



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 4, 2013
Contact: Kent Munro/Kevin McNaney
Contact No.: 604.873.7135/604.871.6851
RTS No.: 09735
VanRIMS No.: 08-2000-20
Meeting Date: January 15, 2013

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 611 Main Street

RECOMMENDATION

- A. THAT the application, by W.T. Leung Architects on behalf of 5264 Investments Ltd. (Westbank Developments), to rezone 611 Main Street (*Lots 1 to 5 Block 18 District Lot 196 Plan 184; PIDs: 007-374-321, 007-374-348, 007-374-381, 007-374-437 and 007-374-470 respectively*) from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District, to increase the maximum building height from 90 feet to 150 feet to permit a 17-storey mixed residential-commercial development at a floor space ratio of 8.26, be referred to a Public Hearing, together with:
- (i) plans received November 19, 2012;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule C to the Sign By-law [assigned Schedule "C" (HA-1A)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally as set out in Appendix C for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary amendments to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in part (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

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

REPORT SUMMARY

This report presents the staff assessment of an application to rezone the property at 611 Main Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a 17-storey mixed residential-commercial development including 134 privately owned dwelling units, 22 units of social housing (targeted to seniors rental), and office and retail floor space. The proposed zoning would increase the maximum permitted height from 90 feet (27.4 m) to 150 feet (45.7 m). A floor space ratio (FSR) of 8.26 is proposed. Staff have assessed the application and find that it meets the rezoning policy approved by Council as part of the Historic Area Height Review. This policy seeks to create development opportunities to revitalize Chinatown, and support innovative affordable housing, heritage, and cultural initiatives. The application is supported by staff, subject to the rezoning conditions outlined in Appendix B.

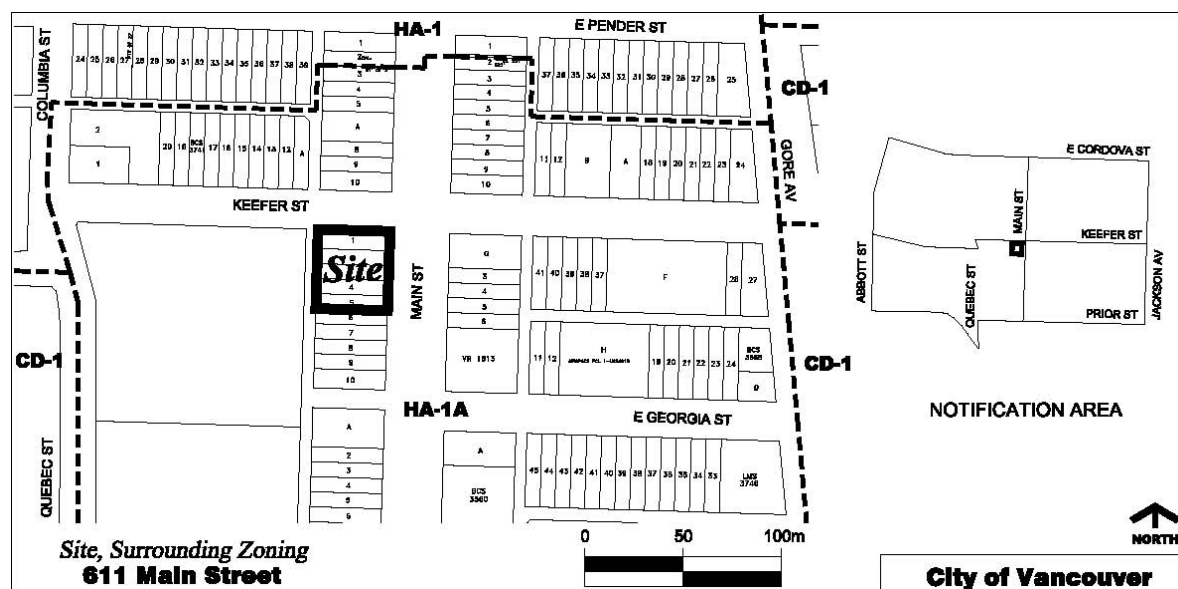
COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Chinatown Neighbourhood Plan and Economic Revitalization Strategy (2012)
- Chinatown HA-1A Design Guidelines (2011)
- Rezoning Policy for Chinatown South (HA-1A) (2011)
- Housing and Homelessness Strategy (2011)
- Green Building Policy for Rezonings (2009)
- Financing Growth Policy (Community Amenity Contributions) (1999)
- View Protection Guidelines (1990)

REPORT

Background/Context

1. Site and Context



The subject site is located at the southwest corner of Main Street and Keefer Street, in the heart of Chinatown. The site is currently developed with a three-storey commercial building. With the exception of one retail tenant at grade, the building is vacant. A five-storey commercial building is located to the east (HSBC Building) and two-storey commercial development is located to the north and south of the site. The Chinatown Parkade is located to the west of the site.

2. Policy Context

In April 2011, Council approved the final implementation of the Historic Area Height Review relating to the Chinatown Historic Area (HA-1 and HA-1A districts) which included a residential intensification strategy for Chinatown that supports small-lot and mid-rise development. Under this review, Council approved policies to consider rezonings of up to 120 feet in the HA-1A zoning area, with key sites along Main Street identified for rezoning up to 150 feet.

It was recognized that development of higher buildings in this area should balance the opportunity, for additional growth and resulting public benefits, with preserving the important heritage and cultural character of Chinatown. Future growth in Chinatown South resulting from higher buildings is expected to contribute to the overall economic revitalization and residential intensification of Chinatown (HA-1 and HA-1A). As well, the height review included a public benefit strategy that calls for any Community Amenity Contributions, as a result of rezonings in the area, be earmarked to support innovative heritage, cultural, and affordable and social housing projects in the Chinatown area.

On July 25, 2012 Council approved the Chinatown Neighbourhood Plan and Economic Revitalization Strategy. The plan was the result of over a decade of community work to encourage investment in the community and improve conditions for those who live, work and visit the area. The Economic Revitalization Strategy is the fifth and final component of the plan. The Economic Revitalization Strategy builds on all that has been learned over the last decade of work in Chinatown and presents a strategy of short- and medium-term actions to improve the local economy. The three focus areas of the strategy are recruitment and retention of local businesses, retention of cultural and heritage assets and opportunities to improve public spaces and activate laneways.

On January 20, 2011 Council directed the City Manager to strike a community committee to “enhance and accelerate a Downtown Eastside (DTES) Local Area plan and to develop a clear strategy to implement the existing Council approved DTES Housing Plan.” The Local Area Plan (LAP) focuses on eight diverse DTES neighbourhoods including Gastown, Victory Square, Oppenheimer, Hastings Corridor, Chinatown, Thornton Park, Strathcona and the Industrial area. The LAP is a broad community-based process, outreaching as much as possible to ensure that the wider community is consulted throughout the process. As part of the LAP program, Council adopted an Interim Rezoning Policy, which allows redevelopments in Chinatown South to proceed to rezoning prior to completion of the LAP.

In the proposed development, the retail uses at grade on Main and Keefer streets, the second-storey office uses, the wrapping of the storefronts around the building to help animate the Chinatown Parkade plaza, and the enhanced setbacks along Main and Keefer streets are all aligned with the goals, of the Chinatown Neighbourhood Plan and Economic Revitalization

Strategy, to enhance the public realm and to maintain Chinatown as a vibrant hub with commercial, retail, and cultural uses both day and night.

3. Land Use and Density

The application proposes a mix of commercial and residential uses in a 17-storey building. Retail uses are located at grade, with the intention of providing small-scale retail along Main Street and Keefer Street. The retail space on Keefer Street adjacent to the rear lane animates the rear of the property across from the plaza on the Chinatown Parkade site. Office uses are proposed on the eastern or front portion of the second floor. The remainder of the building is residential uses.

A total of 156 residential units (including 22 units of seniors rental housing) are proposed. The draft by-law proposes 12,165 m² of floor area which is equivalent to a Floor Space Ratio (FSR) of 8.26.

4. Form of Development

The main components of the proposed development are a seven-storey streetwall building along Main Street generally relating in height to the higher buildings in the historic area with a taller 17-storey tower rising from behind the streetwall building. The entry to the residential component is through an ornamental gate and landscaped forecourt off Keefer Street. The lower streetwall component is intended to be in keeping with the older existing historical buildings, while the taller tower component is symbolic of the new emerging architectural form in Chinatown. The seven-storey façade is clad in brick with contemporary masonry detailing, fully recessed balconies and punched window openings characteristic of architectural expressions found in Chinatown buildings.

The tower component by contrast is clad in a modernist window-wall glazing with board-formed concrete feature walls arranged in a vertical pattern with varying heights. The top two levels of the tower are stepped back signaling the termination of the tower form. The maximum building height, as proposed in the rezoning application and as measured from the base surface, is 46.94 m (154 feet) at the extreme southwest corner of the tower. The proposed building height is consistent with the general height limitation of 45.72 m (150 feet) contained in the Rezoning Policy for Chinatown South.

The lower portion of the tower along Keefer Street, accommodating the residential lobby and retail on the ground floor, steps down towards the Chinatown Parkade and is clad with a coloured, glazed, panel-wall system. The double-height ground-floor retail is simple in expression yet provides a flexible framework for individualization of future storefronts. A glazed canopy has been proposed to provide continuous weather protection for pedestrians. Staff have added design conditions requiring this canopy to be replaced by a mechanically retractable, cloth awning system, as a more sensitive response to the Vancouver Chinatown context where outdoor displays of merchandise are a prevalent streetlife-enriching feature.

Staff support the proposed form of development with recommended design development conditions (Appendix B) to ensure the retention of building elements that are critical to addressing the Chinatown context. In particular, design conditions 1, 4, 8 and 9 all speak to the provision or retention of building elements which staff assess as important features that complement the Chinatown urban fabric, such as masonry expression, wall treatments and

pedestrian weather protection in the form of awnings, cornices, signage, as well as other decorative embellishments that are characteristic of Chinatown.

Of particular interest is design condition 2, which seeks to limit storefront widths in order to ensure the rich, small-scale pedestrian experience of historic 25-foot lot development patterns, and to further extend that experience into the rear service lanes, which have historically also served as storefront opportunities.

5. Parking, Loading and Transportation

Access to the underground vehicular and bicycle parking is proposed from the rear lane. Two loading spaces would be located at grade, at the rear of the building. Staff recommend that the proposal meet the standards set out in the Parking By-law for parking, loading and bicycle spaces, except that bicycle spaces may be substituted with spaces for mobility aids, such as scooters for the seniors in the social housing units. Engineering Services staff have reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions regarding parking, loading, and bicycles included in Appendix B.

6. Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the rezoning policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

Under the Rezoning Policy for Chinatown South, all new buildings must be readily connectable to a district energy system. Additionally, agreements are required to ensure connection to a low-carbon district energy system, if and when available. Conditions of rezoning have been incorporated that provide for district-energy-system compatibility and future connection.

7. Public Input

Notification and Open House – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. Notification signs were also posted on the site.

An open house was held for the application on December 7, 2011, with staff and the applicant team present. Approximately 70 people attended the event. Most of the commentary related to design matters and to the question of whether the original design captured the “look and feel” of Chinatown, as well as to the amount of seniors social housing included in the proposal. As a result of the community commentary and in response to comments from Council’s advisory groups, the applicant made the following changes to the application through the course of the application review process:

- Converting a floor of residential uses to office uses;
- Strengthening the podium of the building to provide a stronger horizontal belt line, as well as vertical definition as per the rezoning policy design guidelines;

- Altering materials to help accentuate the incremental development pattern of Chinatown; and
- Changing the materials and massing of the upper floors to provide for more glazing and patterned concrete (instead of painted concrete).

These changes were reviewed by the Chinatown Historic Area Planning Committee (CHAPC) and were endorsed with unanimous support, acknowledging that the application had advanced and better captured the “look and feel” of Chinatown. Both the applicant team and the committee recognized there was still more exploration of the design needed to enhance the Chinatown character. Staff will continue to work with the applicant to achieve this objective. As part of the development permit process, the design will be further reviewed by CHAPC, as well as other advisory groups of Council.

8. Review by Advisory Groups

Chinatown Historic Area Planning Committee (CHAPC) – The rezoning proposal was first reviewed by CHAPC in November 2011. While the application was supported, CHAPC recognized that the proposal was a prototype for the new HA-1A guidelines and the Rezoning Policy for Chinatown South. CHAPC wanted to ensure that façades of the proposed building reflected the Chinatown character, particularly in the lower façade, at both Main and Keefer streets.

Revised drawings were reviewed by CHAPC in July 2012 and were unanimously supported.

Vancouver Heritage Commission (VHC) – The rezoning proposal was first reviewed by the VHC in December 2011. The Commission reserved support on the application, asking that it be brought back prior to presentation to Council to ensure the façades of the development reflect the Chinatown Character, particularly in the lower façades at both Main and Keefer streets, including the retail level.

Revised drawings were reviewed by the VHC in July 2012. Commission members supported the revised application and provided comments and changes to be incorporated at the development permit stage.

Urban Design Panel – This rezoning proposal was reviewed by the Urban Design Panel on November 30, 2011, and was supported.

Downtown Eastside Local Area Plan Committee – The rezoning proposal was brought to the Development Subcommittee of the DTES Local Area Plan Committee on November 23, 2012 for feedback. Initial feedback received was that the proposed project undermines the DTES planning approach of revitalization without displacement of the low income community. Some of the specific concerns raised at this meeting related to the proposed Community Amenity Contribution (CAC). Committee members felt that 11 social housing units at welfare rates (of the 22 proposed seniors housing units in this development) was inadequate.

Additionally, the subcommittee members expressed a desire to see this application and future applications include Community Benefit Agreements to ensure opportunities for local hiring, training and procurement can be generated by new development. Staff will work with the developer to encourage utilizing the hiring programs available in the DTES.

Finally, the subcommittee raised concern that redeveloped ground-floor retail spaces will be unaffordable for existing, culturally significant and low-income serving businesses. This would result in further displacement of these businesses and is out of step with emerging community recommendations for local economic development. Staff have included design development conditions relating to the design of the retail spaces to allow for multiple smaller tenancies.

Regarding concerns of revitalization without displacement, the Local Area Plan for the DTES is being undertaken to address issues related to the impact of new development on the low-income community, as well as to explore ways to encourage local economic development and community benefit agreements. At the time that Council approved the Planning Framework for the DTES LAP, Council also adopted the *Interim Rezoning Policy during the Preparation of the DTES LAPP*. The policy allows Council to consider rezoning applications within the Chinatown South area in advance of the LAP being completed in accordance with the recently-approved policy already in place for Chinatown.

Minutes from the three advisory group reviews are contained in Appendix D. Full comments from the DTES LAP Committee will be provided prior to Public Hearing.

9. Public Benefits

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$134.55/m² (\$12.50/sq. ft.). A DCL of approximately \$1,534,587 is anticipated for the market component of the project (122,767 sq. ft.). DCLs do not apply to the social housing component of the development (8,143 sq. ft), representing a DCL exemption of \$101,787. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Public Art Program – The Public Art Program requires that rezonings involving a floor area of 9 290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 12 907m² (130,910 sq. ft.) of new development proposed in this rezoning, a public art budget of approximately \$236,947 would be anticipated.

Offered Public Benefits:

Community Amenity Contribution (CAC) – In the context of the City's Financing Growth Policy, the City anticipates receiving voluntary community amenity contributions from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval, community needs, area deficiencies and the impact of the proposed development on City services. There is a limited capacity to achieve all City aspirations with every project, especially when there are other significant identified priorities.

Real Estate Services staff have reviewed the applicant's development pro-forma and the applicant has offered a cash CAC of \$1,331,793. Staff recommend that this offer be accepted and that the CAC be used to leverage a funding partnership with a non-profit operator to maximize the number of units of social housing, as discussed below.

Seniors Social Housing – Staff's recommendation is that the CAC in the amount of \$1,331,793 received by the City be used to achieve social housing (targeted to seniors rental) in the project. The value of this CAC would only achieve a minimal number of units. By leveraging the CAC contribution with an approximate additional \$2.4 million in equity from a non-profit operator, a total of 22 affordable housing units (targeted to seniors rental) can be achieved. The purchase will include the housing units, scooter storage, and two parking stalls.

CAC	\$ 1,331,793
S.U.C.C.E.S.S. Contribution	\$ 2,400,000
<u>Other funding</u>	<u>\$ 220,000</u>
Total cost of 22 units	\$ 3,951,793

The applicant has proposed a partnership whereby S.U.C.C.E.S.S. Housing Society ("S.U.C.C.E.S.S.") would provide the additional \$2.4 million, and own and operate the 22 housing units as seniors social housing. S.U.C.C.E.S.S. is one of the largest social service agencies in British Columbia and aims to develop, build, acquire, own, lease, maintain and manage, on a non-profit basis, affordable housing for low- or moderate-income individuals and families, and for persons with disabilities. The inclusion of social housing units in this project achieves one of the goals of the rezoning policy in Chinatown. The City of Vancouver and S.U.C.C.E.S.S. have a Memorandum of Understanding to work together to increase the availability of both supportive and other affordable housing across the city.

It is expected that the units will be tenanted by seniors currently housed in other accommodations in the Chinatown community. Many of the support services provided by the Simon K.Y. Lee Seniors Care Home (a S.U.C.C.E.S.S.-managed project), would be offered to the residents of the rental housing proposed in this application.

To secure the transfer of these 22 units for use as social housing, as a condition of enactment of the rezoning, the applicant will be required to enter into an Option to Purchase in favour of the City to allow the City (or its assignee) to purchase an air space parcel containing these 22 units. In the event that S.U.C.C.E.S.S. is unable to contribute the \$2.4 million of equity, the Option to Purchase would include a right on the part of the City to assign its right to purchase to another eligible assignee selected by the City, provided that the assignee is able to contribute the additional equity required to create the 22 units. S.U.C.C.E.S.S. must be able to make its equity contribution at the time the City exercises the Option to Purchase in order to be eligible to be the City's assignee.

The air space parcel (to be created at the applicant's cost) would be subject to any legal agreements required by the Approving Officer as a condition of approval of the air space subdivision.

A Housing Agreement will be registered on title to the site prior to enactment of the CD-1 Bylaw to secure these social housing units, with rent levels as follows:

- 11 units with the tenant contribution to rent at the shelter component of income assistance (currently at \$375 a month)
- six units housing income levels for Vancouver as published by British Columbia Housing Management Commission (approximately \$850 a month)
- five units at full market (estimated to be \$900-\$950 a month).

The operator of these social housing units has the ability to apply for the Provincial SAFER program for the 11 units with tenant contributions of no more than \$375 a month.

To facilitate the purchase of the air space parcel by S.U.C.C.E.S.S. (or another assignee of the City, as the case may be), the City will make a refundable grant to S.U.C.C.E.S.S. (or the other assignee of the City) equivalent to the amount of the CAC for this rezoning (\$1,331,793), with repayment of the refundable grant to be secured by a financial charge on title to the air space parcel. This would allow S.U.C.C.E.S.S. (or the other assignee) time to repay the refundable grant to the City, and the City may use such repayment for other projects.

During the review of the application and initial community consultation, the initial number of social housing units proposed was 26. It was always anticipated this number would be achieved only through a financial contribution from S.U.C.C.E.S.S. Since the initial community consultation, S.U.C.C.E.S.S. has re-evaluated its funding models, and has decreased the amount of funds being provided, with the goal of utilizing its funds to create additional units in other parts of the City.

The proposed 22 units of housing align with the goals of the Rezoning Policy for Chinatown South to achieve public benefits which includes affordable and social housing projects in the Chinatown area

See Appendix F for a summary of the public benefits for this application.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the value of the Community Amenity Contribution (CAC) is \$1,331,793, which will be used to leverage an additional \$2.4 million from S.U.C.C.E.S.S. to achieve 22 affordable seniors housing units. The City's contribution will be in the form of a refundable grant, secured by a financial charge on title to the units, and repayable by S.U.C.C.E.S.S. to the City over time. The detailed financial terms and conditions will be determined by the Director of Finance.

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$236,947 (note: the applicant has the option to make a cash contribution to the City for off-site public art).

The site is subject to the City-wide Development Cost Levy (DCL) and it is anticipated that the applicant will pay \$1,534,587 in DCLs. This reflects the DCL exemption of \$101,787 for the social housing units (targeted to seniors rental) secured under a housing agreement.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development represents an appropriate urban design response to the site and its context, and is therefore supportable. Planning staff conclude that the application is consistent with the Rezoning Policy for Chinatown South with regard to land use, density, height and form.

The General Manager of Planning and Development Services recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with the recommendation of the General Manager of Planning and Development Services that, subject to the Public Hearing, it be approved, subject to the conditions of approval listed in Appendix B, and approval in principle of the form of development as shown in plans included in Appendix E.

* * * * *

611 Main Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1.0 Uses

- (a) Cultural and Recreational Uses, limited to Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, and Theatre;
- (b) Dwelling Uses;
- (c) Institutional Uses, limited to Church, Public Authority Use, and School - University or College;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Clothing Manufacturing, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Non-metallic Mineral Products Manufacturing-Class A, Non-metallic Mineral Products Manufacturing-Class B, Plastic Products Manufacturing, Printing or Publishing, Shoes or Boots Manufacturing, and Textiles or Knit Goods Manufacturing;
- (e) Office Uses;
- (f) Retail Uses, limited to Farmers' Market , Furniture or Appliance Store, Grocery or Drug Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
- (g) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop-Class A, Repair Shop-Class B, Restaurant, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade;
- (h) Wholesales Uses, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (i) Accessory Uses customarily ancillary to any permitted use , except that, unless the accessory use is permitted as an outright approval use in this section 2.2:
 - (i) the total floor area of all accessory uses must not exceed 25% of the gross floor area of the principle use, and
 - (ii) all accessory uses must be wholly contained within the principle building.

2.0 Conditions of Use

- 2.1 Permitted uses must be wholly contained within a totally enclosed building, except for:
- (a) display of flowers, plants, fruits, and vegetables;
 - (b) restaurant;
 - (c) neighbourhood public house;
 - (d) farmers' market; and
 - (e) Public Bike Share.
- 2.2 Notwithstanding section 1.0, if the Director of Planning first considers all applicable Council policies and guidelines, the Director of Planning may permit the outdoor display of retail goods, subject to such conditions as the Director of Planning deems necessary, having regard to:
- (a) the type of merchandise;
 - (b) the size of the display;
 - (c) the location of the display;
 - (d) the hours of operation of the display; and
 - (e) the impact of the display on adjoining sites.
- 2.3 Permitted uses must not include bulk storage of vegetable oil or fat, fish, fish oil or meal, scrap, junk, chemicals, paints, varnishes, rags, cotton waste, petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.
- 2.4 Dwelling units are in an "intermediate zone", as defined in the Noise Control By-law and as such, are subject to the noise levels permitted in industrial and downtown districts.
- 2.5 The floor area of each dwelling unit, measured from the inside of all outer walls, must be at least 37 m², except that the Director of Planning may permit a floor area of no less than 29.7 m² in the first seven storeys of the building.
- 2.6 Neighbourhood Public House use is subject to compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, and noise control.

3.0 Height

- 3.1 The building height, measured above base surface, must not exceed 45.7 m, except that the building must not protrude into Council approved view corridors, as set out in the City of Vancouver View Protection Guidelines.
- 3.2 Notwithstanding section 3.1 of this By-law, the Director of Planning may permit an increase in building height of no more than 5%, if the Director of Planning first considers all applicable Council policies and guidelines.

4.0 Floor area

- 4.1 The floor area for all uses must not exceed 12 165 m², except that the maximum floor area for dwelling uses must not exceed 10 925 m².
- 4.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.3 Computation of floor area must exclude:
- (a) open residential balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of residential floor area;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space at, above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.4 Computation of floor area may exclude:
- (a) enclosed residential balconies, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%;
 - (b) amenity areas, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m²; and
 - (c) unenclosed green or landscaped outdoor areas recessed into or projecting from the exterior envelope of the building, which, in the opinion of the Director of Planning or Development Permit Board, are similar to an open balcony or sundeck and contribute to the amenity or energy performance of the building, except that the total exclusion must not exceed 2% of total floor area.

4.5 The use of floor area excluded under section 4.3 or 4.4 must not include any purpose other than that which justified the exclusion.

5.0 Horizontal Angle of Daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

6.0 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

**611 Main Street
PROPOSED CONDITIONS OF APPROVAL**

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by W.T. Leung Architects, on behalf of Westbank Developments, and stamped "Received City Planning Department, November 19, 2012", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

1. Design development to emphasize the mass wall character of the brick base, including: the deep-set storefronts; all other window frames recessed; 2-storey ground-floor proportions with spandrels at Level 2 along Main Street; the stepped brick parapet/balcony slabs along Main Street; and the deeply recessed 4-storey glass bay at grid 7.

Note to Applicant: The proposal shows a strong expression of brick masonry for the Main Street streetwall. Provide large-scale detail drawings that show a substantial amount of the brick cladding returns into the building to visually reinforce the massivity of these building elements.

2. Design development to ensure the divisibility of the commercial-retail floor space into a minimum of three separate tenancies accessed directly from Main Street and one separate tenancy accessed directly from Keefer Street.
3. Design development to minimize the form of the elevator override and any private rooftop accesses in order to respect the Council-adopted view-cone limit over this site.
4. Design development to visually break down the upper massing, by maintaining the solid/glass patterns shown and approximate number/locations of deep balconies shown, thus ensuring the mass is broken by strong vertical recesses and rich shadow play.
5. Design development to adequately articulate the upper portion made up of concrete, by including the reveals and textured portions as shown, especially at

the following highly visible locations: the vertical solid east of grid G; the walls flanking the balcony at grid E and at grid 6; the vertical solid north of grid 6.5.

Note to Applicant: Provide large-scale detail drawings of the proposed reveals and textures, with clear dimensions to show how light and shadows will be manifested.

6. Design development to visually distinguish the lower streetwall components from the tower component, with the provision of a visually enriching cornice treatment to the tops of all streetwall components along Keefer and Main streets.

Note to Applicant: The tendency to finish the highest building elements with a decorative flourish in cornice treatment is an important characteristic of historical buildings in Chinatown. Such treatment may be executed with traditional materials (such as dentils, fascia boards, etc.) or, conversely, be elicited through a more contemporary attitude. At any rate, a richer treatment involving a busy play between light, shade and shadow as a means of visually "finishing" the tops of the streetwall components, is required.

7. Design development to locate further opportunities for retail-commercial signage in order to better emulate Chinatown character.

Note to Applicant: The perspective drawings of the proposal show a series of lit, vertically-oriented blade signs, located on the occasional brick pier at the second-floor level. Ensure that these areas are equipped with the necessary electrical and anchorage systems for future signage opportunities.

8. Design Development to replace the glass canopy continuous weather protection system with a retractable cloth awning system that can extend a minimum depth of 10 ft. over the public sidewalk.
9. Provision of detailed drawings to elaborate the proposed screening elements located on the commercial clerestorey windows, the residential entry gate and the residential balcony railings.
10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold performance and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development. Both the checklist and description should be incorporated into the drawing set. Confirmation of LEED® registration and application for certification of the project are also required.

Landscape Review

11. Design development to ensure a smooth ground plane and compatible paving treatment with the sidewalk along the Keefer Street setback, which is a desirable place to have an additional 6 feet of sidewalk space.
12. Design development to provide more pedestrian scale articulation at street level, expand opportunities for pedestrian crossing, engagement and enjoyment at street level, landscaping and street furniture by provision of a bulge at the corner of Main and Keefer streets, in keeping with the Chinatown Design Guidelines and to the approval of Engineering. This would also increase opportunities for seating and create a more functional area for bike rack location.
13. Design development to improve main entry identity and pedestrian flow by creating a transition zone between public and private realm paving. This would allow for a wider perceived sidewalk, as well as soften the edge separation between private and public realm.
14. Design development to ensure there is adequate depth of soil available for proposed design intent of tree planting over structures.
15. A full Landscape Plan for proposed green roofs to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
16. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm dimensioned depth of proposed planting on structures.
17. A high-efficiency automatic irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan).
18. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.
19. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

Engineering Services

20. Modify the parking ramp to provide improved two-way vehicle movement at the bottom of the main parking ramp, and where possible, on further parking levels below. In addition, improve driver visibility on the parking ramp of oncoming vehicles.

Note to Applicant: a reduction in the parking slope from 12.5% to a range between 5 and 10% combined with removal of the adjacent wall will help.

21. Ensure that all small car spaces are labelled on the plans and on-site.
22. Provision of the correct number of commercial parking spaces as per the parking by-law.
23. Consideration to be given to providing wheel ramps on all stairs that serve the bicycle parking access and existing.
24. Consideration of an improved means of egress to the street for bicycles which does not require use of the main parking ramp.
25. Consider modification to the loading bay to provide an additional 1 inch in height beyond the parking by-law standard.

Note to Applicant: there is ample additional head room within the loading bays, but only 3.8 m (12 ft. 6 in.) at the building face.

26. Note to applicant: Sewer service connections are to be directed to the 375 mm combined service in the lane west of Main St. and are to be located as close to the south property line of the site as possible. Please contact Engineering Sewers design branch early to discuss servicing location and needs.

Social Development

27. Make arrangements to design, construct, equip, and finish the units of affordable housing and associated parking, to the satisfaction of the Managing Director of Social Development, the Director of Real Estate Services and the Director of Legal Services.

Note to Applicant: Design development will be required through the Development Permit process.

Sustainability

28. The building heating and domestic hot water system shall be designed to be easily connectable and compatible with a future District Energy System to supply all heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

29. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment including gas fired make-up air heaters.
30. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of Social Development and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 1 to 5, Block 18, DL 196, Plan 184 to create a single parcel.
2. Provision of a building setback and statutory right of way over a portion of the site on the Main Street frontage to achieve a 5.5 m wide sidewalk (to be measured from curb to building face).
3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
 - (i) Provision of a standard concrete lane entry at the lane west of Main Street on the south side of Keefer Street.
 - (ii) Provision of audible signals and countdown timers at the Keefer Street and Main Street intersection.
 - (iii) Provision of Chinatown sidewalk pattern adjacent the site.

4. All utility services shall be underground for this development. All electrical services to the site must be primary with all electrical plant, including but not limited to, junction boxes, switchgear, kiosks, other utility kiosks and pad mounted transformers, are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.
5. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Sustainability

6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a District Energy System, if and when the opportunity is available and in accordance with the City's policy for District Energy Connectivity Standards, and the Rezoning Policy for Chinatown South, which may include but are not limited to agreements which:
 - (i) require buildings on site to connect to a District Energy System at such time that one becomes available;
 - (ii) grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation, on such terms and conditions as may be reasonably required by the owner; and
 - (iii) provide for adequate and appropriate space to be utilized for an energy transfer station (to be secured either through a long-term lease or through an assignable option to purchase agreement).

Public Art

7. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Public art application and fulfillment options can be discussed with the Public Art Program Manager.

Social Development

8. Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement securing 22 residential units with a minimum total area of 757 m² (8,143 sq. ft.), plus two parking stalls and storage space for three electric scooters, for 60 years or the life of the building, whichever is greater, as rental housing, and subject to the following additional conditions in respect of those units:
 - a. that all such units will be contained within a separate air space parcel;
 - b. that such air space parcel may not be subdivided by deposit of a strata plan;
 - c. that none of those units may be separately sold;
 - d. that none of such units will be rented for less than one month at a time;
 - e. that with 11 of those units the tenant contribution to rent will be no more than the shelter component of income assistance (currently at \$375 a month)
 - f. that 6 of those units will be rented for no more than the applicable "housing income limits" for Vancouver (as published from time to time by the British Columbia Housing Management Commission or its successor in function - now approximately \$850 per month);
 - g. that 5 of those units may be rented at full market value (now approximately \$900 - \$950 per month); and
 - h. that those units will comply with the definition of "social housing" in the applicable City development cost levy by-law; and
 - i. such other terms and conditions as the Director of Legal Services and the Managing Director of Social Development may require.

Note to Applicant: this condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter."

9. Grant an Option to Purchase in favour of the City for an air space parcel containing the 22 units (including land component) contemplated in the Housing Agreement described in #8 above, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations, including securement of two parking stalls and storage space for three electric scooters. The total cost of the units shall not exceed \$3,951,793.

Soils

10. Submit a site profile to the Environmental Protection Branch (EPB).
11. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

12. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Community Amenity Contribution

13. Make arrangements, prior to enactment of the CD-1 by-law, to provide security to the City to secure the payment by the applicant of the \$1,331,793 Community Amenity Contribution which the applicant has offered to the City, which payment must be made on or before the expiry of the Option to Purchase provided for in condition #9 of this Appendix B, section (c); provided that if the City exercises such Option to Purchase and the applicant provides a credit to the City in the amount of \$1,331,793 on the completion of the purchase of the land and improvements for the 22 social housing units to be constructed by the applicant as part of the development on the subject site, the City will return such security to the applicant and no further amount will be owed by the applicant towards such Community Amenity Contribution."

Note to applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

**611 Main Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"611 Main Street [CD-1#] [By-law #] C (HA-1A)"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (intermediate Zone) of By-law No. 6555, after the first paragraph, by adding the following:

"HA-1A"

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 611 Main Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

Add the CD-1 to Schedule C of the Parking By-Law with the following provisions as Parking Requirements:

"Parking, loading and bicycle spaces in accordance with by-law requirements on (*date of enactment of CD-1 by-law*), except that the Director of Planning, in consultation with the General Manager of Engineering Services, may substitute bicycle parking spaces for spaces for mobility aids, such as scooters for seniors rental units."

* * * * *

**611 Main Street
ADDITIONAL INFORMATION**

Chinatown Historic Area Planning Committee - November 08, 2011

The rezoning application was received to develop a 17-storey mixed-use commercial and residential development with an underground parking garage in non-designated area of Chinatown. The proposed development is comprised of 9,225.9 square feet (875.1 square meters) of ground floor retail, 16 floors of residential with 26 units of senior housing and 145 units of market housing, and 1,828.9 square feet (169.9 square meters) of amenity space. Proposed height is 150 feet and the proposed FSR is 7.88.

Zlatan Jankovic, Heritage Planner, introduced the project. Dwayne Drobot, Rezoning Planner, informed that the project was the first to follow the City's recently approved Rezoning Policy for Chinatown South (HA-1A). Wing Leung, Architect, presented the project model and drawings, and discussed the project's response to applicable policy. Committee members received reduced application drawings of the project in electronic form for information purposes prior to the meeting.

Concerns were expressed regarding: design of façades at street level particularly on Keefer and Main; blocky design of the building, in particular its podium; lack of historical character in relation to Chinatown; design of garden plots and amenity spaces; design of the residential entrance. Further exploration of the setback allowance was encouraged.

Overall, Committee members were generally supportive of the project as an excellent opportunity to reactivate a very important corner of Chinatown. They welcomed the residential development to Chinatown; acknowledged the importance of the project as a benchmark for future community development; and noted continuing interest in the project's design development and community amenity contributions.

**MOVED by Shirley Chan
SECONDED by Grace Wong**

THAT the Chinatown Historic Area Planning Committee supports the rezoning application for 611 Main Street - LAN#2011030 recognizing that it is a prototype for the new HA-1A guidelines and the Rezoning Policy for Chinatown South, and ask that it be brought back prior to its presentation to Council for CHAPC's review of the design details to ensure that façades of the development reflect the Chinatown character particularly in the lower façade at both Main and Keefer, including the retail level, and for review of community amenity contributions.

CARRIED UNANIMOUSLY

Chinatown Historic Area Planning Committee - July 10, 2012

Zlatan Jankovic, Heritage Planner, introduced the project and noted changes since it was first considered by CHAPC and the City's Heritage Commission. The agenda noted issues relative to compatibility of the new development with the Chinatown historic character; design improvements to its lower façades to better reflect the Chinatown character; and community amenity contributions (CACs).

Wing Leung, WT Leung Architects, introduced members of the design team, and presented the project model in the context of the surrounding area. He discussed the building treatment; vertical bays and recessed verandas; second floor office component; seniors housing element; set back on Keefer; lane response to parking, loading and garbage; choice of materials on Main Street; verticalities of balconies on the higher form; incorporation of public art.

Questions were posed regarding: changes to the design since its first presentation, including the trade off of one floor of residential to accommodate the second floor of office space; screen accents; means of differentiating between the lower and higher development components; Keefer wall; and the public art component.

Dwayne Drobot, Rezoning Planner, informed that the rezoning process would establish the amount of money for the public art, and that the art concept and location would be determined through the City's Public Art Program. To create the 22 units of seniors housing on the 2nd and 3rd floors with access to the amenity space, Westbank would use its CAC of approximately \$900,000, which would be matched by another contributor, and SUCCESS would also make a contribution.

Questions were posed regarding: CAC valuation per square foot; density; potential use of demountable cornice treatments; response to the neighbouring context including relativity of street width to wall height; subservience of the building to others in Chinatown; and ventilation to accommodate restaurant activity.

Members expressed appreciation for the project's: favourable response to prior feedback; engaging colour scheme and treatment, particularly on Keefer; seniors housing element; incorporate of office space; appropriateness of setback; considered design; inclusion of the screen and lattice detailed refinement and discretion in its use; good urban design practices; mixed use and incorporation of two bedroom units in the suite mix; public art element; and opportunity to present a new mixed use development in Chinatown.

Members indicated mixed views on the use of cornices, and their treatment, and discussed the need for improvements to the Main Street façade; concerns regarding ensuring vibrant and quality signage is incorporated; overwhelming nature of the higher tower form; need for refinement of the overall volume and typology; opportunity to look at the interaction of the horizontal and the vertical; and encouraged breaking down CRUs to provide opportunity to smaller offices.

**MOVED by Shirley Chan,
SECONDED by Alan James,**

THAT the Chinatown Historic Area Planning Committee supports the rezoning application for 611 Main Street - LAN#2011030, acknowledge its improvements since its first presentation, and ask that it be brought back at the development permit stage for CHAPC's review to ensure that the further design development reflects the Chinatown character.

CARRIED UNANIMOUSLY

Vancouver Heritage Commission -- January 23, 2012

The rezoning application was received to develop a 17 storey mixed-use commercial and residential development with an underground parking garage in a non-designated area of Chinatown. The proposed development is comprised of 9 225.9 square feet (875.1 square metres) of ground floor retail, 16 floors of residential with 26 units of senior housing and 145 units of market housing, and 1,828.9 square feet (169.9 square metres) of amenity space. Proposed height is 150 feet and the proposed FSR is 7.88. This application is the first one to follow the recently approved Rezoning Policy for Chinatown South (HA-1A). The intent of this policy is to provide guidance on rezoning related to proposals for additional height beyond provisions in the Zoning and Development By-law (27.4 metres/90 feet). In addition, "the development of higher buildings in this area shall balance the opportunity for additional growth and resulting public benefits with preserving the important heritage and cultural character of Chinatown."

The Chinatown Historic Area Planning Committee (CHAPC) reviewed the application on November 8, 2011, and generally supported it. The CHAPC requested further design development of building façades in order to achieve more compatibility with Chinatown historic character. It was requested that the rezoning application be brought back prior to presentation to Council for CHAPC's review of the design details and community amenity contributions. Staff and the applicant will introduce the project and explain how it responds to applicable policy. Electronic copies of related policy documentation will be shared with committee members prior to the meeting. More information on related policy framework will be available at the meeting.

Issues:

- (i) Land use, built form, scale, character objectives for the area - have they been met?
- (ii) Compatibility with urban design provisions of the Rezoning Policy for Chinatown South (HA-1A);
- (iii) Compatibility with the Chinatown HA-1A Design Guidelines

Motion: THAT the Vancouver Heritage Commission reserves its support for the rezoning application for 611 Main Street - LAN# 2011030 recognizing it is a prototype for the new HA-1A Guidelines and the Rezoning Policy for Chinatown South, and asks that prior to presentation to Council:

- i.* The application be brought back to the Chinatown Historic Area Planning Committee; and
- ii.* Subsequent to *i.* above, the application be brought back to the Vancouver Heritage Commission, for review of the design details to ensure that the façades of the development reflect the Chinatown character, particularly in the lower façade at both Main and Keefer Streets, including the retail level.

CARRIED UNANIMOUSLY

Vancouver Heritage Commission - July 16, 2012

The rezoning application to develop a 17 storey mix-use commercial and residential development in HA-1A area of Chinatown was initially reviewed by Vancouver Heritage Commission on January 23, 2012. The VHC passed the following resolution: "THAT the Vancouver Heritage Commission reserves its support for the rezoning application for 611 Main Street - LAN# 2011030 recognizing it is a prototype for the new HA-H1 Guidelines and the Rezoning Policy for Chinatown South, and asks that prior to presentation to Council:

i. The application be brought back to the Chinatown Historic Area Planning Committee; and

ii. Subsequent to *i.* above, the application be brought back to the Vancouver Heritage Commission, for review of the design details to ensure that the façades of the development reflect the Chinatown character, particularly in the lower façade at both Main and Keefer Streets, including the retail level."

Staff and applicant will introduce changes to the previously presented design development and explain how the proposal responded to CHAPC's and VHS's earlier comments. Staff will provide more information about the CHAPC's second review which was conducted on July 10, 2012, as well as the community amenity contributions.

Issues:

- (i) Compatibility of the new development with the Chinatown historic character, design improvements to its lower façades to better reflect the Chinatown character; and
- (ii) Community amenity contributions.

Motion: THAT the Vancouver Heritage Commission supports the review of the current proposal with regard to a greater integration of height massing and materials to achieve a more unified effect with particular reference to the cultural and physical context.

FURTHER THAT the Commission at the time of Development Permit stage reviews drawings with the following considerations:

- An introduction of stronger vertical articulation along the Main Street façade;
- Introduction of permeable elements such as arcades, alleyways and courtyards;
- Bolder interpretation of the cultural elements be represented in the full expression of the building; and
- To reconsider the introduction of the transom window into the treatment of the storefront to reflect the traditional storefront appearance.

Urban Design Panel - January 11, 2012

EVALUATION: SUPPORT (5-4)

- **Introduction:** Dwayne Drobot, Rezoning Planner, introduced the proposal and explained that there is currently a 3-storey building on the site. As well he described the context for the area. The site is part of the Historic Area Height Review that was completed in 2011. As part of the review, the applicant can apply to an increase in height up to 150 feet at a rezoning. There were guidelines set out as part of the Rezoning Policy for Chinatown in order for the increase in height.

Garry Papers, Development Planner, further described the proposal. As a rezoning, staff is seeking the Panel's comments on the overall massing, composition of the massing and response to the new guidelines. In return for the additional height enabled by the Rezoning policy, the new guidelines were crucial for the community's buy-in for additional capacity, and to have new buildings fit into the Chinatown character. These guidelines work in tandem with the already adopted HA-1A design guidelines.

Mr. Papers described the proposal noting it has a generous commercial ground floor on Main Street which wraps around along Keefer Street with a slight recess and a plaza. Floors three through seven have small units and two roof gardens, and floors eight through seventeen have larger units. The setback for the plaza is consistent with the Guidelines. There is a commitment to a quality masonry material palette for the base and the richness of that base is starting to emerge in the proposal.

Mr. Papers briefly described the new massing and design guidelines for the "up to 150 ft." area noting that the Panel had received a complete copy for reference. He said they expect future designs with heights of 150 feet to be proposed for the area.

Advice from the Panel on this application is sought on the following:

- Does the base exhibit the verticality, modulation into increments, horizontal beltline and other policy provisions to fit and enhance the distinct context?
- Does the mid-section display compatible proportions to the height, and does it require additional or more substantial reveals, modulation, massing step-backs and/or sculpting?
- Does the tower top require more setbacks, stepping, shortened roofline length (to 66 feet) and/or material variation, to mitigate its flat, cut-off character and respect its highly visible position in the recently adopted Olympic Village view cone?

Mr. Papers took questions from the panel.

- **Applicant's Introductory Comments:** Mr. Leung, Architect, further described the proposal for a 17-storey mixed-use commercial and residential development with ground floor retail. There will be 173 residential units with both seniors rental apartments and market housing. He described the architecture of the building noting that the building will relate to the higher buildings in the historic Chinatown area. The residential entry will be through an ornamental gate and landscaped forecourt. Materials include brick and concrete wall forms. The parkade will be clad with terracotta panels. The top two floors of the building are stepped back.

Jennifer Stamp, Landscape Architect, described the plans for the landscaping. She explained that there is a public realm treatment for Chinatown. It is predominately a strip of aggregate around the tree grates. There are a number of existing trees on Keefer Street which will be maintained as well on Main Street. There are two main roof decks; one on the 3rd floor that will be used by the seniors housing. It will be a quiet garden with some garden plots and seating. Up on the 8th floor is the amenity for the marketing residential units. There is a small children's play area, an outdoor dining area with barbeque, and a large amenity patio and some garden plots.

The applicant team took questions from the Panel.

- **Panel’s Consensus on Key Aspects Needing Improvement:**
 - Design development to the midsection and top of the tower.
 - Add a Sustainable Strategy at the development permit stage.
- **Related Commentary:** The Panel supported the proposal but they were unclear regarding the new Guidelines and struggled with the proposal.

The Panel supported the use and felt the 65 foot base of the building was appropriate for the Chinatown streetscape. However, they did question how a higher building would fit into Chinatown when there isn’t already a precedent in this area.

The Panel had concerns with the midsection and top of the building. They felt the colour and window patterns did not mitigate the boxy massing. Several Panel members suggested the applicant find ways to further break down the upper massing and to have a clear expression at the top of the tower. It was suggested that once that has been established, then the colours and window patterning could support the basic massing moves. Another Panel member remarked that the major challenge was the top of the tower as it seemed to be struggling for an identity. Most of the Panel thought it was appropriate to match the parapet lines along the street at the 65 foot height, but a couple mentioned that stronger articulation within the base would support the guidelines better.

A couple of Panel members had some issues with the new Guidelines. They felt the north bound streets have a different role in Chinatown especially Main Street, as it is a civic street. Several also felt the lower portion of the building should respond to the surrounding heritage, but the Guidelines don’t acknowledge what the tower should be in regards to heritage.

A couple of Panel members stated that they would like to see a sustainable strategy when the project comes back for a review at the development permit stage, as the applicant is going to have to meet the new energy by-law. One Panel member was disappointed to not see more exploration of massing alternatives or design options at a Rezoning review, but rather a fully detailed solution.

- **Applicant’s Response:** Mr. Leung acknowledged that it was not an easy building to design. He said he felt the height for the streetwall was appropriate for Chinatown. He added that given the Guidelines and how the setbacks should be there, there is no other opportunity for another form. He said the idea for the building was to create a simple volume similar to existing buildings in Chinatown. The heritage buildings were often built with little money.

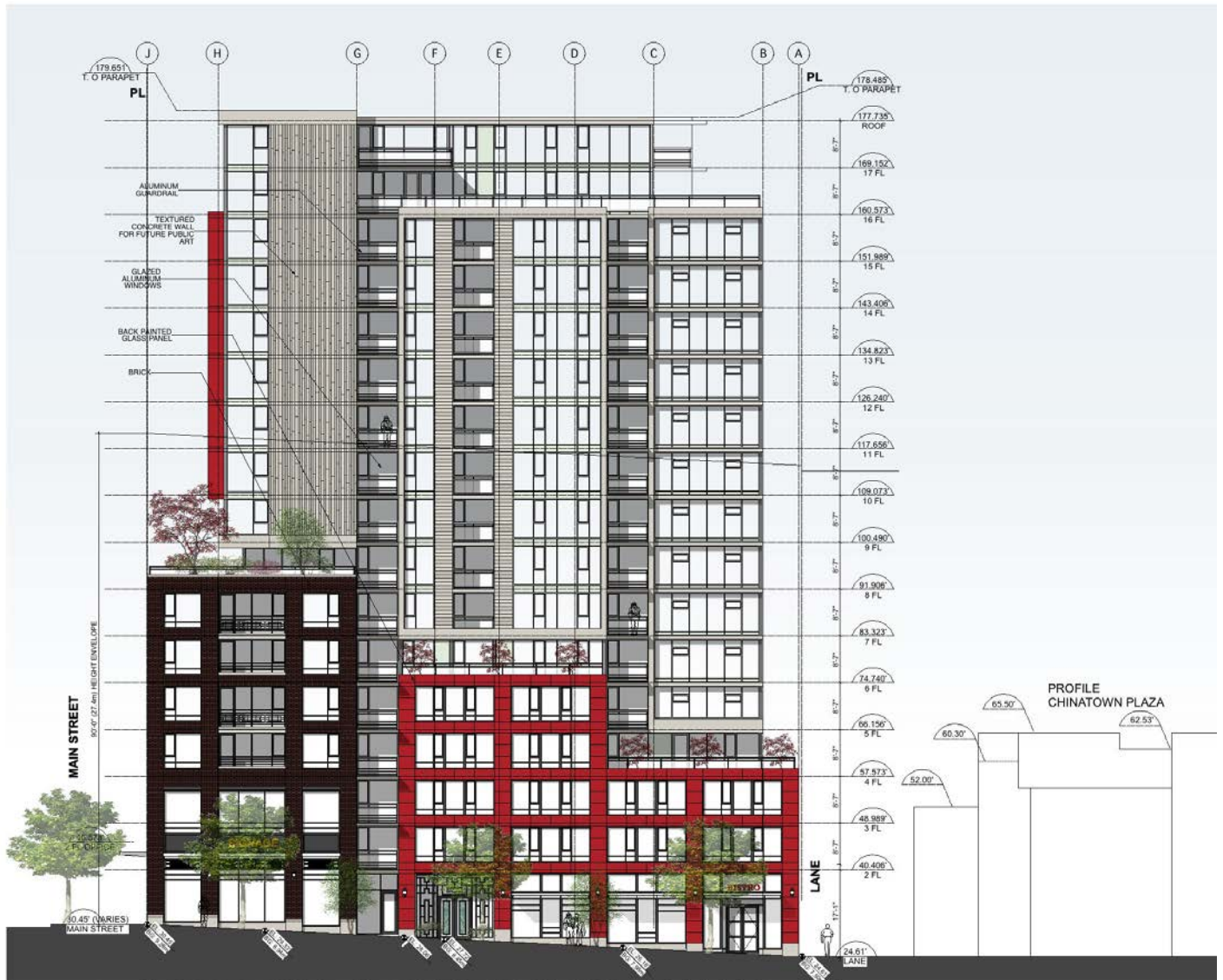
* * * * *

611 Main Street FORM OF DEVELOPMENT

Main Street Elevation



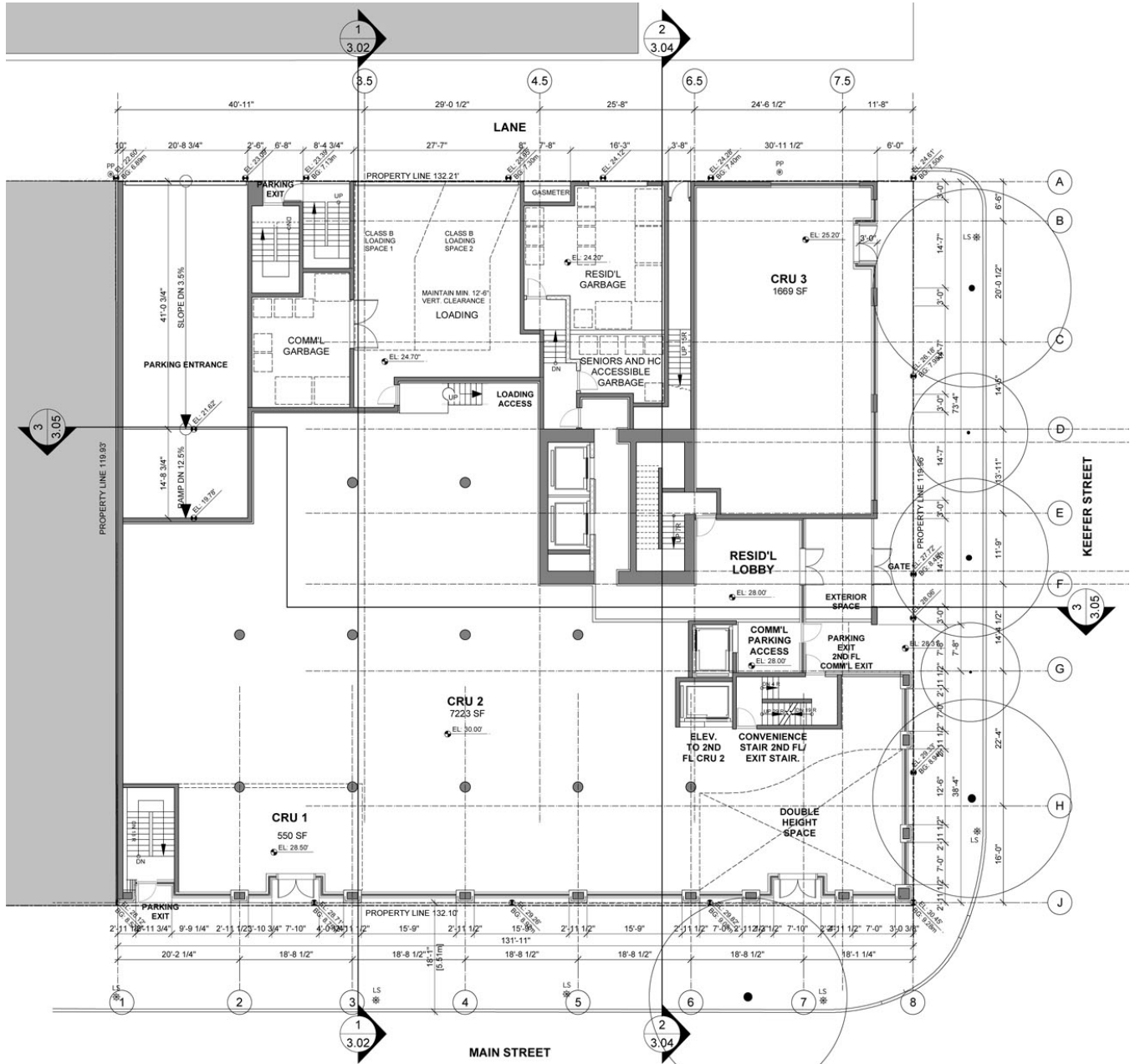
Keefers Street Elevation



Rear Elevation



Ground Floor Plan



**611 Main Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Mixed-use building with 156 dwelling units (including 22 units of Seniors Rental Housing), retail uses on the main floor, and office uses on the second floor.

Public Benefit Summary:

The project would generate DCL payments, and a CAC offering of \$1,331,793 to be allocated towards the on-site Seniors Rental Housing. A public art contribution would also result.

	Current Zoning	Proposed Zoning
Zoning District	HA-1A	CD-1
FSR (site area = 15,851 sq. ft./1 472.6 m ²)	See Note 1	8.26
Buildable Floor Space (sq. ft.)	See Note 1	130,910 sq. ft.
Land Use	residential/commercial	residential/commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	See Note 1	\$1,534,587
	DCL (Area Specific)		
	Public Art		\$236,947
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		\$1,331,793
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		See Note 1	\$3,103,327

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts. Note 1: There is no FSR limit in HA-1A so buildable area and current zoning DCL cannot be estimated.

611 Main Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	611 Main Street
Legal Descriptions	Plan 184, DL 196 Block 18, Lots 1 - 5
Developer	Westbank Developments
Architect	W.T. Leung Architects
Property Owners	5264 Investments Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	HA-1A	CD-1
SITE AREA		1 472.6 m ² (15,851 sq. ft.)
USES		Dwelling Uses, Retail, Service, Office
FLOOR AREA	There is no FSR limit in HA-1A	Residential 10 924 m ² (116,509 sq. ft.) Office 438 m ² (5,252 sq. ft.) <u>Retail 800 m² (9,149sq. ft.)</u> Total 12 162 m ² (130,910 sq. ft.)
Floor Space Ratio (FSR)	There is no FSR limit in HA-1A	8.26 FSR
HEIGHT	27.4 m (90 ft.)	45.7 m (150 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law