

“CHINATOWN IS SPECIAL TO ME”

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 small storefronts, spaces for businesses and culture and housing for families.

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.

LET'S DISCUSS MORE

Contact the area planner, share your ideas and views.

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“華埠對我來說是獨一無二的”

市府願意見到，城市發展使華埠更有特色，獨一無二，其中包括建築細小而店面不大、商號及文化場地、以及住宅樓房。

你的聲音和意見

市府收集了社區對華埠發展的意見，大家提出各樣的擔憂及想法，特別是關於2011年市議會通過政策下，所容許新建築物的外觀。市府綜合所聆聽到的意見，列出重點如下：

- 新開發建築的規模過大，外觀不符合華埠特色（特別是在寬地皮上興建樓高90呎以上的建築）。
- 「不值得」為公共利益而犧牲社區風貌。
- 開發步伐過快，現有商家及華裔耆老因而備受壓力。
- 華埠非物質文化遺產（居民、商戶及文化），必須成為振興華埠及華埠未來的基石。

政策修改最新建議

市府職員正在編寫報告，把建議呈交市議會審議決定。這些提議，可以緩和土地投機，調整開發速度，紓解社區因上述開發紕漏而引起的諸多憂慮。這些修改預見華埠開發將混合新舊建築，平穩漸進：

□ 高大建築物將不再予以考慮

- 取消「華埠南區」(Chinatown South)「更改土地用途政策」。超出「土地用途分區」(base zoning) 高度建築物 將不再予以考慮。
- 新建築在片打街最高75英尺，華埠南區最高90英尺。

□ 新建築更細小，佔地不寬大，店面較窄小。

- 改善土地用途分區，引入更多配合華埠特色風貌的設計指引。
- 撤銷車位及減少貨物裝卸車位等規限，鼓勵開發更細小的項目。

□ 讓社區對新開發項目有更多的參與

- 研究「華埠歷史區規劃委員會」(Chinatown Historic Area Planning Committee) 的參與。

為華埠的繁榮繼續共同努力

在加拿大的華裔社區內外，很多人的心目中，溫哥華華埠佔有重要的地位。市政府肯定華埠是溫哥華市文化遺產中的一部分，價值無法衡量。

正如大家提出，建築物只是華埠風貌的一部分。在諮詢過程中，大家提出不少關於如何確保華埠非物質文化面貌，能夠繼續茁壯的想法。對於保存華埠特質並繼續昌盛，市府希望聆聽大家的意見，認為那些是優先重點，以及那些行動大家可以日後共同努力。

市府將為下列各項繼續努力，並希望大家參與並支持：

- 研究「舊金山承傳商業計劃」(San Francisco's Legacy Business Program)，並探究如何在溫哥華華埠支持類似的商業
- 補助在華埠主理重要項目的非牟利團體
- 與華人社團合作，為修復十二個優先傳統建築，完成商業規劃及籌募經費

分享你的想法

如果大家想分享想法及觀點，請聯絡下列地區規劃師：

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想要更多的資料可以到：
vancouver.ca/dtesplan
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