

*The City wants to see the kind of development  
that makes Chinatown so special and unique to many of us.  
This includes smaller buildings with narrow storefronts, spaces for  
businesses and culture, and housing for families.*

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### WHAT YOU HAVE TOLD US

We gathered the community's feedback about their concerns and ideas for new development in Chinatown, especially the character and impacts of new buildings allowed under development policies adopted in 2011. The main themes of what we heard were:

- New developments are out of scale and lack character.
- Trading character for public benefits is "not worth it".
- The pace of development puts pressure on existing businesses and Chinese seniors.
- Chinatown's intangible heritage (people, businesses and culture) should be the cornerstone of Chinatown's revitalization and future.

### UPDATED RECOMMENDATIONS

Staff are preparing recommendations to Council for their decision. These recommendations could help temper land speculation and adjust pace of development. These recommended changes envision development to proceed gradually, with a mix of newer and older buildings that respect Chinatown's character:

- Tall and wide buildings will no longer be considered.**
  - Cancel the Rezoning Policy for Chinatown South. Over-height buildings will no longer be considered.
  - Instead, allow buildings to proceed under the base zoning height of up to 75 ft on Pender Street and up to 90 ft in Chinatown South.
- New buildings should be smaller, built on narrow lots with smaller storefronts.**
  - Improve the base zoning by introducing more tools for greater character fit.
  - Remove parking and reduce loading required to help smaller developments.
- Involve the community more in the review of new developments**
  - Review the role of the Chinatown Historic Area Planning Committee.

## WORKING TOGETHER FOR A VIBRANT CHINATOWN

Chinatown holds an important place in the hearts of many people in the Chinese-Canadian community and beyond. The City recognizes Chinatown as an invaluable part of Vancouver's culture and heritage.

You have told us that buildings are only part of Chinatown's character. During the consultation process, you suggested many ideas on how to make sure Chinatown's intangible character can continue to thrive. We want to listen to your priorities and ideas on further steps we can take together to keep Chinatown special and prosperous.

**We will continue to work on these actions and would like your involvement and support:**

- Study San Francisco's Legacy Business Program and look at how to support similar businesses in Vancouver's Chinatown.
- Provide grants to non-profit groups working on important projects in the neighbourhood.
- Work with Chinese Societies to complete business planning and fundraising towards the rehabilitation of twelve priority heritage buildings.

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## LET'S DISCUSS MORE

Contact the area planner, share your ideas and views.

Helen Ma, Planner, Downtown Eastside Group  
604.873.7919 (English and Cantonese)  
[helen.ma@vancouver.ca](mailto:helen.ma@vancouver.ca)

For more information:

[vancouver.ca/dtesplan](http://vancouver.ca/dtesplan)

[vancouver.ca/chinatown](http://vancouver.ca/chinatown)

## Proposed changes to Chinatown development policies - technical summary table

The following table outlines the draft proposal that has been developed based on community feedback. These proposed changes will be presented to City Council for approval in the near future.

Rezoning Policy for Chinatown South (HA-1A)		
	Existing	Proposed
Maximum height	120 feet to 150 feet	Rescinded, height above 90 feet no longer considered
Width of development sites (Site Frontage)	Suggested development site width of 75 feet to 125 feet	Rescinded, width over 75 feet no longer considered
Achieve public benefits through community amenity contributions	On-site or cash contributions towards heritage, cultural, social housing or affordable housing projects.	Rescinded, this tool to achieve public benefits is no longer recommended. Other tools will need to be used to fund public benefits.
Zoning District HA-1 - Historic Pender Street		
	Existing	Proposed
Maximum height	50 feet (outright) 75 feet (conditional)	No change
Maximum number of floors	No maximum	5 storeys (at 50 feet tall) 7 storeys (at 75 feet tall)
Maximum density (FSR)	No maximum	3.50 FSR (at 50 feet tall) 4.80 FSR (at 75 feet tall)
Land use	Choice of use, no minimum or maximum requirement	Residential: Maximum 2.70 FSR (at 50 feet tall) Maximum 2.95 FSR (at 75 feet tall)  Non-residential use: No minimum FSR (at 50 feet tall) Minimum 1.50 FSR (at 75 feet tall)
Ground-floor use	Choice of use	No residential use (except for entrances)
Maximum width of development sites (Site Frontage)	No maximum	50 feet maximum or existing
Maximum width of storefronts	25 feet to 49 feet	25 feet maximum
Mezzanine floor and laneway retail	No requirement	Including a retail mezzanine and laneway retail will help a development achieve maximum FSR (since residential use is limited)
Family Housing Units	25% of all housing units to be two-bedrooms or larger (suggested in guidelines only)	25% of all housing units to be two-bedrooms or larger
Rear setback	1.0m for any use, 7.0m for residential use	3.0m for any use, 7.0m for residential use

Zoning District HA-1A - Chinatown South		
	Existing	Proposed
Maximum height	90 feet (outright)	No change
Maximum number of floors	No maximum	8 storeys
Maximum density (FSR)	No maximum	5.35 FSR
Land use	Choice of use, no minimum or maximum requirement	Residential: Maximum 3.50 FSR  Non-residential: Minimum 1.50 FSR
Ground floor use	Choice of use	No residential use (except for entrances)
Maximum width of development sites (Site Frontage)	No maximum	75 feet maximum or existing
Maximum width of storefronts	50 feet (suggested in guidelines only)	50 feet maximum
Mezzanine floor and laneway retail	No requirement	Including a retail mezzanine and a laneway retail will help a development achieve maximum FSR (since residential use is limited)
Family Housing Units	25% of all housing units to be two-bedrooms or larger, (suggested in guidelines only)	25% of all housing units to be two-bedrooms or larger
Rear setback	1.0m for any use, 7.0m for residential use	3.0m for any use, 7.0m for residential use