



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 13, 2015
Contact: Kent Munro
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RTS No.: 11119
VanRIMS No.: 08-2000-20
Meeting Date: October 20, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 1837-1847 Main Street, 180 East 2nd Avenue and
157-185 East 3rd Avenue

RECOMMENDATION

- A. THAT the application by Franci Architecture, on behalf of 0839879 B.C. Ltd. to rezone 1837 Main Street [*Lots 8 and A (Explanatory Plan 5598), Block 14, District Lot 200A, Plan 197; PIDs: 015-527-506 and 015-527-531 respectively*], 180 East 2nd Avenue [*Amended Lot 6 (see 318655L) Except Part in Explanatory Plan 7242, Block 14, District Lot 200A, Plan 197; PID:015-527-409 and Amended Lot 7 (See 315656L), Block 14, District Lot 200A, Plan 197; PID: 015-527-468*] and 1847 Main Street and 157-185 East 3rd Avenue [*Lot 11, Block 14, District Lot 200A, Plan 197; PID: 015-527-514*] from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District to, among other things, increase the floor space ratio (FSR) from 3.0 FSR to 5.50 FSR (of which 0.5 FSR is attributable to the floor space for social housing) and the height from 18.3 m (60 ft.) to 35.8 m (117.6 ft.) to allow for a 12-storey mixed-use building with 256 dwelling units of which 30 are secured social housing units, with at-grade retail uses and a plaza located adjacent to the rear lane and secured cultural amenity space, be referred to a Public Hearing together with:
- (i) plans prepared by Franci Architecture, received on January 26, 2015;
 - (ii) draft CD-1 By-law generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning and Development Services to approve the application, subject to conditions contained in Appendix B;

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

- B. 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 amendment to the Parking By-law at the time of enactment of the CD-1 By-law.
- C. 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 "B" to the Sign By-law [assigning Schedule "B" (C3-A)], 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.
- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, 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.
- E. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.
- F. That, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement and the Cultural Amenity Space Agreement described in section (c) of Appendix B, Council allocate \$500,000 from previously unallocated Community Amenity Contributions (CACs) received in conjunction with other recent development approvals in Mount Pleasant (to supplement the recommended allocation of \$250,000 CAC from this rezoning), towards a Facility Reserve to support facility related expenses associated with the secured cultural amenity space.
- G. THAT Recommendations A to F 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 evaluates an application to rezone five lots located at 1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue from IC-2 (Industrial) District to CD-1 (Comprehensive Development) District, to increase the FSR from 3.0 FSR to 5.50 FSR, which includes 0.5 FSR attributable to the floor space for a social housing component, and the height from 18.3 m (60 ft.) to 35.8 m (117.6 ft.). The application proposes a 12-storey mixed-use building with 256 dwelling units of which 30 will be social housing units, along with 372 m² (4,000 sq. ft.) of secured cultural amenity space for use as artist studios, a public plaza adjacent to the lane and retail uses at grade.

This application, if approved, will deliver (designed, constructed and finished) 30 social housing units in turn-key condition to the City. Upon completion, the ownership of the 30 units will be transferred to the City and the City would enter into a long-term lease with a non-profit operator.

The social housing units will be targeted to low to moderate income, working artists. The target for rent levels will be a range of rents that reflects the level of affordability in the rental building that currently exists on the site, with a minimum of 30% of the units below BC Housing's Household Income Limits (HILs). Staff will work with government and non-profit partners to seek to achieve the target levels of affordability. The City anticipates entering into a long-term lease and operating agreements, if necessary, with a non-profit operator who may be responsible for both the social housing units as well as the cultural amenity space.

As part of the application, the owner has offered \$250,000 towards a Facility Reserve for the cultural amenity space. Staff recommend that \$500,000 from previously unallocated CACs received from other rezoning approvals in the Mount Pleasant community be combined with the \$250,000 cash contribution and applied to this Facility Reserve for facility related costs for the cultural amenity space. Staff have worked with the applicant to achieve a mix of housing types with both market and social housing and associated work space, and in so doing, supporting and enhancing the cultural community of Mount Pleasant and the diverse population in the area.

The application effectively responds to a number of the key objectives of the Mount Pleasant Community Plan and the Mount Pleasant Community Implementation Plan. Staff support the application, subject to design development and other conditions and recommend that it be referred to Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with conditions of approval in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include the following:

- Mount Pleasant Community Plan (2010)
- Mount Pleasant Community Implementation Plan(2013)
- Housing and Homelessness Strategy - 2012-2021 (2011)
- Mayor's Task Force on Housing Affordability with Council approved action plan (2012)
- High-Density Housing for Families with Children Guidelines (1992)

- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Urban Agriculture for the Private Realm (2009)
- Development Cost Levies Information Bulletin (last amended July 2015)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2014)
- Public Art Policy for Rezoning Developments (1994, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2011)
- 2008/2013 Culture Plan and Strategic Directions
- 2008/2014 Cultural Facilities Priorities Plan and Directions
- 2011 Artist Studio Regulatory Review.

REPORT

Background/Context

1. Site Context

The subject site occupies a full city block fronting Main Street between East 2nd and East 3rd Avenues (see Figure 1) and is 3,140 m² (33,799 sq. ft.) in area. The Main Street frontage is approximately 73.8 m (242 ft.). The parcel depth varies at approximately 40.23 m (132 ft.).

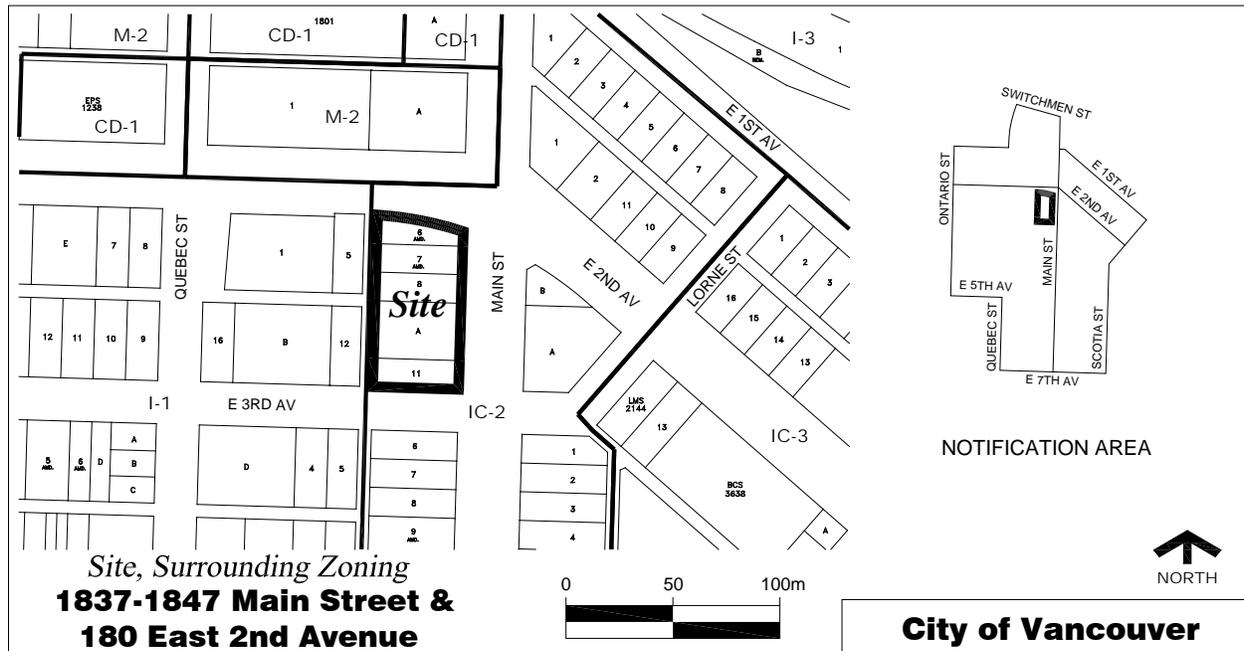
The site is currently occupied by older one- and two-storey commercial buildings and a mixed-use building on the corner of 3rd Avenue and Main Street (addressed as 157-185 East 3rd Avenue and 1847 Main Street) which contains 21 unsecured rental housing units. This rental housing building was constructed in 1910. A Statement of Significance (SOS) for the building was submitted for review by the Vancouver Heritage Commission SOS sub-committee which determined that, although the building has historic value, its character defining elements have been significantly altered. In keeping with the Heritage Commission's conclusion, retention of the building is not sought by the City. The surrounding context to the west, south and east of the subject block, contains one- and two-storey commercial and industrial buildings. The Southeast False Creek community, situated north of the subject site across 2nd Avenue, accommodates a broad mix of housing and associated uses with higher building forms.

2. Policy Context

This rezoning application relates to a site that is located within the Mount Pleasant community and future land use policy is guided by both the Mount Pleasant Community Plan and the Mount Pleasant Community Implementation Plan, collectively known as the "Mount Pleasant Plan". The Mount Pleasant Plan anticipates development on this site up to 5.0 FSR with building heights up to 35.5 m (116 ft.).

The subject site is within the *Lower Main* sub-area located between 2nd and 7th Avenues (see Figure 2 and 4). This sub-area is meant to provide a transition between Mount Pleasant to the south and the Southeast False Creek and Downtown areas to the north. The Mount Pleasant Plan supports higher densities and heights, on the subject site and its neighbouring site across Main Street, to form a gateway into Mount Pleasant as one ascends the hill up Main Street.

Figure 1: Context Map



The intention for the *Lower Main* section of Main Street is to create a pedestrian-friendly retail and residential neighbourhood that supports the local economy. Main Street is to be defined by buildings that create an urban ‘street-wall’ and derive their identity from the larger Mount Pleasant context as well as the adjacent light industrial areas.

In July 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021, which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. The priority actions that are relevant to this application include: refine and develop new zoning approaches; develop tools and rental incentives to continue securing purpose-built rental housing; and use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

The MPCP has several policy priorities for housing and culture, including provision of diverse and affordable housing for artists, preservation of neighbourhood character, development of new studio and gathering spaces, lane animation and creation of a focus for a cultural district north of Broadway and Main Street.

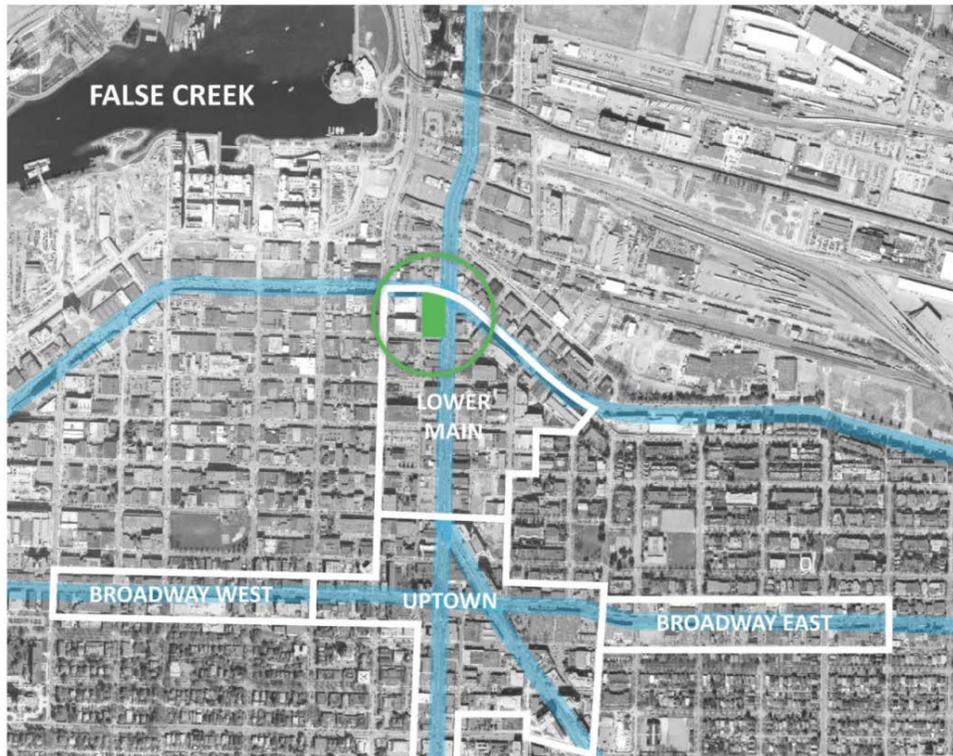
Strategic Analysis

1. Proposal

The application proposes to rezone the subject site to allow an increase in FSR from 3.0 FSR to 5.50 FSR and increase the height from 18.3 m (60 ft.) to 35.8 m (117.6 ft.). The proposal is for a 12-storey mixed-use building with a total of 256 dwelling units which includes 30 secured social housing units, with a variety of unit types ranging from studios to two-bedrooms, that are to be transferred into the City’s ownership. In addition, a proposed

cultural amenity space is proposed on the ground floor facing an outdoor plaza adjacent to the lane, with access from both the plaza and a mezzanine level off of 3rd Avenue. The cultural amenity space is intended to be used as shared artist studio space to support work and creative endeavours for artists in the Mount Pleasant and adjacent neighbourhoods. The proposed social housing units are oriented towards 3rd Avenue, above the cultural amenity space, to provide a close connection between the living and working areas of the building (see drawings of the proposal in Appendix F).

Figure 2: Mount Pleasant Lower Main Sub-Area (2nd to 7th Avenues)



The proposed total floor area is 17,270 m² (185,893 sq. ft.). The building height at the corner of 2nd Avenue and Main Street is 12 storeys decreasing to six storeys at 3rd Avenue in accordance with the objectives of the Mount Pleasant Plan (see Figure 3). The proposal includes 1,570 m² (16,900 sq. ft.) of social housing space, 1,208 m² (13,000 sq. ft.) of retail/commercial space at grade, 372 m² (4,000 sq. ft.) of secured artist Class B studio space, and a 392.5 m² (4,225 sq. ft.) plaza off of the lane. Of the total of 256 dwelling units proposed in this application, 66 units are suitable for families with children, representing 26% of all units proposed.

Within the existing building at 157-185 East 3rd Avenue, 14 of the 21 rental units are currently tenanted. If this application proceeds, the building will be replaced by this development and all of the remaining tenants will be offered a compensation package as noted in the draft Tenant Relocation Plan in Appendix E.

Figure 3: Main Street Elevation



A total floor area of 17,243 m² (185,600 sq. ft.) is proposed in the development. The 30 units of social housing would occupy 1,570 m² (16,900 sq. ft.) of the overall floor area. The density of 0.5 FSR for the social housing use is in addition to the 5.0 FSR that is envisioned in the Mount Pleasant Plan. Staff are supportive of this approach to secure an important housing objective for the City because the proposed form of development remains consistent with the intent and the anticipated scale, height and form of development prescribed in the Mount Pleasant Plan. In keeping with standard practices, the floor area attributed to the cultural amenity space is excluded from floor area calculations as an incentive to deliver this public benefit.

2. Form of Development (refer to Drawings in Appendix F)

The massing of the proposed building has been designed to provide a transition to the False Creek neighbourhoods to the north, while at the same time forming a gateway to Mount Pleasant and reinforcing Mount Pleasant's "hill town" character. The proposed height of 35.8 m (117.6 ft.) and 12 storeys is compliant with the objectives for the Lower Main (2nd to 7th Avenue) section of the Mount Pleasant Plan. The plan regulates height on the east side of Main Street to within the Main Street View Cone 22 limits of 30.4 m to 35.5 m (see Figure 4). The height criteria for the east side of Main Street generally apply to the west side in order to balance building scale within this section of Main Street.

The proposed building gradually steps down to six storeys along Main Street to 3rd Avenue, which is consistent with the objectives of the Mount Pleasant Plan. The resultant building massing creates opportunities for outdoor terraces, green roofs, and urban agriculture on each roof level (see Figure 5). The six-storey massing at 3rd Avenue is also within the 19.8 m height limit prescribed in the Mount Pleasant Plan.

The proposal also features a public plaza located off the lane (see Figure 6). The placement and design of the plaza meets a number of key principles in the Mount Pleasant Plan such as providing opportunities for gathering spaces and thereby contributing to the local identity of the neighbourhood. The plaza is strategically located to activate the lane and to take

advantage of sun access in the afternoon. Stepping the massing down from 2nd Avenue to 3rd Avenue will ensure that solar access for the plaza is optimized. The plaza will be well utilized by retail tenants and shoppers, artists from the adjacent studio space, and neighbours and residents of the building. A pedestrian link from Main Street to the plaza is provided close to 2nd Avenue. Design development conditions will seek the placement of a Public Bike Share station along the lane which will further enhance pedestrian activity in the plaza (see conditions in Appendix B).

Figure 4: Lower Main (2nd to 7th Avenue)

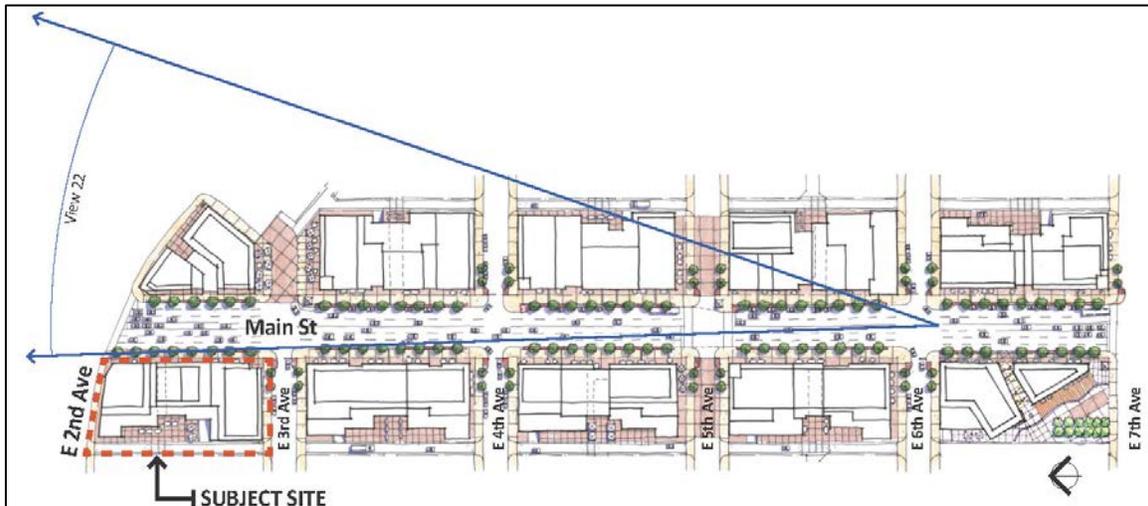
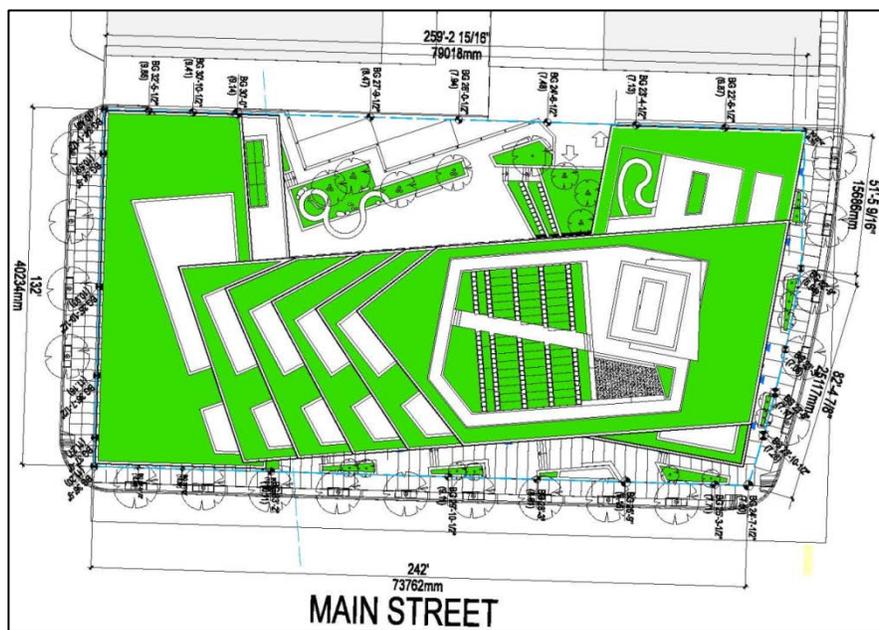
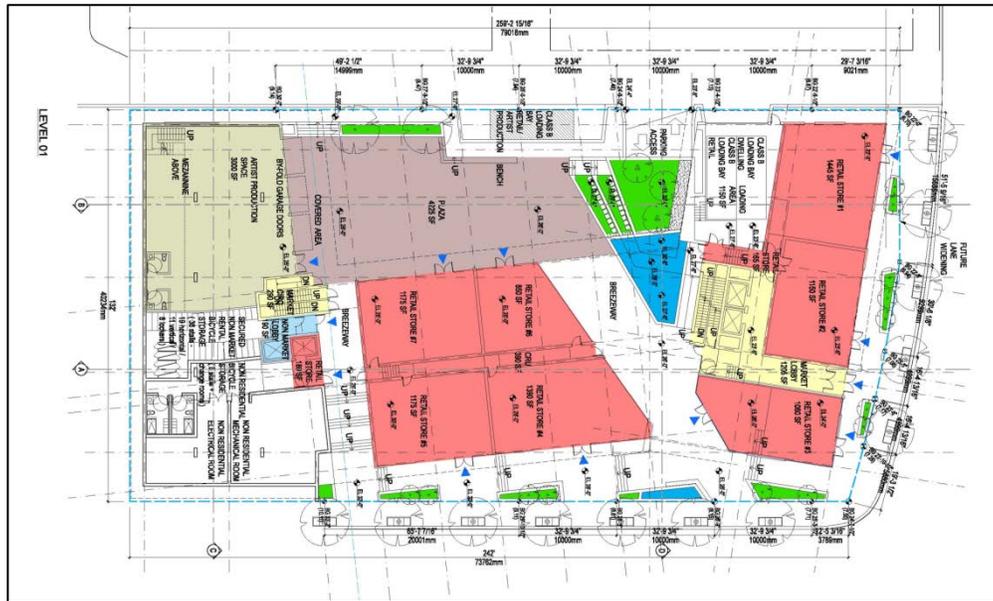


Figure 5: Roof Plan



The application and the proposed form of development were reviewed by the Urban Design Panel and received support on April 22, 2015. Advice from the Panel, in addition to responses received from the public, the artist community and staff, are expected to further improve the development concept at the development permit application stage. In summary, the proposed form, density, height, and overall form of development is an appropriate response to the site and fulfills key objectives set forth in the Mount Pleasant Plan. Staff support the application subject to conditions noted in Appendix B.

Figure 6: Ground Floor Plan



3. Housing

The application proposes both market and social housing units. Of the 226 market housing units proposed, 58 or about 26% of the total would be suitable for families (see Table 1).

Table 1: Proposed Market Housing Unit Types

Unit Type	Amount
Studio	23
1-Bedroom	145
2-Bedroom	58
Total	226

In accordance with the Mount Pleasant Plan, the application seeks to provide social housing units for artists in conjunction with associated studio space for tenants in the form of an on-site cultural amenity. This rezoning application, if approved, would result in a net

increase of housing units on this site – in terms of number, level of affordability and unit type diversity – from 21 existing privately held rental units to 30 secured social housing units (see Table 2).

Table 2: Proposed Social Housing Unit Types

Unit Type	Amount
Studio	13
1-Bedroom	9
2-Bedroom	8
Total	30

This application would deliver (designed, constructed and finished) the social housing in turn-key condition to the City in accordance with the Mount Pleasant Plan and the latest version of the City’s social Housing Design and Technical Guidelines, with 27% of the units (8) being suitable for families with children in compliance with the High Density Housing for Families with Children Guidelines. The City has attributed an estimated value of \$5,625,000 for the 30 social units. Upon completion, ownership of these 30 units will be transferred to the City in the form of an air space parcel (which may also include the cultural amenity space) at nominal cost and the City would enter into a long-term lease with a non-profit operator. The target for rent levels in the social housing will be a range of rents that reflect the level of affordability in the existing rental building, with a minimum of 30% of the units below BC Housing’s Household Income Limits (HILs). Staff will work with government and non-profit partners to seek to achieve the target levels of affordability.

Table 3: Non-Market Housing Targets and Project Status

	TARGETS ¹		CURRENT PROJECTS	GAP	GAP
	Long Term (2021)	Short Term (2018)	Committed, Under Construction and Completed	(2018 Target)	(2021 Target)
Supportive Housing Units	2,900	2,700	1,846	854	1,054
All Other Non-Market Housing Units	5,000	3,500	1,700	1,800	3,300
Total Non-Market Housing Units	7,900	6,200	3,546	2,654	4,354

1. Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

All social housing units will be secured through a Housing Agreement and/or Section 219 Covenant for the longer of the life of the building or 60 years. Adding 30 new units to the City’s inventory of social housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Table 3). Since the establishment of affordable housing targets in the City’s Housing and Homelessness Strategy in 2011, a total of 3,496

social housing units have been created in the City. A long-term goal is to achieve 7,900 new units by 2021.

Reflecting the importance of the cultural community to the Mount Pleasant and adjacent neighbourhoods and the lack of social housing options for artists, the 30 social housing units with adjoined cultural amenity space will be a notable contribution to Vancouver’s housing and cultural ecology. While artists make up one of the fastest growing employment groups in the City, the challenge of Vancouver’s high cost real estate is intensified with the average artist’s income falling 22% below the average annual income of the overall labour force.¹

As previously noted, 21 market rental units currently exist on this site, consisting of six studios and 15 one-bedroom units, with seven of the units currently vacant. Current rents range from \$542 to \$850 per month for a studio and \$611 to \$850 per month for a one-bedroom unit . The average length of tenancy is five years and three current tenants have been in the building for more than 10 years.

Table 4: Summary of Tenant Relocation Plan Terms

Rate of Change Guideline Requirements	Tenant Relocation Plan Offer
2 months’ free rent	<ul style="list-style-type: none"> • Two months’ free rent provided. • Additional one months’ rent for tenants who have lived in the building 10 years or longer.
Moving Expenses	<ul style="list-style-type: none"> • Designated moving company to assist all tenants, all costs to be covered by applicant moving within Metro Vancouver. • For tenants moving outside Metro Vancouver, will provide necessary assistance in coordinating the moving process and financial equivalent as those moving within Metro Vancouver.
Assistance in Finding Alternate Accommodation	<ul style="list-style-type: none"> • Applicant has committed to providing tenants requesting assistance with 3 options in Vancouver, 1 of which must be in the same general area as their current home. • All options provided would rent for no more than 10% above current rent levels, unless otherwise agreed to by the tenant.
First Right of Refusal	<ul style="list-style-type: none"> • For any tenants wishing to move back into the building upon completion, offer first right of refusal to tenants provided that they meet all eligibility criteria for both social housing and artist requirements. <i>(Note: The site’s housing, if this application is approved, will change from private rental to turn-key social housing operated by the City. Returning rents would be based on income as per the social housing requirements.)</i>

¹ Kelly Hill (Hill Strategies Research Inc.) 2014, December 3. Artists and cultural workers in Canadian municipalities in *Statistical Insights on the Arts, volume 13 number 1*.

Although the Rental Housing Stock Official Development Plan (ODP) does not apply to this site (given the site's current IC-2 zoning), Section 2.2 of this ODP states the City's general concern about protecting the Vancouver's existing rental housing stock as these units are inherently more affordable than new housing. The Rate of Change Guidelines which outline the requirements for a Tenant Relocation Plan have, therefore, been applied to this rezoning application.

The applicant has provided a draft Tenant Relocation Plan which meets the requirements under the Rate of Change Guidelines (a copy of the draft Tenant Relocation Plan is attached as Appendix E and key components are summarized in Table 4). A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of a Development Permit.

4. Cultural Amenity Space

Vancouver's cultural community is home to many recognized artists and organizations, attracting global attention in various disciplines and practises. As significant players in Vancouver's growing reputation as a vibrant, creative and economically diverse city, artists struggle, however, to maintain affordable and suitable spaces to live and work within a dynamic real estate market. Vancouver is home to one of the highest concentrations of artists in Canada, with Mount Pleasant's artists and cultural workers making up 9.9% of the local Mount Pleasant labour force.²

As part of the rezoning application for this site, an on-site cultural amenity in the form of 372 m² (4,000 sq. ft.) of artist studio space has been proposed. This space is anticipated to support the work of artists, particularly the 30 artists making their home in the adjacent social housing units. The studio space will provide a co-working environment with industrial finishes suitable for visual and other types of artistic practise requiring Class B studio space (inclusive of Class A uses as defined in the City's Zoning and Development By-law and Artist Studio Guidelines). The proposed cultural amenity space would address a number of the key strategies in the City's 2008/2014 Cultural Facilities Plan and Directions which identifies cultural creation and studio spaces – particularly multi-tenant and co-located with other uses such as the social housing offered on this site – as being essential to the ongoing viability of the Vancouver's creative sector. Four parking spaces and three bike spaces would be provided in association with the cultural amenity space, secured in the underground parking garage. Staff sought advice from local arts organizations and artists regarding the design of the cultural amenity space. Comments have been incorporated into the proposal and design development conditions are contained in Appendix B.

The cultural amenity space, which will be transferred to the City in the form of an air space parcel (which may also include the social housing units) at nominal cost, has an estimated value of \$875,000. Ownership would transfer to the City, upon completion of construction, to the satisfaction of the City's Director of Real Estate and Facilities Management and the Managing Director of Cultural Services.

As owner of the air space parcel, the City will undertake a request for proposals/request for expressions of interest (RFP/RFEOI) process with the goal of selecting a non-profit

² 2013 City of Vancouver Social Indicators and Trends; Hill Strategies 2010 Mapping Artist and Cultural Workers in Canada's Large Cities

organization that will be responsible for operating the social housing units and cultural amenity space. Criteria for selection of the operator will include expertise in housing and artist studio space operation, and this may result in a single operator or in a partnership where housing and artist studio/cultural amenity space management expertise is brought together. The non-profit operator will be responsible for tenant recruitment, selection and retention according to a set of criteria established by the City and will be required to select from Vancouver-based working artists that meet defined income thresholds.

The application also includes a \$250,000 contribution by the owner towards a Facility Reserve. When combined with the proposed allocation of \$500,000 of Community Amenity Contributions (CACs) from other recent development approvals in Mount Pleasant, the total Facility Reserve for the cultural amenity space will be \$750,000. This Facility Reserve will be used to support facility-related costs associated with the cultural amenity space estimated at \$35,000 per year for 20 years, assuming 2% inflation and 2% interest per annum. Conditions to secure the cultural amenity space and Facility Reserve are contained in Appendix B.

5. Public Plaza

The proposed plaza is intended to be publicly accessible space and will be secured by a statutory right-of-way for use by the general public and by the artist residents. Design changes are recommended to ensure that suitable utilities and facilities are provided to support the plaza's role as a public space and to support loading and access to the cultural amenity space. It is expected that the plaza will occasionally function as a venue for public events and for non-profit programmed use. Conditions to secure the plaza along with design development conditions, are contained in Appendix B.

6. Transportation and Parking

The application proposes underground parking with vehicle access from the lane, providing 297 vehicle parking spaces; this exceeds the minimum requirement of the Parking By-law by 120 spaces. There are 329 bicycle storage spaces provided, exceeding the minimum requirement of the Parking By-law by five spaces. The additional parking beyond the minimum required by the Parking By-law will help to address the development's retail, resident and visitor parking needs, and it can be expected to minimize the demand for on-street parking. Staff have no objection to the provision of additional parking spaces.

Two Class A loading spaces are provided underground on level P1, along with garbage and recycling facilities. Locating these functions underground helps alleviate the loading pressures at grade level. Three Class B loading spaces are provided adjacent to the lane, but will be designed as a "soft" edge to the plaza, allowing for a variety of uses without disrupting the goal of achieving an active lane frontage.

A transportation study was submitted with the application which analysed the impact of the proposed development on traffic in the vicinity. The study concluded that there would be limited impact on traffic operations in the area. In addition, the Mount Pleasant Plan identified Main Street and 3rd Avenue as a potential location for a signal-controlled pedestrian crossing. The owner is amenable to contributing towards a new pedestrian crossing and a condition has been added to Appendix B for a \$75,000 contribution towards a new controlled pedestrian crossing at 3rd Avenue and Main Street. New signalled pedestrian crossings are prioritized based on funding available and City-wide goals.

7. Environmental Sustainability

This rezoning application is subject to the Southeast False Creek Green Building Strategy and the Green Building Rezoning Policy. The Green Building Policy for Rezoning (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of 63 points, LEED® Gold Certification, with targeted points for water efficiency and stormwater management and a 22% reduction in energy consumption as compared to the current Vancouver Building Bylaw (AHSRAE 90.1 2010).

City-owned spaces will be required to achieve a minimum of 30% reduction in energy consumption compared to the current City of Vancouver Building Bylaw (ASHRAE 90.1 2010 or NECB 2011), and LEED Gold 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 Certification.

8. Neighbourhood Energy

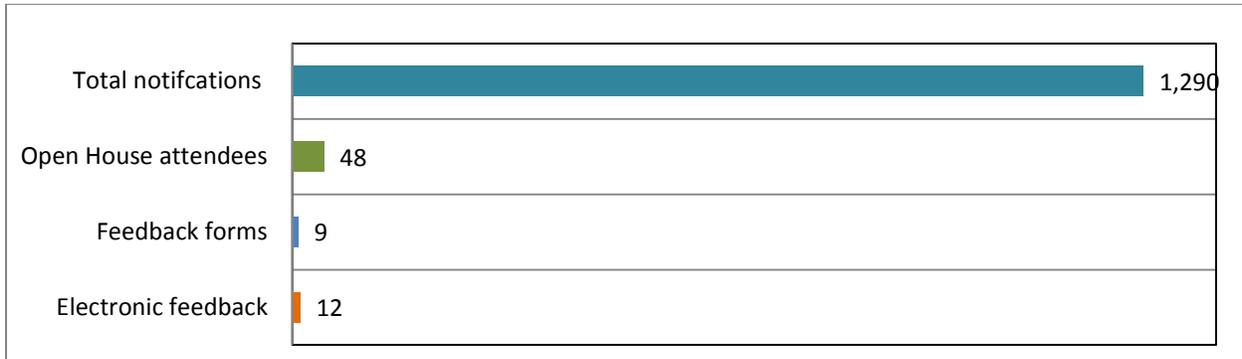
The Neighbourhood Energy Strategy (approved by Council in October 2012) focuses on high density areas of the City. The Mount Pleasant Community Implementation Plan (approved by Council in October 2013) identifies Lower Main as a priority zone in the City-wide Neighbourhood Energy Strategy. Lower Main is located adjacent to the Southeast False Creek Neighbourhood Energy Utility (SEFC NEU) service area. Connection to the SEFC NEU is required through rezoning application if it is financially and technically viable.

Conditions of rezoning have been incorporated herein that provide for NES compatibility and connection to the SEFC NEU, and a statutory rights of way for NEU pipes to run through the parkade level P1 for servicing of adjacent buildings will be required (see Appendix B for condition).

9. Public Input

The City of Vancouver Rezoning Centre web page included notification and application information as well as an online comment form. A rezoning information sign was posted on the site and an open house was held on Tuesday March 31, 2015. Approximately 48 people attended the event and 21 comment forms and emails were received. In addition, a registered letter was sent to the occupants of the existing rental suites at 157-185 East 3rd Avenue with information about the rezoning application and advising recipients to contact City staff for further information.

Comments received were mostly positive (12 in support, 5 neutral and 4 in opposition). The community noted the positive advantage of providing secured social housing units for low-income artists and the combination of a cultural amenity space and social housing. The proposed plaza was positively received along with the expanded public realm along Main Street. The building's massing and height were supported, noting opportunities for greater density in proximity to transit arterials.



Opposing views included a preference for a neighbourhood swimming pool instead of the proposed social housing units and cultural amenity space, and a concern that the plaza would be used primarily by building residents as opposed to the Mount Pleasant community. Several comments were submitted regarding traffic and pedestrian safety, noting the increase of foot and vehicle traffic in the area and the need for a traffic signal at corner of 3rd Avenue and Main Street.

With respect to the plaza, this space will be programed for periodic community events throughout the year. The remainder of the time, the plaza will be available for general public use and use by building residents. With respect to a new signalled crossing at East 3rd Avenue and Main Street, a \$75,000 contribution from the owner towards a new pedestrian crossing has been secured through conditions in Appendix B. New pedestrian crossings are prioritized based on available funding and City-wide priorities.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from developments help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing); and various engineering infrastructures. This site is subject to the City-wide DCL rate which is currently \$143.27 per m² (\$13.31 per sq. ft.) for new residential or commercial floor space. Floor area attributed towards secured social housing is exempt from paying a DCL, which is estimated to be \$224,943. The remaining floor area of 15,700 m² is subject to DCLs. If this application is approved, a DCL of approximately \$2,249,339 is anticipated.

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. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL By-law rate amendment

provided that it has been submitted prior to the adoption of the annual DCL By-law rate adjustments.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Public Art Program – The *Public Art Policy* requires rezonings having a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. This application qualifies the project for a public art contribution. Public art budgets are based on a formula (2015) of \$19.48 per square metre for areas contributing to the total FSR calculation of 17,270 m². On this basis, a public art contribution of approximately \$336,420 is anticipated (see condition in Appendix B). The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

In addition, this increase falls under the new Public Art Policy adopted by Council on July 23, 2014. As a result, a Civic Program Contribution of 10% of the proposed public art budget is to be attributed towards the Public Art Program prior to Development Permit (DE) issuance. The applicant is instructed to contact the Public Art Program regarding options for the new assessment.

Offered Public Benefits

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of this rezoning site. CACs typically include either the provision of on-site amenities or a cash contribution toward other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The applicant has offered a total CAC package of \$6,750,000, comprised of an in-kind on-site amenity in the form of 30 secured social housing units with an attributed value of \$5,625,000 and 372 m² (4,000 sq. ft.) of cultural amenity space valued at \$875,000, and a cash contribution of \$250,000 towards a Facility Reserve.

The \$250,000 contribution by the owner, when combined with CAC funds received in conjunction with other recent development approvals in Mount Pleasant (see Financial section below), to establish a Facility Reserve that will support facility related expenses for an approximate 20 year period. (See Appendix G for a summary of Public Benefits).

The public benefit accruing from the offered amenities will contribute towards increasing residential and working space for Vancouver-based artists. If approved, this application will secure long-term affordable housing on a key site in the City, at a location with strong neighbourhood cultural connections.

Other Public Achievements

The scale of the proposed development allows for the provision of a large publicly accessible plaza off the lane. The plaza will be secured for public access through a statutory right-of-way and will include provisions to enable programming opportunities by the non-profit operator of the secured cultural amenity space.

Financial

As noted in the section on public benefits, the applicant has offered a total CAC package valued at of \$6.75 million, comprised of the following:

In-kind CAC:

- 30 units of secured social housing valued at \$5,625,000
- Secured cultural amenity space valued at \$875,000

Cash CAC to be allocated as follows:

- \$250,000 towards a Facility Reserve for the cultural amenity space.

The site is within the City-wide DCL District. If the rezoning application is approved, it is anticipated that the applicant will pay \$ 2,249,339. The social housing component is exempt from DCL, which is estimated to be \$224,943.

The Public Art policy applies to this site. If the rezoning application is approved, the applicant will be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at estimated value of \$336,420.

Operating Model

Upon completion, the proposed 30 units of social housing and the cultural amenity space will be contained within an air space parcel and transferred to the City. Parking and other ancillary spaces to support the residential and amenity space will be secured in the underground parking garage. The City will select one or more non-profit organizations to lease and operate the social housing and the cultural amenity space over the life of the building.

Social Housing – Consistent with Council policies on non-market housing, this project is expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

The City will work with its housing partners on an operating model and tenant mix that optimizes long-term viability of the project while achieving an affordability target that reflects the level of rent in the rental building that currently exists on the site, with a minimum of 30% of the units to be below BC Housing’s Household Income Limits (HILs). Based on the affordability target, there is a potential to monetize the value of the lease in the form of a prepaid rent. As operating surpluses become available over time, there will be opportunities to enhance affordability and/or reinvest in other affordable housing projects in Vancouver.

Cultural Amenity Space – In addition to the \$250,000 cash CAC, staff recommend that \$500,000 of unallocated CACs received from other development in Mount Pleasant be allocated to create a \$750,000 Facility Reserve to support facility-related costs for 20 years assuming 2% inflation and 2% interest per annum.

CONCLUSION

The staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate and successful urban design response to the site and its context. This application along with the recommended conditions of approval is consistent with the Mount Pleasant Community Plan and the Mount Pleasant Implementation Plan, with respect to land use, density, height and form. The proposed public benefits for this project will contribute to the City's housing and cultural objectives and will address many of the key community objectives that were articulated in the Mount Pleasant Community Plan.

The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with the draft By-law generally as set out in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS
1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally number Z-___() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Schedule A is a map that amends Schedule D of the Zoning and Development Bylaw. It will be prepared for the draft by-law that will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (___).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the Bylaw or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - a) Cultural and Recreational Uses, limited to Artist Studio and Fitness Centre-Class 1;
 - b) Dwelling Uses, including Social Housing;
 - c) Office Uses, limited to Financial Institution, General Office and Health Care Office;
 - d) Retail Uses, limited to Grocery or Drug Store, Retail Store and Public Bike Share;
 - e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant, Neighbourhood Public House, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade;
 - f) Manufacturing Uses, limited to Bakery Products Manufacturing;
 - f) Accessary Use customarily ancillary to any use permitted by this section.

Conditions of use

- 3.1 All uses except dwelling units must have direct access to grade.

- 3.2 25% of all residential units must be 2-bedrooms units and must:
- a) be suitable for family housing; and
 - b) comply with Council's "High Density Housing for Families with Children Guidelines" or as required by the Director of Planning and the Chief Housing Officer.

Density

- 4.1 For the purposes of computing floor space ratio, the site is deemed to be 3,140 m² [33,799 sq. ft.], being the site size at the time of application for rezoning, prior to any dedication.
- 4.2 The floor space ratio for all uses must not exceed 5.50 with the following condition:
- (a) a maximum of 5.0 FSR for all uses other than Social Housing.
- 4.3 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.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks 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 the residential floor area being provided;
 - (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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space 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.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas and artist studio space, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m²;

- (b) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and those portions of stairways and elevator enclosures, which are at the roof level providing access to the garden areas; and.
- (c) enclosed residential balconies, if the Director of Planning 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 provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed.

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

Building Height

5. The building height, to the top of roof slab, excluding parapet wall, must not exceed 35.83 m (117.6 ft.).

Horizontal Angle of Daylight

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

6.2 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.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 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 the unobstructed view is not less than 3.7m;

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

6.5 An obstruction referred to in section 6.2 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 ().

- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - i) ten per-cent or less of the total floor area of the dwelling unit, or
 - ii) 9.3 m².

Acoustics

- 7.1 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

* * * * *

1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue
DRAFT 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 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 and stamped "Received Planning & Development Services (Rezoning Centre), received on February 10, 2015", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design Development to remove the south breezeway connecting the internal plaza to Main Street.

Note to Applicant: The removal of this connector can contribute to enhancing the northern breezeway (see condition 2 below).

- 2. Design development north breezeway to be improved as follows:
 - a. increase the width of the breezeway and maintain the proposed height to improve the visual exposure to the internal courtyard, and
 - b. maintain a high quality of material treatment on the soffit space of the breezeway area.

Note to Applicant: Increasing the width of the breezeway will enhance the overall success of the internal plaza space by improving access and visual exposure.

- 3. Design development of the public plaza to be improved as follows:
 - a. improve interface to the lane with the relocation of the class B loading areas, and
 - b. provide at no cost to the City and to the satisfaction of the Managing Director of Cultural Services: a large, level, hard space plaza area immediately outside of the cultural amenity space with easy access for loading to and from the studios as well as for occasional event use;

structural load capacity to accommodate loaded forklifts; electrical supply for lighting and power; running water and grey water disposal.

Note to Applicant: The above will ensure a useful, flexible space that can serve a variety of needs which include accommodating spillover functions from the cultural amenity space, and informal and formal plaza use.

4. Design development of landscape planters to, wherever possible, provide opportunities for comfortable sitting and gathering.

Note to Applicant: The above may be achieved with the use of high quality materials such as steel and wood. Where adjacent to areas of circulation such as along Main Street, projections of seating benches may be minimal to ensure safety to passing pedestrians (see also landscape condition # 6).

5. Design development for the application to provide high quality materials for built form and all landscape elements of the proposal throughout subsequent phases of design development and approval processes.

Landscape Design

6. Provide enhanced landscape treatment of public realm open spaces at the street level to create neighbourhood identity and enjoyable spaces for pedestrians to stop rest and interact.

Note to Applicant: At Main Street and 2nd Avenue incorporate landscaped planters on private setbacks, with small trees, low shrubs and groundcover plantings with integrated bench seating. At 3rd Avenue, new boulevard street trees on City property should be placed within residential quality greenery (lawn or other hardy groundcover planting).

7. Design of public courtyard plaza to complement the overall public realm plan. Aspects to consider at time of Development Permit Application include special paving, lighting, planting, pedestrian pathways and safety, wayfinding, permanent site furniture, weather protection, garbage storage, recycling and loading.
8. Provision of high-quality materials for landscape surface treatments within the public realm in accordance with the Mount Pleasant Public Realm Plan in consultation with Director of Planning and to the satisfaction of the City Engineer. Refer to Section 4 of the Mount Pleasant Public Realm Plan.
9. Provide a continuous level pedestrian path with connections through the central public plaza space to 2nd Avenue, Main Street, 3rd Avenue and the lane, to ensure universal accessibility.
10. Design development to ensure the sensitive integration of lane edge features such as vehicle loading bays and the future Public Bike Share located adjacent to the open space courtyard plaza design.

11. Final coordination of the public realm treatment to meet the intent of the Mount Pleasant Public Realm Plan.
12. Provide a continuous colonnade of street trees adjacent to the development site at 2nd Avenue, Main Street and 3rd Avenue in consultation with Park Board and to the satisfaction of the City Engineer.
13. Design development to maximize opportunities to incorporate greenery around the building edge in the form of green walls, planted roofs and patios. Mitigate blank walls by locating continuous linear planters and climbing plants at their base.
14. Provision of maximized plant growing medium volumes to support trees and shrubs within landscaped planter areas to ensure long-term viability of plant species.

Note to Applicant: Soil volumes for landscape planters should exceed BC Landscape Standard (latest edition) with the goal to provide a minimum 4-foot depth of growing medium for large species trees planted in ground, and 3-foot depth for trees on structure. Trees planted on structures should be consolidated within a continuous trench, where possible, to improve planting condition. Where possible, alter (drop) slab to achieve soil depths to accommodate substantial trees and shrubs below the level of courtyards and pedestrian pathways.

15. Provision of adequate sunlit areas for Urban Agriculture activity.

Note to Applicant: Raised planters, tool storage, composting, potting bench, harvest table and hose bibs should be incorporated on the plan to enable residents to practice urban agriculture. The design should reference the Urban Agriculture Guidelines for the Private Realm and should maximize sunlight, integrate into the overall landscape design, and provide universal access.

16. Provision of a Rainwater Management Plan that utilizes sustainable strategies such as infiltration, retention, treatment and utilization of rainwater.

Note to applicant: Strategies could include high efficiency (drip) irrigation, the use of drought tolerant plants and mulching.

17. Design development to incorporate the principles of the Draft City of Vancouver Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. <http://vancouver.ca/files/cov/bird-friendly-strategy-design-guidelines-draft-2014-09-01.pdf>

18. Provide at the Development Permit stage:
 - a. a legal survey,
 - b. a fully labelled Landscape Plan, Sections and Details,
 - c. provision of larger-scale section drawings at $\frac{1}{4}'' = 1' - 0'' / 1:50$ or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, lane interface, and courtyard plaza areas, and
 - d. an external lighting plan for pedestrian routes and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents and birds.

Crime Prevention through Environmental Design (CPTED)

19. Design development to take into consideration the principles of CPTED, having particular regard for reducing opportunities for:
 - a. theft in the underground parking areas,
 - b. residential break and enter,
 - c. mail theft,
 - d. mischief in alcoves and vandalism, such as graffiti.

Cultural Amenity

20. Design and finish the cultural amenity for Artist Studio-Class B purposes (inclusive of Class A and B use).

Note to Applicant: See guidelines for Class B Artist Studios which require a higher degree of ventilation for artists working with more toxic substances, higher degree of sound proofing for possible use of amplified music and industrial machinery, and industrial fittings.

21. Design and finish of flex meeting space and presentation windows fronting on East 3rd Avenue for use by the studio artists and social residents for gathering purposes and to display artworks and to maximize pedestrian amenity.

Housing

22. That the proposed unit mix for the social housing units of, 43% studio, 30% 1-bedroom and 27% 2-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

23. Design development to the rooftop to incorporate a common amenity area for social housing tenants, including a soft surface play area for children with creative landscape/play features which allow for motor-skills development and which can be used by a range of ages.

Note to Applicant: Natural low-maintenance features such as balancing logs and boulders are encouraged as they provide a myriad of creative play opportunities, and, if not used for play, simply provide a visually pleasing landscape.

24. Design development to the rooftop to provide edible landscaping and/or opportunities for urban agriculture including the necessary infrastructure to support urban agricultural activity such as accessible garden plots, compost bins, tool storage chest, potting bench and hose bib(s) in accordance with the "Urban Agriculture Guidelines for the Public Realm".
25. Add an additional washroom in the cultural amenity space and enhance design development to the washrooms connected to these amenity areas to add a baby change table.
26. Provision of a Final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer, which in addition to the terms already agreed to, will include an updated list of tenants and rents, current as of the time of Development Permit application.
27. Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information of posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
28. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodations; summarizes the total monetary value given to each tenant (moving costs, rents, any other compensation); and includes a summary of all communication provided to the tenants.

Sustainability

29. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system to achieve a minimum of LEED Gold Certification, a 22% reduction in energy consumption compared the current City of Vancouver Building Bylaw (ASHRAE 90.1 2010), one water efficiency point, and one storm water point. The City's ASP will be required to achieve a minimum 30% reduction in energy consumption compared to the current City of Vancouver Building Bylaw (ASHRAE 90.1 or NECB 2011).

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Neighbourhood Energy Utility (NEU)

30. The proposed plan for site heating and cooling, developed in consultation with the City, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
31. The buildings heating and domestic hot water system shall be designed to be compatible with the SEFC NEU system to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: This building will be governed by the *Energy Utility System By-law (9552)*. The applicant shall refer to the *SEFC NEU Developer Document (2014)* for specific design requirements, which include provisions related to the location of the mechanical room(s), 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 NEU compatibility are provided for in the mechanical design. Prior to issuance of building permit a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied, will be required.

32. The building mechanical system must utilize the energy transfer station for all of its space heating and domestic hot water requirements, and the building mechanical system must not incorporate any additional heat Studio equipment including, but not limited to, boilers, water source heat pumps, air source heat pumps, furnaces, hot water heaters, geo-exchange systems, electric baseboards, or heat producing fire places except that:
 - a. a building may incorporate a solar system to generate heat energy,
 - b. a building may incorporate hybrid heat pumps for space cooling, provided the compressor cannot operate in heating mode,
 - c. a building may incorporate heat recovery ventilation (air to air heat exchangers) and waste heat recovery from refrigeration or active cooling systems for the purposes of supplementing the heat energy provided:

- (i) the systems used for heat recovery from refrigeration or active cooling do not provide any supplemental heating when there is no active cooling service required,
- (ii) the approach to heat recovery is consistent with this Schedule (i.e. hydronic systems with centralized mechanical equipment), and
- (iii) waste heat recovery systems do not cross property lines.

Note to Applicant: Exceptions for on-site heat production may be approved by the City Engineer, provided the total heat production produced by all exceptions does not exceed 1% of the total annual thermal energy needs of the building.

- 33. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
- 34. Provision of a dedicated room in a location suitable for connecting to the SEFC NEU distribution piping for each Energy Transfer Station that is required for servicing the development as to the satisfaction of the General Manager of Engineering Services.

Engineering:

The following are to be addressed at the Development Permit stage:

- 35. Provision of a landscape and site plan that general references all of the off-site improvements sought through this rezoning.
- 36. Delete reference to potential lane closure.
- 37. Provision of automatic door openers on the doors providing access to all bicycle room(s).
- 38. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- a. Provision of an improved plan showing the manoeuvring for trucks to access the loading bay.

Note to Applicant: The design of the loading spaces has changed since the analysis provided in the Bunt traffic study and an update is required.

- b. Relocate the Class A bicycle spaces on the mezzanine level to P1.

Note: Engineering does not support the use of stairs or a shared elevator with retail and market residential use for Class A bicycle access.

- c. Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- d. Provision of wheel ramps for the stairs out to Main Street and the lane from the southern breezeway.

Note to Applicant: This is for the stairs adjacent to the social housing bicycle spaces in the southern building.

- e. Provision of additional design elevations within the loading areas for the 3 Class B spaces and the plaza adjacent to the loading spaces to calculate the slope and cross fall.

Note to Applicant: The slope and cross fall must not exceed 5%.

- f. Provision of a section drawing through the loading bay for the 2 Class B loading spaces showing elevations, 3.8m of vertical clearance, and security gates. Provide a section and cross section drawings through the outdoor loading space to confirm the concrete banding and plaza is at the same elevation as the loading space.

- g. Provision of the required manoeuvring aisle width for stalls 162, 163, 251 and 252.

Note to Applicant: A 6.6m aisle width is required for the full width of the parking stall as the angled wall limits the space available for manoeuvring.

- h. Provide a dimension of 2.3m of vertical clearance on the parking ramp on Section D.

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 General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Cultural Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Amended Lot 6 (See 318655L) Except Part in Explanatory Plan 7242, Amended Lot 7 (See 318656L), Lot 8, Lot A (Explanatory Plan 5598); and Lot 11, All of Block 14, District Lot 200A, Plan 197 to create a single parcel and subdivision of that site to result in the dedication for road purposes of a northerly portion of the site to achieve an East 2nd Avenue road width of 104 feet at this location. (See engineering services for clarifying sketch). No portion of the building is to encroach over the portion of the site to be dedicated for road, as appears to be shown on pages A104 to A110.

Note to Applicant: Arrangements should be made to release Easement BV91327 (existing building encroachment onto Lot 8) at the time of subdivision.

2. Release of Easement & Indemnity Agreement 387806M (commercial crossing) prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to enactment of the CD-1 By-law, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for enactment of the CD-1 By-law. Prior to building occupancy the applicant is to supply a written request to the City, a current title search and a copy of the documents along with executable discharge documents to effect the releases.

3. Provision of building setback and a surface statutory right of way to achieve a 5.5.m distance from the back of the City curb to the building face on Main Street and on the 2nd Avenue frontage (note, the setback is to be measured following the 2nd Avenue dedication and from the future curb alignment established for 2nd Avenue). A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/statutory right of way dimensions.
4. Provision for a statutory right of way for space to accommodate a Public Bike Share (PBS) Station, in accordance with following provisions:
 - a. Size: At a minimum a 19 m x 4 m sized station should be accommodated (or a size agreed to by Engineering Services). The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4m,
 - b. Location: The station should be located on private property (or a location agreed to by Engineering Services) while still clearly visible to the public with 24/7 public access,
 - c. Surface treatment: A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval,

- d. Grades: The surface must be levelled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided,
 - e. Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day, and
 - f. Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station, at the owner's expense.
5. Provision of a Services Agreement to detail the on-site 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 following services are provided:
- a. Provision of new sidewalks around the site consistent with the Mount Pleasant Public Realm Plan and the standard commercial sidewalk treatments applicable to the location.
 - b. Installation of a bus stop and shelter along the Main Street frontage of the site. The shelter is to be supplied and installed by the City of Vancouver's street furniture contractor with the foundations, drainage and any required electrical service funded by the applicant.
 - c. Provision of a drinking fountain on public property on 3rd Avenue. The fountain is to be serviced with a separate service connection and once installed is to be maintained by the City.
 - d. Provision of upgraded street lighting and pedestrian-scale lighting along the Main Street frontage of the site.
 - e. Provision of street trees where space permits adjacent the site.
 - f. Provision of standard concrete lane crossings on the lane entry on the north side of 3rd Avenue Av and the south side of 2nd Avenue at the lane west of Main Street. Work to include the replacement of curb returns and the provision of upgraded curb ramps on both sides of the lane entries to meet current standards.
 - g. Provision of a cash contribution of \$75,000 towards a signalized pedestrian crossing on Main Street at or near 3rd Avenue.
 - h. 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,

- i. Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required,
6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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. The applicant may be required to show details of how the site will be provided with all services being underground.

Neighbourhood Energy Utility

7. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the Southeast False Creek Neighbourhood Energy Utility (SEFC NEU), which may include but are not limited to agreements which:
 - a. Grant the City Engineer, and other employees of the city, access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling SEFC NEU connection and operation, on such terms and conditions as may be reasonably required by the Applicant,
 - b. Grant a Statutory Right of Way for NEU pipes to run through the parkade level P1 for the purposes of servicing adjacent buildings.

Housing and Cultural Amenity

8. Make arrangements to design, construct, equip and finish to the City's Housing Design and Technical Guidelines no less than 1,570 m² (16,900 sq. ft.) comprising of 30 units of social housing, and no less than 372 m² (4,000 sq. ft.) of cultural amenity space, inclusive of studio spaces, office, and flex meeting/presentation space and storage, in addition to outdoor roof amenity space and associated parking, to the satisfaction of the Chief Housing Officer, the Managing Director of Cultural Services, the Director of Facilities Planning and Development and the Director of Legal Services that provides for the following:
 - a. transfer to the City at a nominal cost an air space parcel or, at the City's request, two air space parcels containing the social housing units and cultural amenity space (the "Air Space Parcels") together with the appropriate rights and obligations applicable to the ownership and operation of the Air Space Parcels including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations,
 - b. grant a perpetual right in favor of the City and the users of the Air Space Parcels, in the form of a statutory right of way, for access to and non-exclusive use of:
 - (i) parking spaces in the underground parkade in accordance with the Parking By-law requirements for the Air Space Parcels,
 - (ii) bicycle spaces in the underground parkade in accordance with the Parking By-law requirements for the Air Space Parcels,
 - (iii) loading area adjacent to and connecting to the street loading and the cultural amenity space, and
 - (iv) garbage and recycling areas.All at no cost to the City and the Air Space Parcels occupants,
 - c. minimize the obligations of the cultural amenity space toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the cultural amenity space or which are related to any part of the development for which the users or invitees of the cultural amenity space may (from time to time) have the use of and/or access to,
 - d. provision of interior signage in common areas of the property clearly specifying City-approved use of the cultural amenity space for Class B artist studios to ensure that all owners and occupants of the development are aware of the approved use; a minimum of one sign shall be placed in a clearly visible location of all common entranceways and/or lobbies within the development, and

- e. compliance with the Tenant Relocation Plan attached to this report in Appendix E; and,
- f. and such other terms and conditions as the Chief Housing Officer, Managing Director of Cultural Services and the Director of Legal Services may require.

Note to Applicant: Design development will be required through the Development Permit process, including consideration for the proximity and access to the garbage, recycling and compost rooms.

- 9. Enter into a Housing Agreement with the City pursuant to section 565.2 of the Vancouver Charter securing the social housing units and related amenity space as social housing for 60 years or the life of the building, whichever is greater, and containing covenants prohibiting (i) the subdivision of those units by strata plan, (ii) the separate sale of any of such units, and (iii) rental for less than a month at a time; and such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may require.
- 10. Provision of a cash CAC to be placed in a Facility Reserve in the amount of \$250,000 to be held by the City in an interest-bearing account and used for facility related costs of the cultural amenity space.

Public Plaza

- 11. Provision of a statutory right-of-way for the public plaza which will include provisions to secure community access and priority use of the plaza for the users of the community amenity space as well as the general public.

Public Art

- 12. 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: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application.

Soils

- 13. Submit a site profile to the Environmental Protection Branch (EPB).
- 14. As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement and do all things and/or enter into such agreements deemed necessary to fulfil the requirements of Section 571(B) of the Vancouver Charter; and

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 there from on terms and conditions satisfactory to the Manager of Environmental Protection, the General Manager of Engineering Services and the 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) / Final Determination (to state that the site is not a contaminated site) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Note: 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 sites 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-laws.

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.

* * * * *

1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue
Urban Design Panel Minutes

Urban Design Panel Minutes

Date: April 22, 2015

EVALUATION: SUPPORT (6-0)

Introduction: Yardley McNeil, Rezoning Planner, introduced the proposal for a rezoning application to rezone the lands from IC-2 to CD-1 in accordance with the provision of the Mount Pleasant Community Plan (MPCP) and the Mount Pleasant Implementation Plan (MPIP). The MPIP envisions this site and the one to the east across Main Street as ‘gateway’ sites leading up into Mt. Pleasant. The MPIP suggests the height of these two sites should be compatible, with the eastern site limited by the Main Street view cone to 100-116 feet.

The subject site is not impacted by the Main Street view cone. The rezoning proposes a height of 12-storeys which given the slightly lower ground level, will be compatible with the eastern site and produce the ‘book-ended’ massing the MPIP is seeking for these two corners. The MPCP prescribes a density of 5.0 FSR and notes this site as a location for a public plaza. Ms. McNeil described the proposal noting that it is for a mixed-use building containing 226 market residential units, retail at grade, an open public plaza off the lane, 30 social housing units targeted to low-income artists and a 4,000 square foot artist production space. The application proposes a density of 5.5 FSR with .50 FSR of the density attributed towards the social housing units, artist production space and their associated amenities.

Tim Potter, Development Planner, further described the proposal and noted that it is located on the east side of Main Street and is a mixed-use building that will include several on site public benefits including secured social rental housing, culture production space and plaza space.

In addition to any comment on the overall form of development proposed for this rezoning application, advice was sought on the following:

- a. Is the proposed massing, density, and height supportable?
- b. Comments on the design of the passages from Main Street to the plaza with respect to the following:
 - i. Vertical dimension as it relates to the perception of the space;
 - ii. Livability of the units in this area;
- c. CPTED concerns and visibility of the plaza.
- d. Comments on the preliminary design of the CRU spaces as they relate to creating successful retail activity and maintaining visibility to the plaza.
- e. Comments on the overall success of the landscape design of the plaza, street and lane edges, roof top terraces, and garden spaces.

Ms. McNeil and Mr. Potter took questions from the Panel.

Applicant's Introductory Comments: Walter Francl, Architect, further described the proposal and mentioned that the project started about three years ago under the Mount Pleasant Neighbourhood Plan. The proposal is in response to a number of neighbourhood meetings and is a massing response to that commentary. The site is at a busy intersection with a lot of traffic on both East 2nd Avenue and Main Street and is a fairly hostile environment for pedestrians. The building has opportunities both front and back, to ameliorate those conditions. Mr. Francl described the architecture noting the block at the taller end of the project and then a 6-storey block at the south end which would continue the massing that is anticipated up Main Street. On the lane side in the Community Plan there has been a notion of animating the lanes up and down and both sides. They have anchored the north end of the site against East 2nd Avenue with a courtyard off the lane to anchor pedestrian movement. The retail space will be a product of who will be renting the space. There is an artist production space off the courtyard with covered outdoor space. The massing is stepped to maximize the amount of daylight that the courtyard will receive. All of the roof tops are either amenity spaces for the residents with urban agriculture or private amenity spaced for both the social and market housing in several locations. Mr. Francl described the sustainability strategy noting the use of moveable screens and horizontal and vertical elements to provide solar control on the north/south façade.

Alain Lamontagne, Landscape Architect, described the landscaping plans noting that there are a series of planters in the public realm to address the grade changes and entries into the CRUs. They have also taken the opportunity to add cantilevered benches. They have tried to make the courtyard as open as possible and have included some seating. There is a water feature under the breezeway along with a light installation since planting material won't do well in this area. There are a series of common amenity spaces that are adjacent to indoor amenity space. There is also a market residential fitness room on level 8 with an outdoor space. For the social residents there is small space with urban agriculture and unstructured play for children. As well there are outdoor amenity spaces on the 12th floor that takes advantage of the North Shore Mountains with outdoor dining and separated with planters that can be shared by both user groups and adjacent to that there is another children's play. The top roof has urban agriculture.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the breezeways;
- Design development to improve the water feature in the plaza;
- Consider adding vertical landscaping in the plaza;
- Consider having some of the amenity space available to both social and market residents.

Related Commentary: The Panel supported the proposal and thought it was an interesting and well thought out building. The applicant was commended for the quality of their submission.

The Panel supported the proposed massing, density, and height. They thought the applicant had done a good job of breaking up the long frontage. As well they noted that passages from Main Street were critical to making the courtyard work. There was concern regarding the

height of the breezeway and the Panel thought it could be higher at Main Street. As well some Panel member thought there only needed to be one breezeway.

The Panel thought the unit layouts were supportable but had some concerns regarding the CRUs facing the courtyard. They thought the CRUs might work better as one larger space rather than two smaller units. Several Panel members had concerns regarding CPTED issues in the courtyard.

For the most part the Panel supported the landscape plans and mentioned that as the area fills in there should be more activation of the laneway. One Panel member thought the site could be terraced more to the south to help out the courtyard experience and provide more light. Panel members thought the water feature needed work. As well they noted that artful lighting and more development of the plaza level was required. A couple of Panel members suggested to adding some vertical landscaping in the courtyard, something that would create an event and compliment what is going on with the artist spaces.

Some Panel members thought there could be an amenity space off the lobby at the plaza level as a way to engage the plaza. Panel members were concerned with the segregation between the social and market amenity spaces. They were especially concerned with how some of the separate amenity spaces overlooked one another and thought there should be some spaces that encouraged mingling between the tenants.

Regarding the sustainability strategy, it was suggested that the applicant add solar panels to the roof. There could be a covered outdoor space on the roof with the solar panels added to the top of it.

Applicant's Response: Mr. Francl thanked the Panel for their comments.

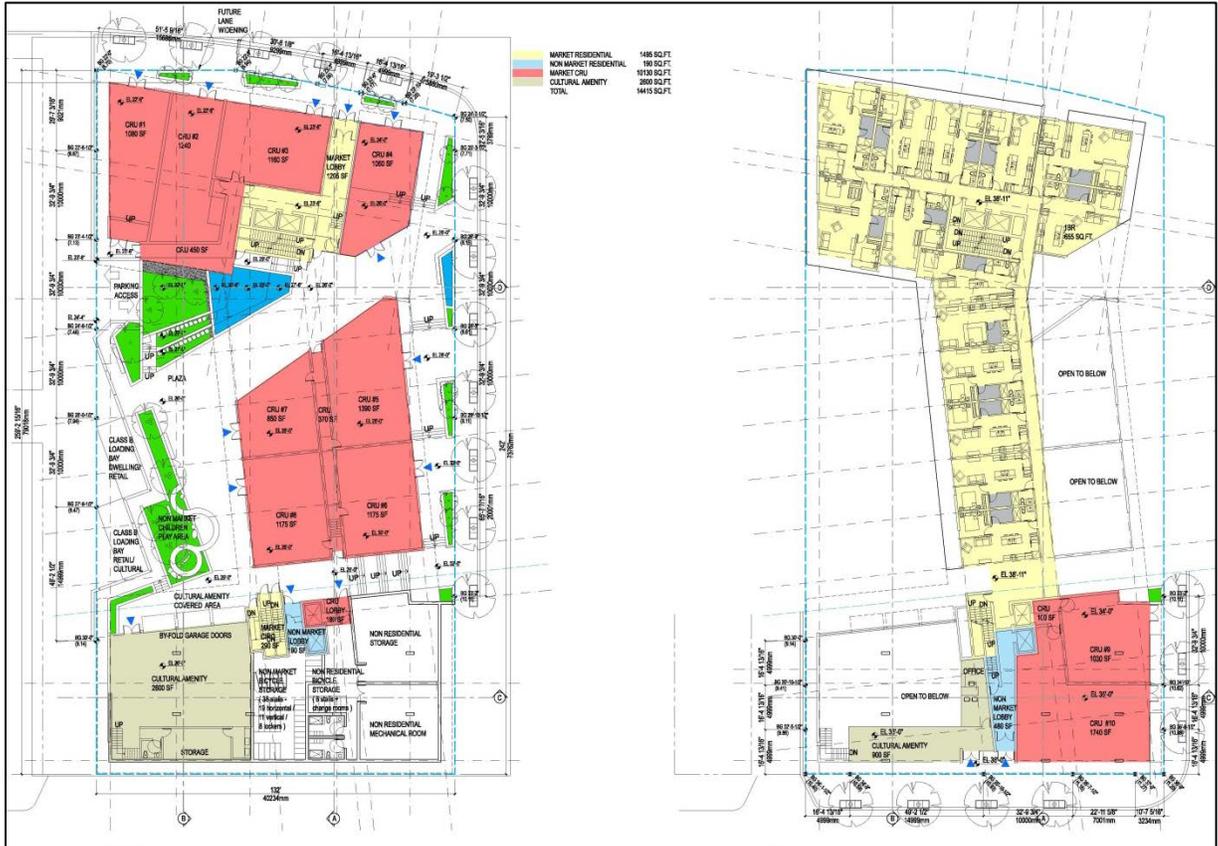
1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue
Tenant Relocation Plan

Relocation Plan Component	Final Tenant Relocation Plan (September 3rd 2015)
<p>Describe existing project compared to new project</p>	<ul style="list-style-type: none"> • 21 existing rental units will be redeveloped to 30 new non-market rental units • Existing market rental units are between \$550 and \$850 per month. New non-market rentals will be determined by City/ Operator. • The existing unit mix includes 6 studios and 15 one bedroom units. The new unit mix includes 13 studio units (1 accessible), 9 one bedroom units (1 accessible) and 8 two bedroom units.
<p>2 months free rent:</p> <ul style="list-style-type: none"> • For long-term tenants resident in the building more than 10 years, consider an additional month free rent. 	<ul style="list-style-type: none"> • We will provide the equivalent to two month's rent on or before the move-out date to each tenant. Tenants residing in the building for longer than 10 years at the time of formal notice will be provided with an additional month's rent in compensation.
<p>Notification:</p> <ul style="list-style-type: none"> • A minimum of two months' notice to end tenancy must be provided. • A longer time frame may be offered. 	<ul style="list-style-type: none"> • A minimum of two months' notice to end tenancy will be provided to all tenants. • Through constant communication, we will provide all tenants with project updates that will help give them unofficial notice in advance of the two month requirement.
<p>Moving Expenses:</p> <ul style="list-style-type: none"> • A moving company may be hired by the applicant with all arrangement and costs covered. • A flat rate of \$750 towards moving expenses and reconnection fees is acceptable. 	<ul style="list-style-type: none"> • We will designate a professional moving company to assist all tenants with the moving process given they are moving within the Metro Vancouver area. For tenants moving beyond Metro Vancouver, we will provide the necessary assistance in coordinating the moving process and the financial equivalent as those moving within the Metro Vancouver area. • We will provide and appropriate amount of moving supplies for a one bedroom unit to help organize each tenant in advance of their moving day

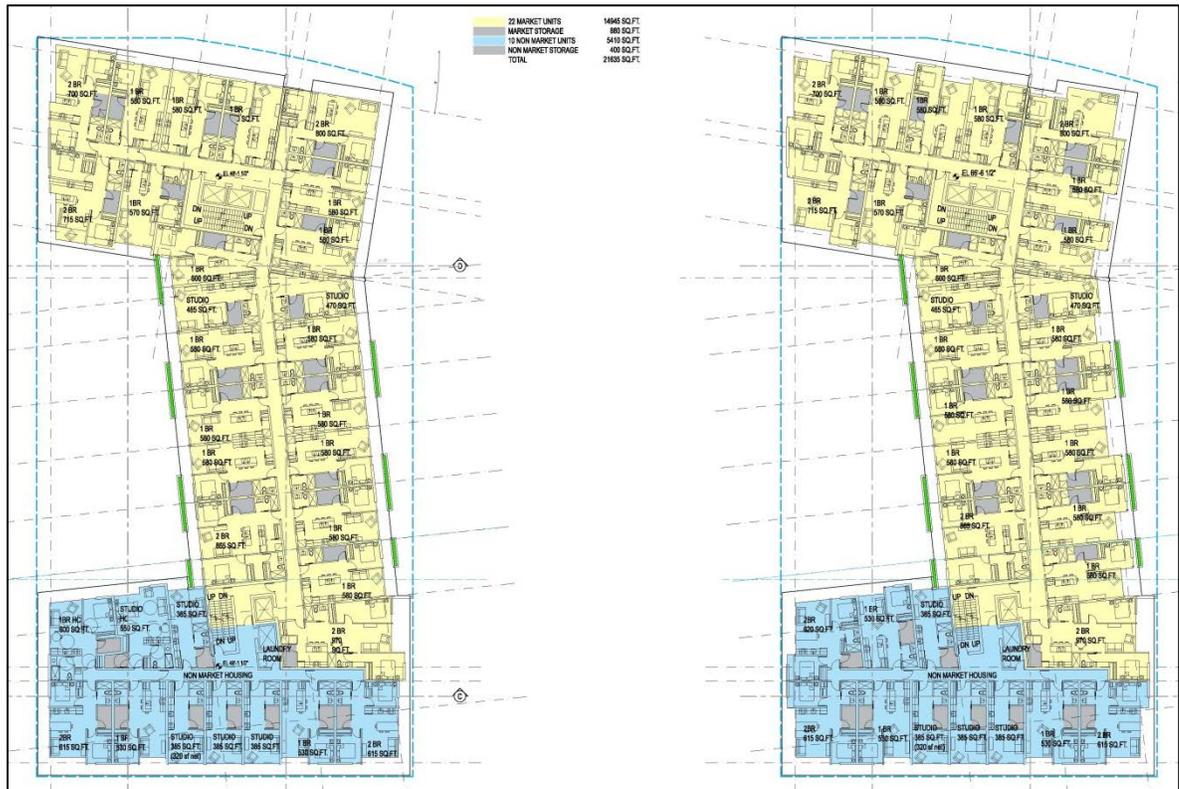
<p>Assistance in Finding Alternate Accommodation:</p> <ul style="list-style-type: none"> • Three options in Vancouver must be provided to the tenants, one of which must be in the same general area as their current home. • Note for projects in the West End, two options should be provided in the same general area as their current home. • All options must rent for no more than 10% above their current rental rate; unless otherwise agreed to with the tenant (i.e. the tenant may be looking for newer, bigger unit etc. and be able to pay for such). 	<ul style="list-style-type: none"> • Three location options in Vancouver will be provided to all tenants, one of which will be in the same general area as their current home. • We will make an effort to provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant. • For tenants not currently paying rent, three relocation options in Vancouver will be provided in the same general area as their current home and with comparable rents for no more than 10% above current average rent levels unless otherwise agreed to by the tenant.
<p>First Right of Refusal:</p> <ul style="list-style-type: none"> • Where starting rents are anticipated to be higher than what the tenant currently pays, a discount for any returning tenants should be offered (e.g. 20% off starting rents). • In cases where starting rents are essentially on par with current rents, consider the current rent plus any allowable increases under the RTA during the period of construction as the proposed starting rent. 	<ul style="list-style-type: none"> • We understand that an offer of first right of refusal to tenants will be made by the City / their Operator, provided that they meet all the eligibility criteria for both social housing and artist requirements. (Note: As the project is going from private rental to turn-key social housing to the City, tenants will need to submit contact information for the City records). • Rents will be based on income. Social housing criteria.
<p>Other:</p> <ul style="list-style-type: none"> • Where a Building Manager is paying reduced rent in exchange for services, consider compensation at the same monthly rate as a similar sized unit. • Consideration for any additional compensation for long-term building residents who may require assistance in some form. 	<ul style="list-style-type: none"> • The building manager will be compensated at a same monthly rate as for similar sized units if he/she is not relocated to an alternate building along with moving expenses as per the other tenants.

1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue
Form of Development

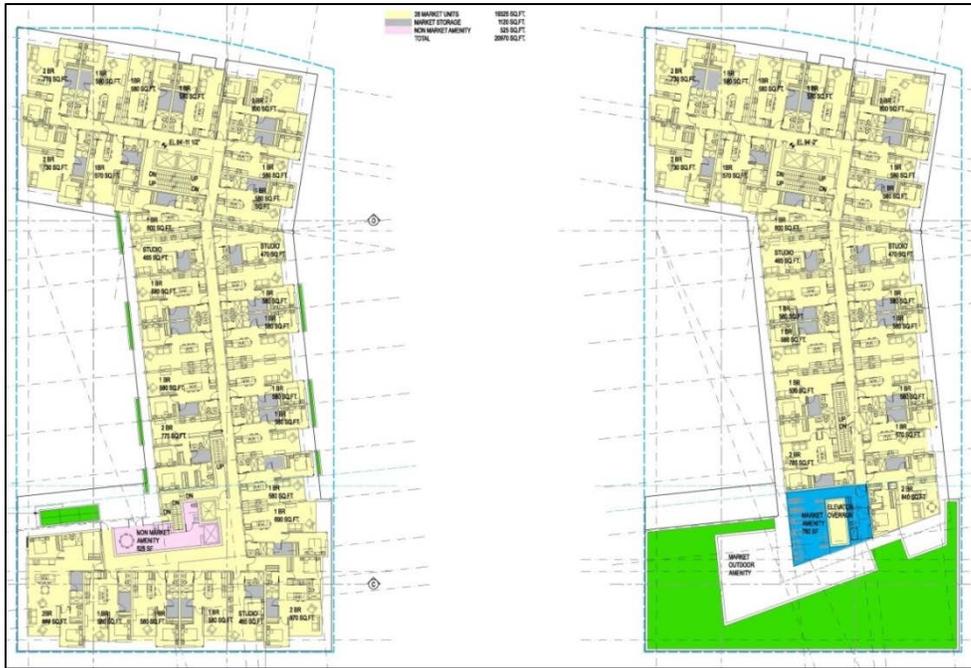
Floor Plans: Main and 2nd Levels



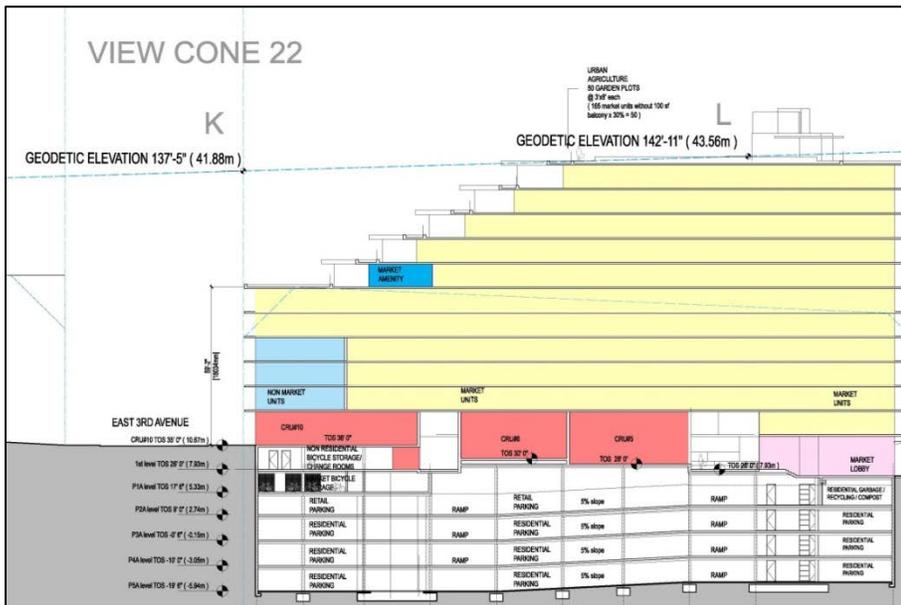
Floor Plans: 3rd and 4th Levels Showing the Social Housing in Blue



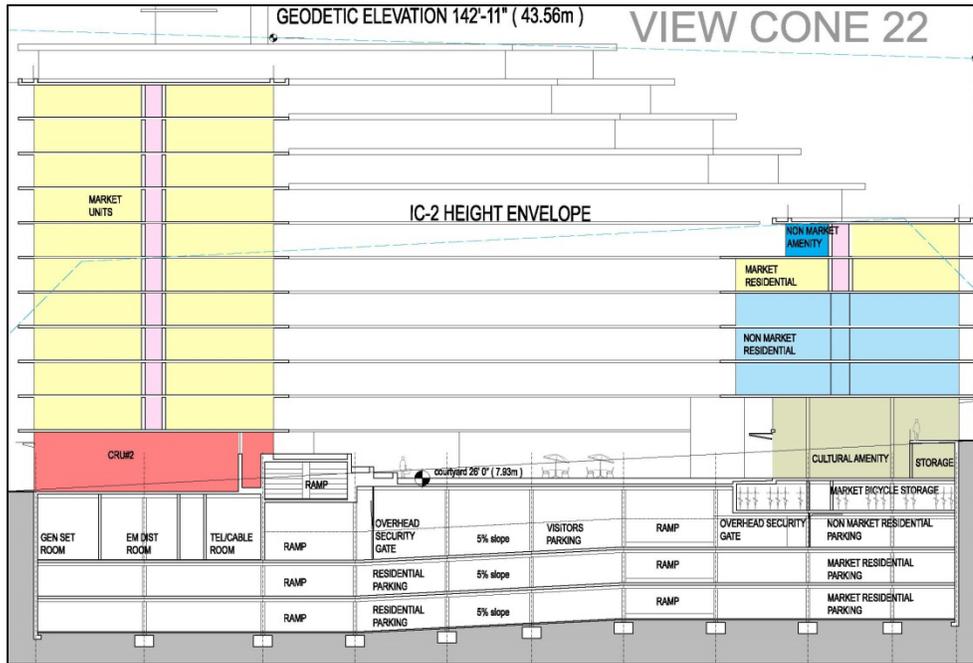
Floor Plans: 5th and 6th Levels Showing the Outdoor Amenity Areas for the Market and Social Housing



Building Section Looking West



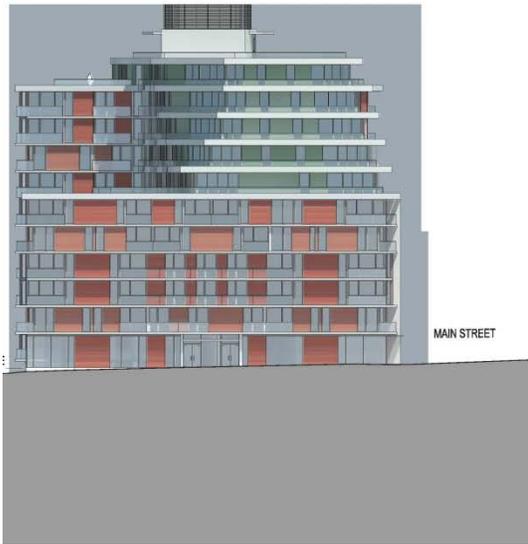
Building Section Looking East



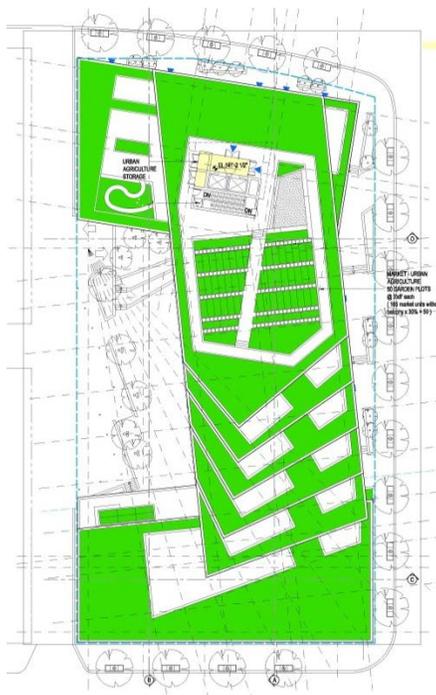
Main Street Building Elevation



East 3rd Avenue and East 2nd Avenue- Building Elevations



Roof Plan



1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A 12-storey mixed use residential building with 226 market and 30 social housing units, cultural amenity space and a publicly-accessible plaza.

Public Benefit Summary:

An in-kind CAC offering of 30 social housing units, 4,000 sq. ft. of cultural amenity space and a \$250,000 contribution towards a Facility Reserve for the capital repair and renewal costs of the cultural amenity space.

	Current Zoning	Proposed Zoning
Zoning District	IC-2	CD-1
FSR (site area = 3140 m ² / 33,799 sq. ft.)	3.0	5.5
Floor Area (sq. ft.)	101,400	185,893
Land Use	Industrial	Mixed Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Industrial \$5.13/sf., City-wide \$13.31 sf.)	\$520,182	\$2,249,339**
	Public Art		\$336,420
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		\$875,000
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		\$5,625,000
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other: Facility Reserve		\$250,000
TOTAL VALUE OF PUBLIC BENEFITS		\$520,182	\$9,335,759

* 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: Engineering (7%); Replacement Housing (30%); and Parks (63%).

** The DCL calculation excludes 16,900 sq. ft. of social housing floor area.

1837-1847 Main Street, 180 East 2nd Avenue and 157-185 East 3rd Avenue
APPLICANT AND PRPROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1837-1847 Main Street,	<i>PIDs: 015-527-506 and 015-527-531 respectively],</i>	<i>lots 8 and A, Block 14, District Lot 200A,</i>
180 East 2nd Avenue,	<i>PIDs: 015-527-409 and 015-527-468 respectively]</i>	<i>Amended Lots 6 and 7 (See 315655L), Except part in Explanatory Plan 7242, Block 14, District Lot 200 A, Plan 197;</i>
157-185 East 3rd Avenue.	<i>PID:015-527-514</i>	<i>Lot 11 , District Lot 200A, Plan 197;</i>

Applicant Information

Applicant/Architect	Francl Architecture
Developer/Property Owner	0839879 B.C. LTD.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	IC-2	CD-1
Site Area	33,799 sq. ft.	same
Land Use	Industrial	Mixed- Use
Maximum FSR	3.0	5.5
Maximum Height	60 ft.	117.65 ft. from base surface
Floor Area	101,400 sq. ft.	185,893 sq. ft.
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law