

	Existing Land Use, based on Chinatown ARP			Proposed Land Use & ARP amendment		
	Standard	Bonus	Notes	Standard	Bonus	Notes
Building Height	46 metres (150' or approx. 15 storeys)	-	Additional height allowed if shadowing does not adversely affect public spaces or private amenity areas and; significant additional sunlight is achieved elsewhere on site or adjacent public areas	no limit	-	height is limited by sunlight protection rules for Sien Lok park and riverbank
Floor Area Ratio (FAR)	Residential: 6.5 FAR	+1.0 FAR	Bonus requires contribution into Chinatown Investment Fund (CIF) or provision of non-profit, government-assisted housing	3.0 FAR	+9.0 FAR	Additional 9.0 FAR requires only the construction of residential uses
	Commercial: 3.0 FAR	+1.0 FAR	Bonus requires contribution into Chinatown Investment Fund (CIF)	3.0 FAR	+5.0 FAR	Bonus requires provision of: public art; publicly-accessible open space; or contribution to Chinatown Investment Fund (CIF)
	Mixed Use: 6.5 FAR	+1.0 FAR	maximum commercial office component of 3.0 FAR; Bonus FAR requires contribution to CIF or provision of non-profit, government-assisted housing	3.0 FAR	+5.0/+9.0 FAR	Bonus is achieved through a combination of the above to a maximum of 12.0 FAR.

FAR: Floor Area Ratio – A measure of development density which is the ratio of a lot’s area to its gross floor area. An FAR of 5.0 means the allowable gross floor area is 5 times the lot area.

Bonus: Additional density that can be acquired by providing items for public benefit

USE ALLOWED IN CURRENT LAND USE (1980 Land Use Bylaw)	MODERN EQUIVALENT UNDER PROPOSED LAND USE		NEW USES (i.e. no equivalent in old bylaw, or new to the site)
Accessory buildings; Amusement arcades Apartment buildings (C.U.)	NO EQUIVALENT NOT ALLOWED IN PROPOSED LAND USE Multi-Residential Development		Accessory Food Service Accessory Liquor Service Artist's Studio
Athletic and recreational facilities	Fitness Centre; Community Recreation Facility; Indoor Recreation Facility		Beverage Container Quick Drop Facility
Billiard parlours	Billiard Parlour		Brewery, Winery, Distillery
Child care facilities	Child Care Service		Catering Service – Minor
Drinking establishments	Drinking Establishment - Small, Medium		Computer Games Facility
Dwelling units	Dwelling Unit		Counselling Service
Entertainment establishments	Dinner Theatre; Night Club; Cinema		Food Kiosk
Essential public services	Protective and Emergency Service		General Industrial – Light
Financial institutions;	Financial Institution		Health Services Laboratory – With Clients
Grocery stores (C.U.)	Convenience Food Store		Home Based Child Care – Class 1
Home occupations	Home Occupation – Classes 1 & 2		Hotel
Medical clinics	Medical Clinic		Information and Service Provider
Offices	Office		Instructional Facility;
Parks and Playgrounds	Park		Liquor Store
Parking areas and structures	Parking Lot – Grade (Temporary); or – Structure		Live Work Unit
Personal service businesses;	Retail and Consumer Service		Market – Minor
Private clubs and organizations;	Service Organization; Social Organization		Medical Marijuana Counselling
Private schools	School – Private		Outdoor Café
Public and quasi-public buildings	Library; Place of Worship – Small & Medium		Pawn Shop
Restaurants (C.U.);	Various categories of restaurant		Payday Loan
Retail Stores	Retail and Consumer Service		Performing Arts Centre
Retail Food Stores	Supermarket		Pet Care Service
Senior Citizens' Housing	Assisted Living		Post-secondary Learning Institution
Signs	Sign – Classes A - G		Print Centre
Special Care Facilities	Addiction Treatment; Custodial or Residential Care		Radio and Television Studio
Stacked Townhouses	Multi-Residential Development		Seasonal Sales Area
Tong Houses	Tong Houses		Special Function – Class 2
Townhouses	Multi-Residential Development		Specialty Food Store
Utilities	Utilities; Utility Building		Take Out Food Service
			Veterinary Clinic

In looking at the application it is important to remember that what is being sought is a change to the Land Use Designation, or Zoning, of the property. This means that we are assessing a change to the *set of development rules* which apply to the site, and not the details of a specific development. Those details, such as the look of the building or the number of parking stalls, are assessed at the Development Permit stage.

When we look at the subject site, the main changes being proposed are to the building height, and to the density, expressed in Floor Area Ratio (FAR).

These changes are summarized in this chart above. More detailed explanations are below.

Building Height:

The existing zoning rules currently allow a building that is 46 metres in height, which translates roughly to 150 feet, or about 15 storeys. The existing rules also allow a building to go higher than that if its shadow does not negatively affect public spaces such as parks, or private amenity areas such as balconies. Additional sunlight would also have to be gained elsewhere.

The proposed rules would remove the 46 metre limit entirely. The maximum height would be determined by the impact of the building's shadow on Sien Lok Park and the riverbank, which would not be allowed to have any more shadow than is currently present.

Density:

Density is measured through Floor Area Ratio, or FAR. It is the ratio of a lot's area to the total area of a building's floors. An FAR of 5.0 means the allowable total floor area is 5 times the lot area.

Density can also be "bonussed". This means that in addition to the base density that is allowed, additional density can be acquired by providing "bonus" items, typically things that provide some public benefit. For example, the current Area Redevelopment Plan created a Chinatown Investment Fund (CIF). The investment fund was created to allow the City to fund improvements to public infrastructure in Chinatown. To get additional density on certain projects, developers can pay in to the Chinatown Investment Fund.

Under the current rules, a pure residential development (that is, with no commercial development at all), can build up to 6.5 FAR. There is also the option for a 1.0 FAR bonus if the developer contributes to the Chinatown Investment Fund, or if they provide government-assisted non-profit housing.

Under the proposed rules, a pure residential development can build up to 3.0 FAR. However, the available bonus is 9.00 FAR. To achieve this bonus, the developer must provide residential uses.

For a pure commercial development, the current rules allow up to 3.0 FAR to be built. A bonus of 1.0 FAR is available with a contribution to the Chinatown Investment Fund.

Under the proposed rules for pure commercial developments, the same 3.0 FAR limit applies, but the bonus is 5.0 FAR. This can be achieved through contributions to the Chinatown Investment Fund, by providing publicly-accessible open space, or by providing public art.

For a mixed use development, the existing rules allow a maximum of 3.0 FAR of commercial development to be built, along with residential FAR of 3.5, for a total of 6.5 FAR. Bonus density of either 1.0 FAR residential or 1.0 FAR commercial is available by contributing to the Chinatown Investment Fund, or by providing government-assisted non-profit housing.

Under the proposed rules for mixed use development, a 3.0 FAR limit is allowed. Bonus commercial density of up to 5.0 FAR is allowed through contributions to the Chinatown Investment Fund, by providing publicly-accessible open space, or by providing public art. Also, bonus residential FAR of up to 9.0 FAR is allowed by providing residential uses. In all cases, the maximum FAR is 12.0.