desires for loading spaces and laneway-facing retail frontages, small 25 ft. wide lots will be required a minimum and maximum of 1 Class “B” loading space, perpendicular to the rear property line.

For 50 ft. wide sites and larger, more than 1 Class “B” loading space is typically required by the Parking By-Law. The design of these spaces, however, should consider their flexible nature as public patio spaces when loading is not occurring. Providing the second required loading space as a parallel space can be considered, since it would provide a space that is more conducive to public gathering against the service lane, than a second perpendicular space.

Figure 7 Loading spaces example



4.6.5 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 Chinatown 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 (e.g. glazed pantiles and 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.

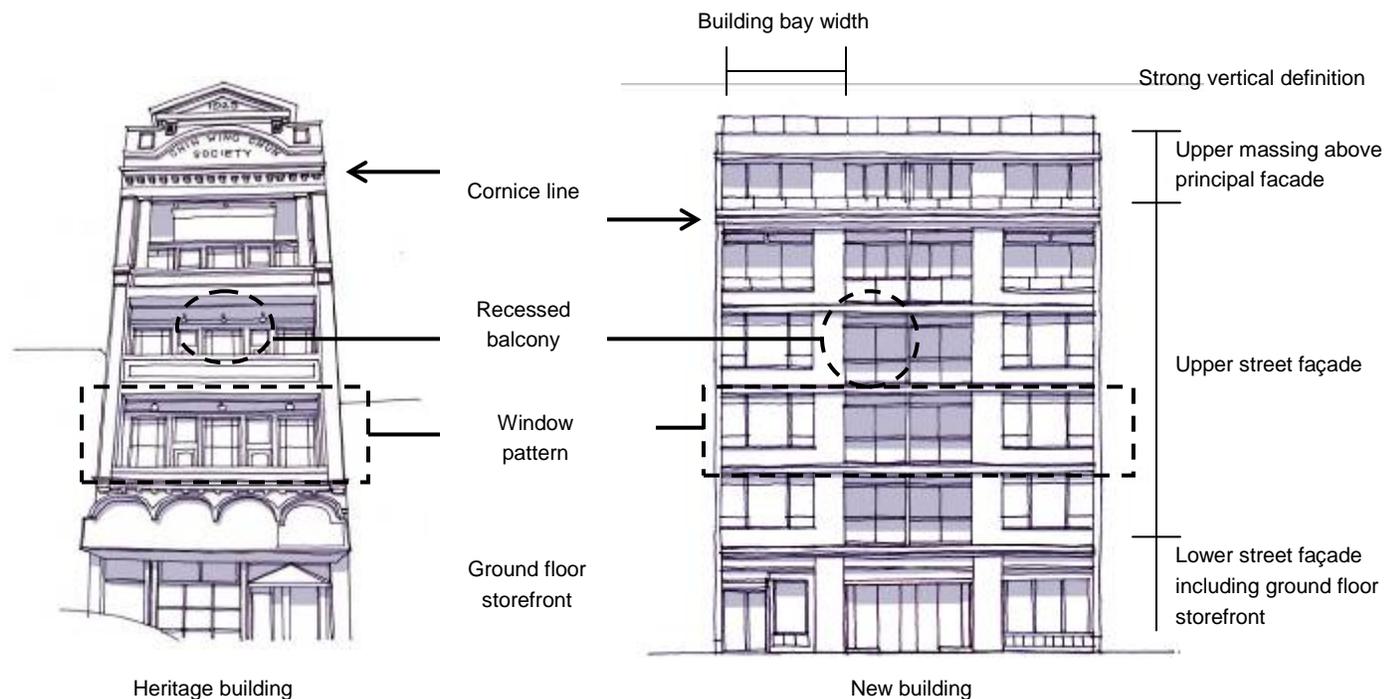
The contemporary use of colorful canopies and retractable awnings with signage, often combined with convertible storefront windows allowing merchandise to spill onto the sidewalk, are widely-spread characteristics of HA-1A.

5.2 Overall Façade Composition

5.2.1 Objective

The intent is not to replicate or mimic heritage façades but to ensure that new buildings have a level of complexity and an engaging architectural expression compatible with the character of the area’s heritage buildings (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:

- (a) storefront width and configuration;
- (b) transoms above storefront windows;
- (c) architectural patterns (including fenestration patterns);
- (d) 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) a regular rhythm of projections (pilasters);
- (b) changes in massing;
- (c) 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 façade should be clearly distinguished from the lower street façade 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 characteristic single storefront per single parcel frontage. New buildings should continue the existing pattern of small storefront widths. Changes to existing buildings should avoid consolidating two or more existing storefronts into larger bay.

Any principal façade 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 façade of Chinatown heritage buildings. The lower façade 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 façade typically has large areas of glazing, transom windows above storefront, recessed entries and decorative panels and tiles.

All new multi storied principal façades 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 Façade

The objective is to reflect the proportions of the upper façades of early Chinatown buildings, including strong vertical elements segmenting the façade, vertical windows and recessed balconies. A clear distinction between the lower and upper façade 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 façades, 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 Façade

Upper massing above 21.3 m should be visually subordinate to the principal façade. Architecturally techniques including upper floors setback and using lighter materials and colours, can be used to visually reduce the appearance of massing and height.

5.3.4 Lane Façade

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 façades 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 street 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 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 façades 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 façades. Side setback 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 façades 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 the 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 projecting cornices and parapets, which elicit visual interest through play of light and shadow are encouraged.

5.4.4 Materials and Colour

Building materials traditionally found in Chinatown should be used for both rehabilitation and new construction. These include 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 façade.

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

Continuous weather protection over the public sidewalk should be provided in the form of retractable cloth awnings. Retractable fabric awnings were frequently found in Chinatown and these are encouraged for the area (refer to Figure 10). These devices help to express the small-lot incremental nature of storefronts and development sites. Retractable cloth awnings emulate the historical experience of sidewalk life in Historical Chinatown, where the boundary between private and public space were blurred by the placement of merchandise and café seating on the public sidewalk. Furthermore, a more intimate scale of the pedestrian sidewalk experience can be created when the awnings extend well over the sidewalk, and are appropriately situated with a minimum extension depth of 8 ft.

Figure 10. Appropriate awning design



5.5 Lighting

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 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 (CPTED). Lane lighting should not produce glare and should emphasize on alcoves to discourage crime and nuisance activities.

5.6 Signs (including neon)

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

5.6.2 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.

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 heritage value and listed as 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 their 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 Policies. 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 in which 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 to buffer residential units from noise, including:
 - (i) 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);
 - (ii) using concrete construction;
 - (iii) using acoustically rated glazing;
 - (iv) 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 7.1.4).

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 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 Engineering Services 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 (CPTED).

- (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.

8 Green Buildings

Buildings in Chinatown should be designed to meet the City's environmental sustainability goals. There are a number of strategies that are appropriate, including active reuse of existing buildings, incorporation of passive design to increase comfort and building energy performance as well as connectivity to a district energy system.

8.1 Connectivity to a District Energy System

New developments in Chinatown shall be designed to include a hydronic heating system in order to easily connect to a district energy system when one becomes available.

These developments will also require agreements to ensure that they connect to such a system when it is in place. Building design for connectivity and the connection agreement must be to the satisfaction of the City Engineer. For further information, please refer to the By-law Administration Bulletin “District Energy Connectivity Standards - Information for Developers” available online at: (<http://vancouver.ca/commsvcs/BYLAWS/bulletin/D006.pdf>)

8.2 Passive Design

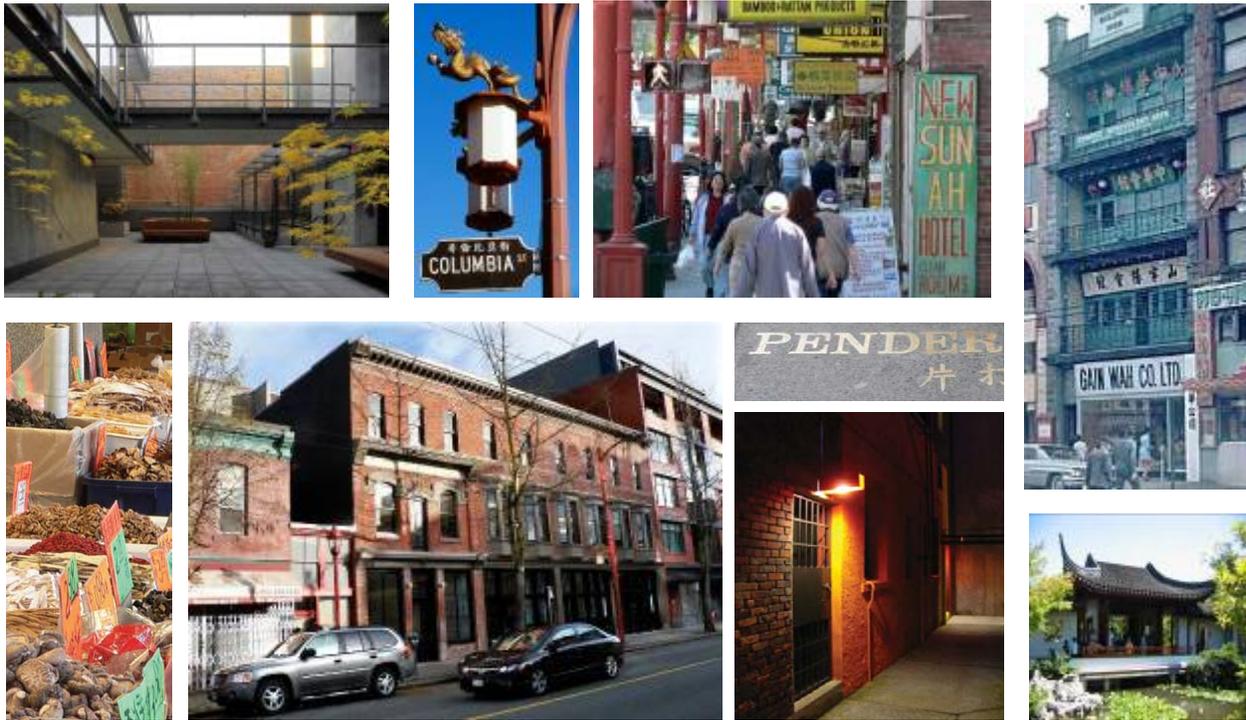
“Passive design” is an approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort. The City has developed and approved passive design toolkits detailing ways to reduce energy use in new buildings, which are a major source of greenhouse gas emissions in Vancouver. Applicants are encouraged to review the City’s Passive Design Toolkit available online at: (<http://vancouver.ca/sustainability/documents/58345PassiveKitBookPrt3.pdf>)



City of Vancouver *Land Use and Development Policies and Guidelines*
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CHINATOWN HA 1 DESIGN POLICIES

*Adopted by City Council on April 19, 2011
 Amended September 18, 2018*



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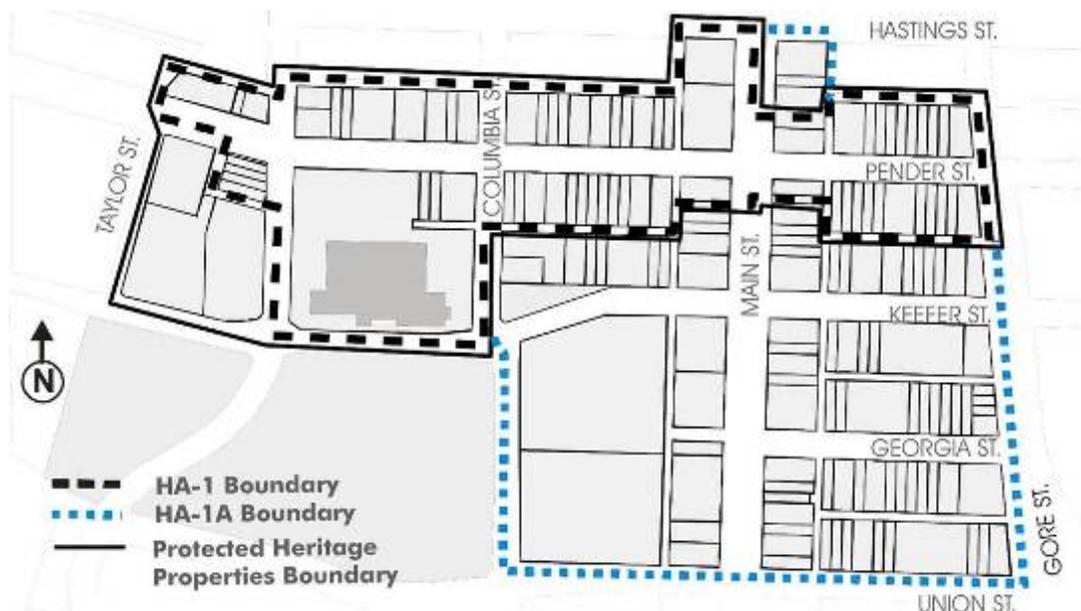
1 Application and Intent

These policies 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. Applicants should also refer to the Standards and Guidelines for the Conservation of Historic Places in Canada for additional information. (www.pc.gc.ca)

The intent of these policies 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 as it supports the City's environmental goals.

Figure 1.



The policies 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 policies 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 SOSs for any affected heritage buildings. These documents identify heritage values and character defining elements and are critical to understanding 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 policies will assist the continued heritage management effort to preserve and enhance the authentic historic character of Chinatown. The policies 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. Heritage conservation should continue to be the primary redevelopment approach in HA-1.

A unique sense of place of HA-1 will be preserved and enriched by observing and respecting prevailing scale, building forms and parcel patterns, expressing a neighbourhood identity that is authentic and meaningful, and achieving livability and neighbourliness.

Architecture and Urbanism: Intervention in a historic urban environment 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, conservation and rehabilitation of historic buildings.

Identity and Integrity: Chinatown's 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 Façade 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 interest, 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 Chinatown 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:

- (a) Dense urban development with narrow building frontages reflecting parcelization pattern of 25' to 50' wide by 122' deep lots;
- (b) 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;
- (c) The prevailing building height is two to five storeys;
- (d) The parcelization pattern and small building frontages also create the characteristic "sawtooth" streetscape profile with varied roof lines;
- (e) 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 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 flanking 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 occurs. (See Sections 4.6 and 5.3.3)

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 aim 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 a 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 to the scale and urban pattern of Chinatown HA-1. The design should be based on a thorough analysis and comprehensive understanding of Chinatown’s context. It is critical that the planning and design of new developments contribute to achieving the Chinatown Vision Directions and enhancing Chinatown’s distinct sense of place.

Small Frontage Lots: In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and livability.

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

Access to sunlight for parks and public open spaces is a priority in Chinatown. 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 Policies 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. In order to facilitate the development of small frontage lots (75 feet or less), flexibility will be considered in the application of these policies, while ensuring that new development is consistent with the intent of these policies, including appropriate scale, character and livability.

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).

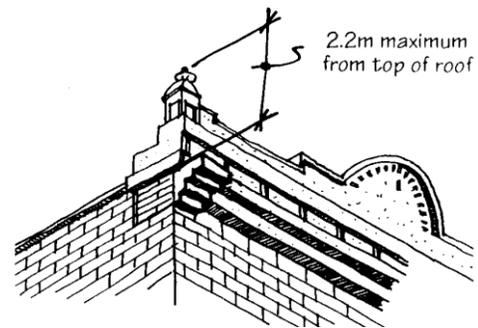


Figure 3

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 Façades 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 Façade(s) to reduce its 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

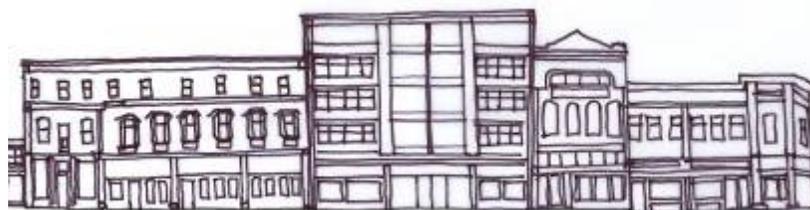
The maximum height for new construction is 15.3m. A parapet on the principal Façade, with or without a cornice, to a maximum height of 2.2 m in addition to the maximum building height, maybe excluded from the calculation of building height subject to urban design performance. This is in order to encourage 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 façades 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

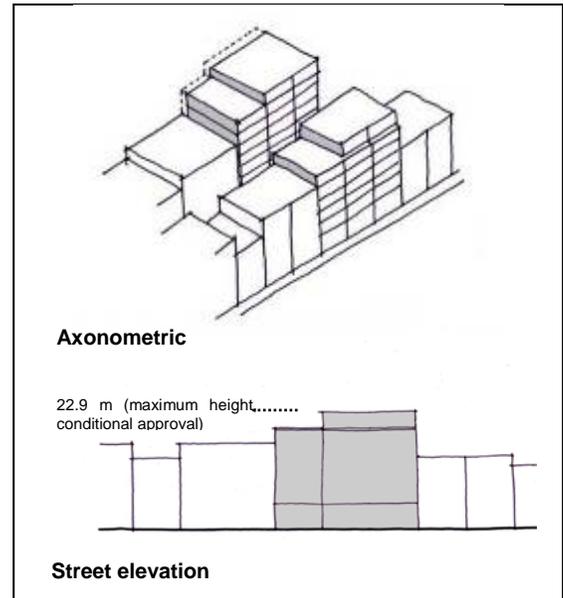
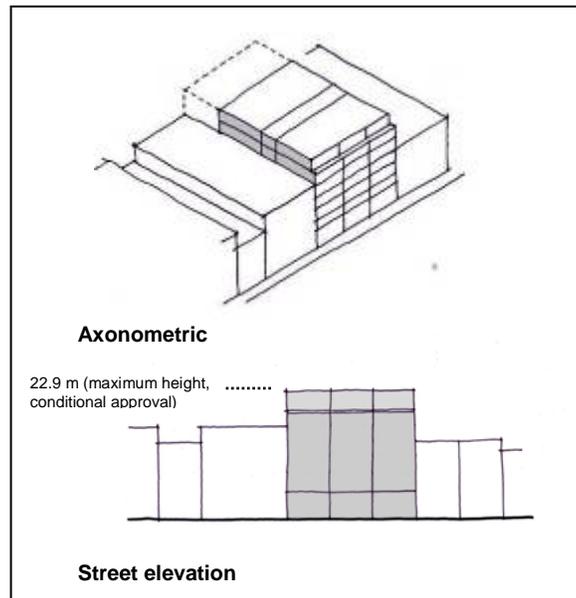
The objective is to encourage the use of a greater variety of building forms in HA-1, which historically existed, including double-loaded corridor and courtyard typologies.

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 façades. 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:

- Façade 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 façade. The zero setback regulation in the District Schedule applies

to the principle vertical surfaces of the pilasters, columns or pedestals at the building corners and at intervals across the façade;

- (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. Similar provision for setback relaxation may be considered for sites with unique context, such as with two flanking lanes or streets.
- (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 for access to 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

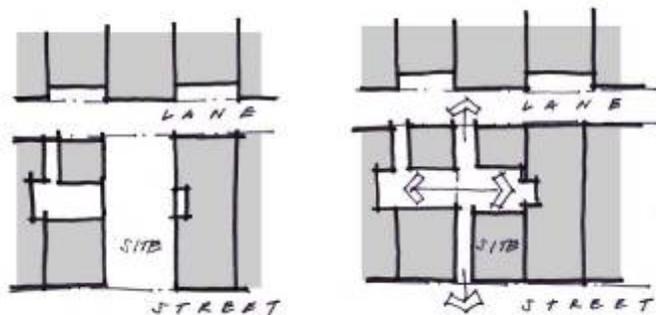


Figure 9. Example of courtyard with landscaping and careful walkway placement to ensure privacy



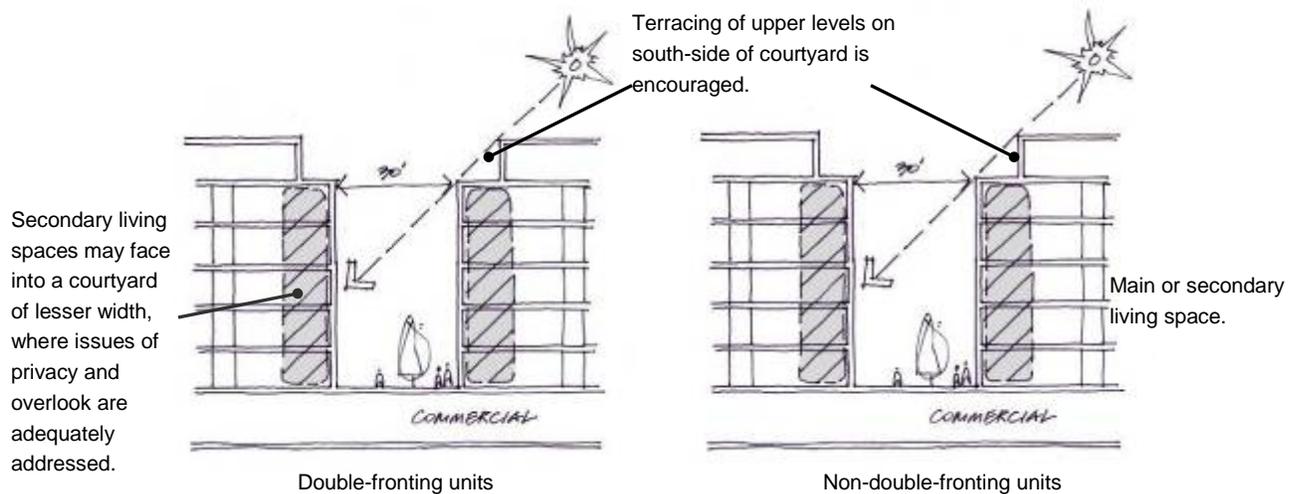
Internal courtyards and passageways should be designed to improve livability by providing sufficient light and ventilation into buildings with residential units. The design of internal courtyards should consider maintenance factors and usefulness of the space for intended activities.

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



4.4.3 Public Gathering Spaces and Pathways

The provision of new public gathering spaces and pathways in Chinatown is encouraged. New developments may provide on-site indoor, outdoor or covered spaces that are openly accessible to the public. Interesting places with various levels of intimacy may be considered, such as passageways, courtyards, breezeways and similar spaces. The District Schedule encourages the provision of these spaces through an exemption from the calculation of these spaces towards the maximum allowable Floor space, on the condition that a legal Public Statutory Right-of-Way is secured.

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 will 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 (See Figure 7).

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 Lane Activation

Buildings should contribute positively to the lane environment at grade, and include active lane-side uses, where appropriate. Pedestrian-oriented uses, such as retail and similar commercial uses, are strongly encouraged. (Also see Section 5.3.3 regarding lane façade design.)

4.6.2.2 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. The provision of lane setbacks should be mindful that it does not unintentionally impede courtyard typology. (See Section 4.4)

4.6.2.3 Access to off-street parking and service areas

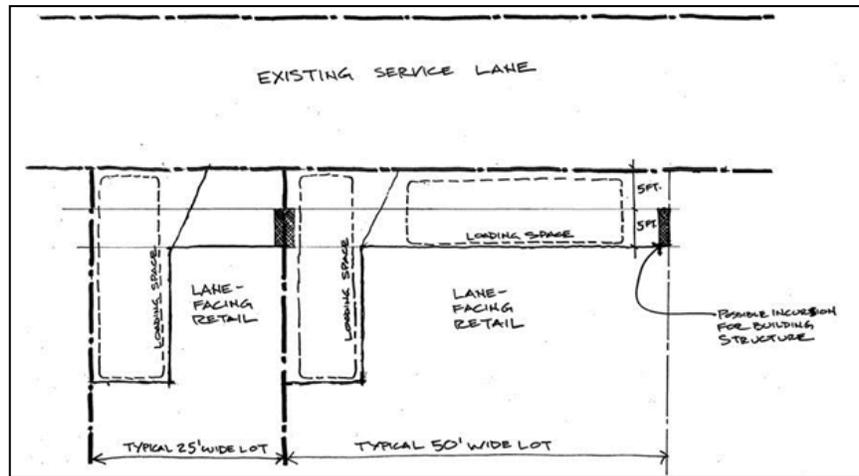
Vehicular access to underground parking (where provided), loading, and service areas should be provided from the lane. They have the potential to create large expanse of blank walls, dark holes and an overall uninviting environment. In order to mitigate these impacts, the following should be considered:

- (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 to reduce their impacts.
- (c) Further, where possible, parking areas and access ramps should be shared between separate developments.
- (d) Loading spaces are important components for any new building in Chinatown. In this historic district, service lanes are shared with older buildings that are not equipped with on-site loading facilities. Keeping the service lanes clear of parked trucks and cars is an important goal in this district as residential and commercial uses intensify.

To balance and facilitate both the desires for loading spaces and laneway-facing retail frontages, small 25 ft. wide lots will be required a minimum and maximum of 1 Class “B” loading space, perpendicular to the rear property line.

For 50 ft. wide sites and larger, more than 1 Class “B” loading space is typically required by the Parking By-Law. The design of these spaces, however, should consider their flexible nature as public patio spaces when loading is not occurring. Providing the second required loading space as a parallel space can be considered, since it would provide a space that is more conducive to public gathering against the service lane, than a second perpendicular space.

Figure 11 Loading spaces example



5 Architectural Components

5.1 Vernacular Architecture

The historic urban landscape of Chinatown is strongly defined by the distinctive “balcony-style” architecture of Chinatown 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.

Chinatown Society buildings are typically four storeys in height, including a mezzanine with a lower ceiling height. They were 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 (e.g. glazed pantiles and 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 façades but to ensure that new buildings have a level of complexity and an engaging architectural expression compatible with the heritage character of the area’s heritage buildings (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:

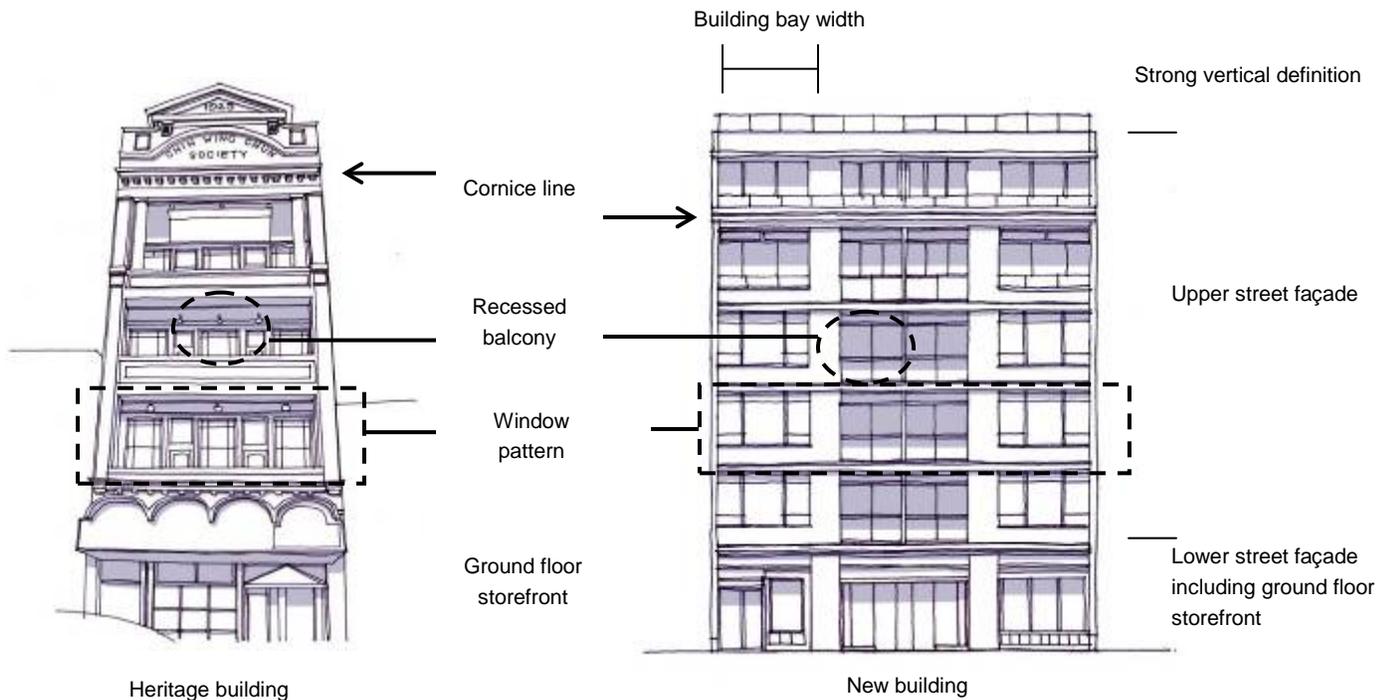
- storefront width and configuration;
- transoms above storefront windows;
- architectural patterns (including fenestration patterns);
- cornice lines.

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 12. 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 façade should be clearly distinguished from the lower street façade 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. These characteristics should be maintained in existing buildings and 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. The typical blockface is comprised of many narrow buildings and shopfronts which add texture and interests.

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 façades 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 13, 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 13. Traditional storefront widths



5.2.5.3 Criteria for New Buildings

It is critical that the design of the façade 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 13).

New buildings in excess of 45.6 m in width should seek to vary the façade 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 Façade

5.3.1.1 Objective

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

The lower Façade 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 Façade is the most visible to the pedestrian and is often rich in detail. The buildings of the pre 1929 era typically had ground floor Façades with high ceilings, a high degree of transparency from large areas of glazing, and entries recessed into the Façade and embellished with decorative tiles and panels (refer to Figure 14). A high degree of appropriate detailing is encouraged, especially in the base plate.

Figure 14. Typical lower Façade 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 Façade 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.

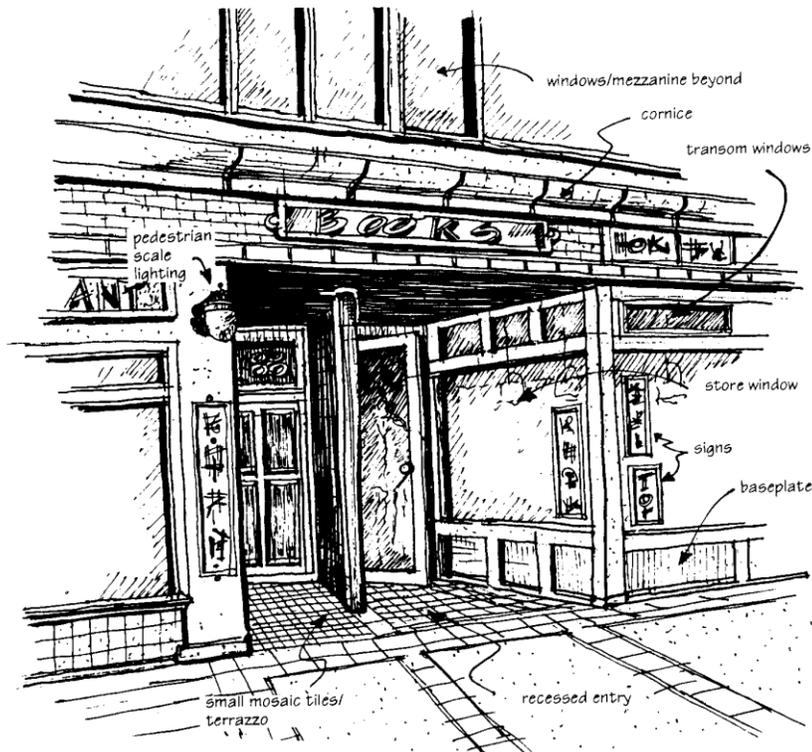
5.3.1.2 Criteria for Existing Buildings

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 15. Traditional shop front configuration.



Figure 16. Fixtures incorporated in design of renovated store.



The following features should be incorporated into the design of rehabilitated or restored storefronts (refer to Figures 14, 15 and 16):

- (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 Façade 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 Façade that is typical of the area's early buildings, including sufficient vertical dimension to include a mezzanine within the lower Façade, 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 Façade; they should be continuous across the Façade except at the pilasters which should structure the entire building's Façade.

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 Façade

5.3.2.1 Objective

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

The upper Façade 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 17 and 18). 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 Façade 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 Façade.

Figure 17. 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 Façade. 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 Façade.

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 Façades but to ensure that new buildings are harmonious and neighbourly.

- (a) the upper Façade 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 Façade.

5.3.3 Lane Façade

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 Façades 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 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 Façades 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 Façades. Side setback on upper floors 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 Façades 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 policies 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 18):

- (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;

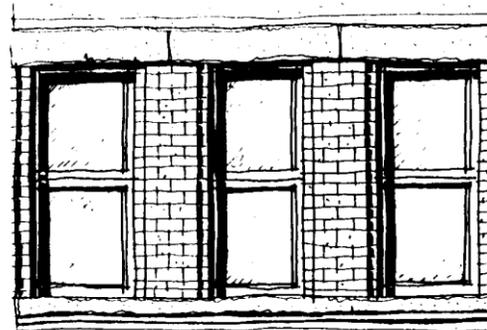
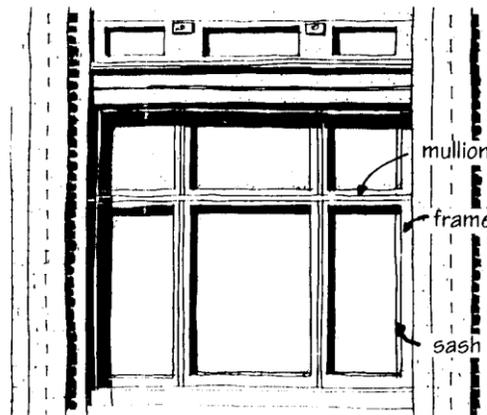
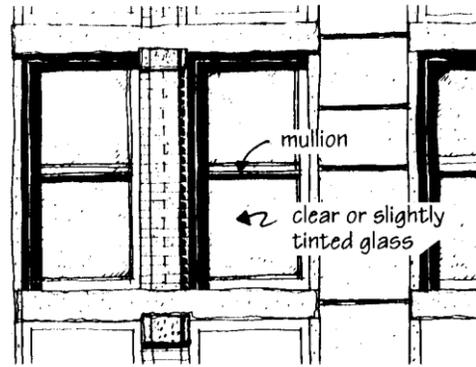


Figure 18. Window designs.

- (f) the sash should be recessed within the window opening at least 100 mm from the exterior surface of the building Façade (refer to Figure 19); and
- (g) window openings should have a distinct lintel and sill.

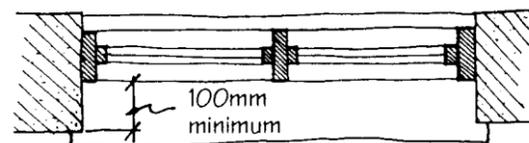


Figure 19. Horizontal section through window.

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 Façade 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 Façades, 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 Façades 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 Façade.

The materials should be generally used in the same portions of the Façade 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 Façade, 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 Façade (see Figure 20).

5.4.6.3 Criteria for New Buildings

Continuous weather protection over the public sidewalk should be provided in the form of retractable cloth awnings. Retractable fabric awnings were frequently found in Chinatown and these are encouraged for the area (refer to Figure 20). These devices help to express the small-lot incremental nature of storefronts and development sites. Retractable cloth awnings emulate the historical experience of sidewalk life in Historical Chinatown, where the boundary between private and public space were blurred by the placement of merchandise and café seating on the public sidewalk. Furthermore, a more intimate scale of the pedestrian sidewalk experience can be created when the awnings extend well over the sidewalk, and are appropriately situated with a minimum extension depth of 8 ft.



Figure 20. Appropriate awning design.

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 night time 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.

5.4.7.2 Lane Lighting

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 (CPTED). Lane lighting should not produce glare and should emphasize lighting of alcoves to discourage crime and nuisance activities.

5.4.7.3 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.

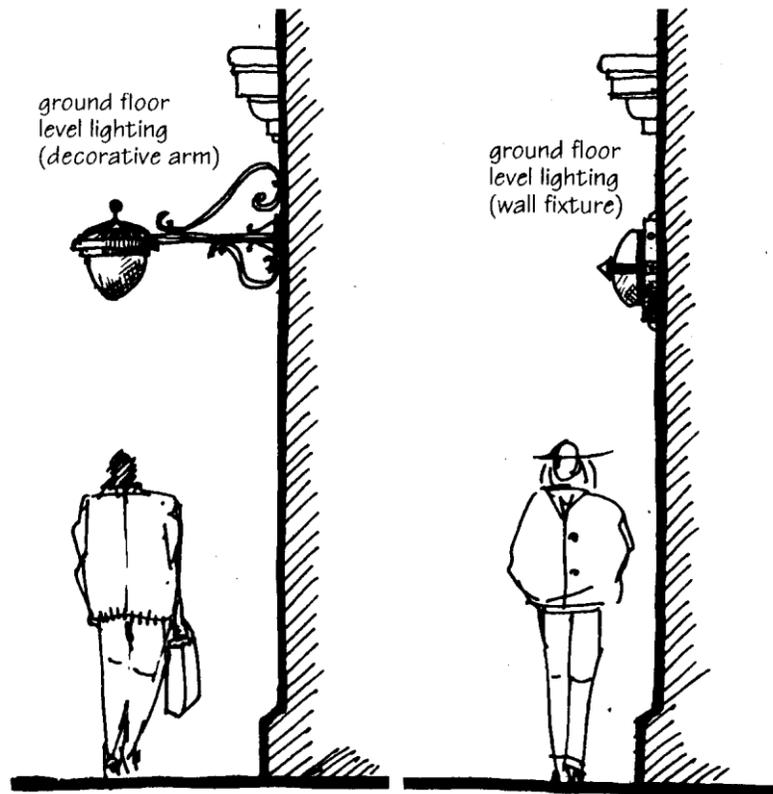


Figure 21. Lights.

5.4.7.4 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 heritage value and listed as 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 their 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 Policies. 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 in which these 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, including:
 - (i) 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);
 - (ii) using concrete construction;
 - (iii) using acoustically rated glazing;
 - (iv) 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 reuse 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 22) 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 Engineering Services.
- (b) Continued use and retention of granite in the streetscape is encouraged (see Figure 22).
- (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 22. 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 Engineering Services 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 (CPTED).

- (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.

8 Green Buildings

Buildings in Chinatown should be designed to meet the City's environmental sustainability goals. There are a number of strategies that are appropriate, including active reuse of existing buildings, incorporation of passive design to increase comfort and building energy performance as well as connectivity to a district energy system.

8.1 Connectivity to a District Energy System

8.1.1 Criteria for New Buildings

New developments in Chinatown shall be designed to include a hydronic heating system in order to easily connect to a district energy system when one becomes available.

These developments will also require agreements to ensure that they connect to such a system when it is in place. Building design for connectivity and the connection agreement must be to the satisfaction of the City Engineer. For further information, please refer to the By-law Administration Bulletin "District Energy Connectivity Standards - Information for Developers" available online at (<http://vancouver.ca/commsvcs/BYLAWS/bulletin/D006.pdf>)

8.2 Passive Design

8.2.1 Criteria for New Buildings

"Passive design" is an approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort. The City has developed and approved passive design toolkits detailing ways to reduce energy use in new buildings, which are a major source of greenhouse gas emissions in Vancouver. Applicants are encouraged to review the City's Passive Design Toolkit available online at: (<http://vancouver.ca/sustainability/documents/58345PassiveKitBookPrt3.pdf>)

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 façade 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 Façade
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

