



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: June 5, 2018
Contact: Karen Hoese
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RTS No.: 12612
VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5809-5811 Main Street (198 Ontario Place)

RECOMMENDATION

- A. THAT the application by Marianne Amodio Architecture Studio, on behalf of Tomo Spaces Inc., the registered owner, to rezone 5809-5811 Main Street (198 Ontario Place) [*Lots 1 and 2, Except (A) the West 8 Feet Now Lane and (B) Part in Plan 4457, both of Lot 2, Block C, District Lot 643, Plan 2175; PIDs: 013-987-038 and 013-987-046, respectively*] from RT-2 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 1.62 and the building height from 9.2 m (30 ft.) to 14.1 m (46 ft.) to permit the development of a 3.5-storey residential building with 12 co-housing units, including three affordable homeownership units, be referred to a Public Hearing, together with:
- (i) plans prepared by Marianne Amodio Architecture Studio, received on November 9, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

- B. 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

property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT Recommendations A and B 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 and 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 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 a site located at 5809-5811 Main Street (198 Ontario Place) from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a 3.5-storey residential building with 12 co-housing units, including three affordable homeownership units. This application has been made under the City's *Affordable Housing Choices Interim Rezoning Policy*.

The application has been assessed and it generally meets the intent of the *Affordable Housing Choices Interim Rezoning Policy* and contributes to housing targets outlined in the *Housing Vancouver Strategy*. The application is supported, subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Affordable Housing Choices Interim Rezoning Policy (2012, amended 2017)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Sunset Community Vision (2002)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2017)
- RT-2 District Schedule and Guidelines (last amended 2016)
- Urban Forest Strategy (2014)
- Renewable City Strategy (2015)

REPORT

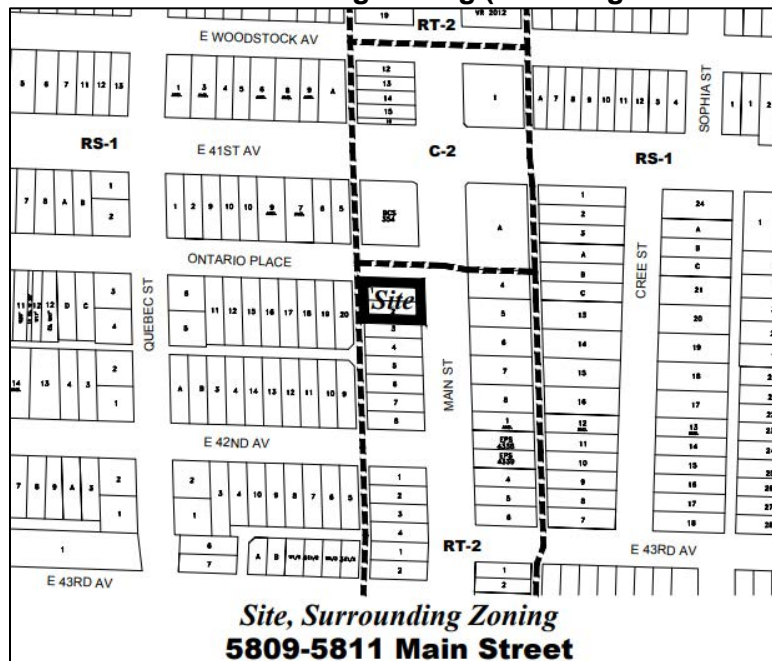
Background/Context

1. Site and Context

This 621.1 sq. m (6,685 sq. ft.) site is located on the west side of Main Street, south of Ontario Place (see Figure 1). The site has a frontage of 20 m (66 ft.) along Main Street and 31 m (102 ft.) along Ontario Place and is currently developed with a duplex. The site is directly south of a small commercial node at the intersection of 41st Avenue and Main Street and six blocks north of the Punjabi Market neighbourhood shopping area.

The intersection of 41st Avenue and Main Street is zoned C-2 and developed with a mix of one- to four-storey buildings. A six-storey mixed-use building with rental housing was approved at this intersection in February 2018. Other properties fronting Main Street are zoned RT-2, allowing for two-family dwellings and developed with a mix of single-family houses and duplexes. To the west, behind the lane, properties are zoned RS-1 and are developed with single-family houses. The border of the Cambie Corridor Phase 3 planning area is two blocks west at Ontario Street. The subject site is served by major bus lines along both 41st Avenue and Main Street.

Figure 1 – Site and Surrounding Zoning (including notification area)



2. Policy Context

Affordable Housing Choices Interim Rezoning Policy (2012, amended 2016) - On October 3, 2012, Council approved the *Affordable Housing Choices Interim Rezoning Policy* to encourage innovation and enable real examples of affordable housing types to be tested for potential wider application. The policy allows for consideration of rezoning proposals which will be evaluated on the criteria of affordability, location, and form of development. A maximum of 20 rezoning applications can be considered under this interim policy. Once 20 rezoning applications are in process, other proposals will be put on a wait list pending any decision by

Council to extend the policy beyond 20 projects. As of May 3, 2018, 14 rezoning applications under this policy have been approved or are in process. The policy also includes a spacing requirement between projects, where no more than two projects can be considered within 10 blocks along an arterial street.

Housing Vancouver Strategy – In November 2017, a new 10-year strategy known as *Housing Vancouver* was endorsed by Council. Its aim is to improve housing affordability by creating the right type of homes to meet the needs of the people who live and work in Vancouver. An *Emerging Directions* report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. This application, proposing to create a co-housing project with a component of enhanced affordability, would contribute to meeting the Housing Vancouver housing targets.

Housing and Homelessness Strategy – On July 29, 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. Priority actions were identified to achieve some of the strategy's goals, including refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Sunset Community Vision - In January 2002, Council endorsed the *Sunset Community Vision*. The Vision supports rezoning for projects that have housing agreements, including affordable housing proposals. The Vision also provides consideration for infill housing, including low-rise buildings near commercial areas.

Family Room: Housing Mix Policy for Rezoning Projects – In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families. Residential strata housing are required to include a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. This application proposes 4 two-bedroom units (33%) and 3 three-bedroom units (25%).

High-Density Housing for Families with Children Guidelines – The intent of the guidelines is to address key issues of the site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design and amenity areas. A large indoor common space and a shared outdoor courtyard are both provided as part of the application.

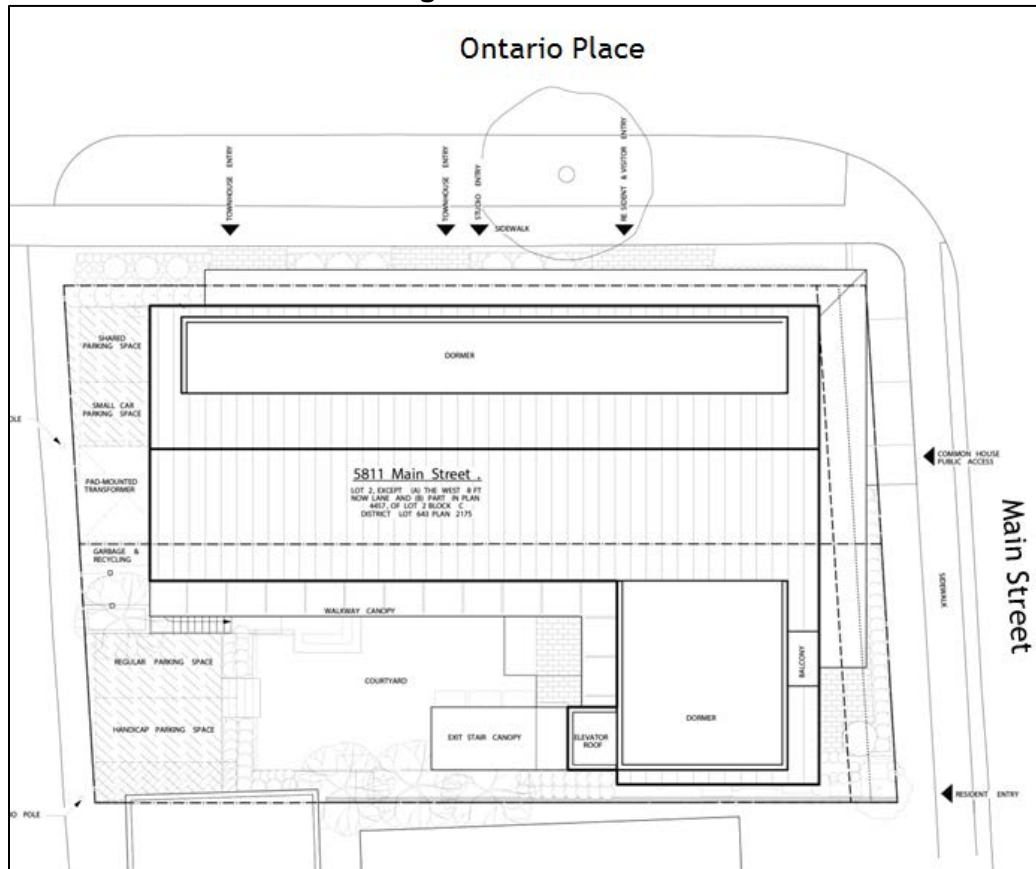
Strategic Analysis

1. Proposal

The application proposes to rezone a site at 5809-5811 Main Street (198 Ontario Place) from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a 3.5-storey co-housing residential building (see Figure 2). In total, the application proposes 12 co-housing units (3 studio units [25%], 2 one-bedroom units [17%], 4 two-bedroom units [33%], and 3 three-bedroom units [25%]). Three of the units are proposed as affordable homeownership units to be priced at 35% less than market value. A total FSR of

1.62 and a building height of 14.1 m (46 ft.) are proposed. Parking is provided at grade and accessed from the rear lane.

Figure 2 – Site Plan



2. Housing

The application supports the directions of both the *Housing Vancouver Strategy* and *Affordable Housing Choices Interim Rezoning Policy* (AHC) through the provision of co-housing and the inclusion of three affordable homeownership units secured over time at 35% below market value. The applicant proposes a co-housing model which is a supported and clearly identified priority and eligible affordable housing type under AHC. The policy specifically notes that “co-housing, when they can demonstrate enhanced affordability as determined by the City”. Since 2012, the City has approved one co-housing project under the AHC. That project met the criteria for enhancing the affordability by the inclusion of two secured market rental units.

The application proposes a new approach to creating co-housing which has been described as “co-housing lite”. Typical co-housing projects are composed of a co-housing group who collectively purchase or option a site and proceed as the owner and developer. This can be a significant barrier to residents who wish to be part of a co-housing group but who may lack the expertise and financial capacity to manage the development process. Co-housing groups have reported that 70-80% of co-housing projects are unable to achieve completion and that long timelines, up to 5-7 years, from start to occupancy are not uncommon.

The project applicant, Tomo Spaces Inc., has partnered with a co-housing group called Our Urban Village. The applicant is responsible for land acquisition, project design and construction management. Members of Our Urban Village have provided input to the applicant at strategic points in the development process and are given the option to purchase co-housing units upon completion. “Co-housing lite” as a development model has the potential to increase the number of households that can participate in co-housing as well as improving timelines for the creation of this missing middle housing form.

On April 7, 2016 Council approved in principle a pilot program to enable affordable home ownership units under the AHC, subject to the Province of British Columbia amending the Vancouver Charter so as to clearly authorize Council to implement affordable home ownership programs generally, and further public and industry consultation. At this time, the City of Vancouver is still actively pursuing this change to the Vancouver Charter and staff are hopeful that this change will be advanced soon.

In this project, the applicant intends to provide enhanced affordability by securing three of the project’s 12 units as affordable homeownership units where units would be sold for approximately 35% below market value to income tested buyers with a secure mechanism for maintaining that level of affordability over time (e.g. resale covenant). To secure such a model, the City requires amendments to the Vancouver Charter to directly authorize the use of Housing Agreements to secure sale price.

Another method to secure the three affordable homeownership units would be for BC Housing to enter into a Covenant under Section 219 of the Land Title Act, with the consent of the City of Vancouver. Such a Covenant could be registered on title to the three affordable homeownership units restricting sale prices and ensuring that the units are sold to income-tested buyers, thereby assuring affordability over time. This approach would also satisfy the City of Vancouver affordable homeownership goals.

The ability of the City of Vancouver to advance the affordable homeownership units is at the discretion and timing of the Provincial government. As a result, staff recommend alternative options to ensure that “enhanced affordability” criteria can be satisfied while supporting timely processing of this co-housing application. An alternative to secure an affordable housing benefit has been proposed by the applicant, should affordable homeownership prove unfeasible. This alternative would create 2-3 moderate income rental units, to be determined by the depth of affordability targeted and rental unit types, all secured for 60 years or the life of the building through a Housing Agreement. This alternative is supported as a contingency option, with the preference that three affordable homeownership units be secured.

Conditions are included within Appendix B which will secure the public benefits of co-housing with enhanced affordability proposed in this rezoning application, subject to the ability of the applicant to meet the conditions of their rezoning and to changes to the Vancouver Charter, and subject to the full discretion and satisfaction of the City of Vancouver.

Figure 3 – Perspective (from Main Street near 41st Avenue)

3. Land Use, Density and Form of Development (refer to drawings in Appendix D)

The existing RT-2 District Schedule limits density and height on the site to a maximum floor space ratio (FSR) of 0.70 and a maximum building height of 9.2 m (30 ft.). The *Affordable Housing Choices Interim Rezoning Policy* allows consideration of increased density and height based on assessment of the urban design performance, including ground-oriented forms up to 3.5-storeys located along or within 100 m of an arterial street. This rezoning application proposes a total floor area of 1006.2 sq. m (10,830 sq. ft.) and an FSR of 1.62. The proposed building form is 3.5-storeys in height, with a proposed height of 14.1 m (46 ft.). Three of the proposed units are ground-oriented, with doors facing directly onto Ontario Place. Staff note the proposed FSR of 1.62 exceeds the proposed FSR of 1.47 that was included in the rezoning application statistics. The additional density is not the result of changes to the building form, but rather the proper application of exclusions from density sought by the application.

Overall, the proposed building's form includes a large gable roof that alludes to the prototypical image of a house (see Figure 3). The individual units are treated like the rooms of a house and are centered on a common courtyard. The proposed gable roof also references typical gable roofed houses in the vicinity, providing for a better contextual fit and transition from the nearby commercial node to the immediate north at 41st Avenue and Main Street.

Programmatically the proposal includes numerous shared spaces to bring co-housing residents together: a common amenity room, laundry room, and outdoor courtyard (see Figure 4). The proposal is also seeking to meet Passive House standards and, as a result, proposes a lower window-to-wall ratio and thicker walls and roofs. The unadorned, simple gable form reinforces these aspects of the design. Design development conditions have been included in Appendix B to ensure that window sizes and locations continue to meet Passive House requirements.

Figure 4 – Perspective (view of courtyard from lane)

The ground-oriented units facing Ontario Place are raised slightly above street level to provide space within the building for basement bedrooms. A design development has been included in Appendix B to improve the livability of the basement bedrooms and to ensure easier access to the below-grade bicycle storage area.

The proposed main entrance to the building and the common amenity room are also oriented toward Ontario Place and Main Street, respectively, to further address the direction to provide a ground-oriented building. The common amenity room also faces the shared courtyard and the spaces are intended as complementary spaces allowing for shared activities. Design conditions have been included in Appendix B to improve the usability of both the common amenity room and the shared courtyard.

This rezoning application and the proposed form of development were reviewed by the Urban Design Panel on February 21, 2018, and received support (see Appendix C).

The application is supported and recommended for approval, subject to the design development conditions in Appendix B that will further improve and refine the building design.

4. Transportation and Parking

The application proposes three vehicle parking spaces and one carshare space provided at grade and accessed from the lane. The vehicle parking spaces, under the Parking By-law, would provide nine parking spaces and the applicant is seeking a relaxation of one vehicle parking space from the ten required. The application also proposes 15 bicycle parking spaces. The applicant has provided a parking assessment which notes that lower car use is typical of co-housing residents.

Engineering conditions for the rezoning application, including allowance for the relaxation of one parking space, have been included in Appendix B.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (as amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings condition within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

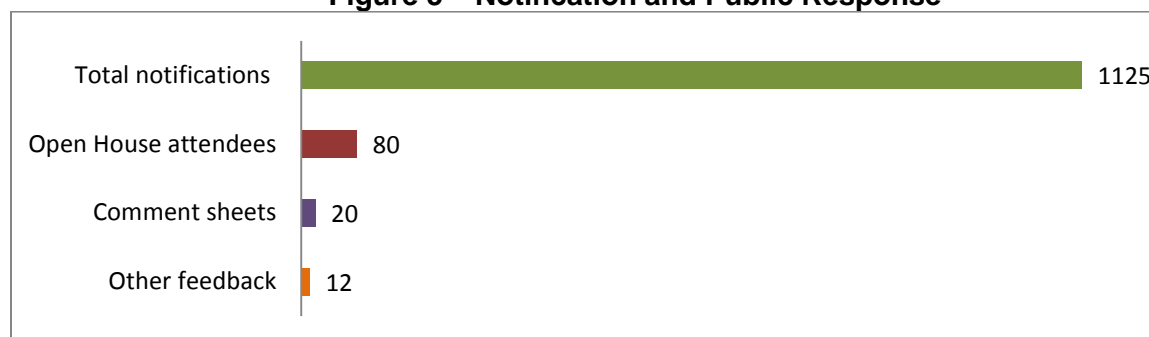
This application has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning* under the near zero emissions buildings requirements, and the proposed building has opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

PUBLIC INPUT

Pre-Application Open House – The applicant held an open house at the Baha'i Centre, 5880 Main Street, on July 6, 2017. Approximately 29 people attended the open house. The proposal, at that time, consisted of a 3.5-storey building with 12 co-housing units and three parking spaces. The majority of comments received expressed support for the project, including for the proposed co-housing model. Some concerns were raised, including concerns about street parking availability and the proposed parking on the subject site. The applicant revised the proposal to include an additional parking space and a rezoning application was submitted to staff on November 9, 2017.

Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was installed on the site on January 5, 2018. Approximately 1,125 notification were distributed within the neighbouring area on or about January 18, 2018. A community open house was held from 5-8 pm on February 1, 2018, at the Baha'i Centre, 5880 Main Street. Staff, the applicant team, and a total of approximately 80 people attended the open house.

Figure 5 – Notification and Public Response



Public Response and Comments – A total of 32 responses to the application were received by email or comment form. Public commentary received by staff spans a broad number of topics, and includes:

- General Support - Many comments expressed a high level of support for the proposal, with many respondents expressing that the proposal should act as a model for other new developments in the city.
- Co-housing Model and Affordability - A number of comments stated a high level of support for the co-housing model due to its many benefits, including fostering community-building and combatting social isolation. Comments also expressed support for the affordability and new homeownership potential of the proposal, citing the co-housing model as a way to reduce homeowner associated costs. Other comments expressed concern around affordability, particularly for lower-income families.
- Building Design - There was a high level of support for the design of the building, noting the innovative and practical building design, including its bike-friendly and family-friendly design considerations, interior courtyard and common room amenity. The general size and scale of the building was supported and noted as a complementary fit within the surrounding neighbourhood. There was a suggestion to support a higher building here to increase housing stock. The green interior courtyard wall was praised, and the white exterior walls were criticized as boring.
- Environmental Performance - Several comments supported the environmental performance of the proposal, commending its Passive House design, soft footprint, and sustainability. There was also a suggestion to provide a density bonus for the Passive House design.
- Location and Parking - Support was received for the proposal's transit-oriented design, suggesting that the small number of car parking stalls and sufficient space for bike parking promoted less car reliance. There was a concern that the number of car parking stalls is insufficient, as well as a suggestion to decrease the number of parking stalls.
- Policy and Process - There was a concern about the length of time to complete the development, as well as a suggestion to fast-track similar future proposals. There was also a suggestion to conduct planning work along this portion of the Main Street corridor.

In response to the concerns noted in public comments, a reduction of one parking space from the Parking By-law is supported in order to facilitate the proposed development. The site is served by frequent transit lines, including the anticipated 41st Avenue B-line, as well as close proximity to the Ontario Street bikeway. With regards to affordability, three of the 12 units are proposed at 35% of market value for purchase or as moderate income rental units.

The average processing time for rezoning application is approximately 10-12 months, though processes are in place which allow for faster processing times for applications where 100% of the units are affordable housing. This application will, if approved, require only nine months to be processed, faster than the average time. Passive House designs are encouraged through the updated *Green Buildings Policy for Rezoning*s as well as under Section 10.33.2 and 10.33.3 of the Zoning and Development By-law, which allow additional exclusions for thicker walls required by Passive House designs.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The site is subject to the City-wide DCL rate which is currently \$168.13 per sq. m (\$15.62 per sq. ft.). This rate is applied to the 540.4 sq. m (5,816 sq. ft.) of new floor area. On this basis, a DCL of approximately \$169,169 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30 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 adjustment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. 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. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits – Offered by the Applicant

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

Affordable Housing – The public benefit achieved for this application is the creation of co-housing with additional enhanced affordability in either the preferred form of three affordable homeownership units or the alternative option of the creation of 2-3 moderate income rental units secured at moderate income rates for the longer of 60 years and the life of the building. Real Estate Services staff have reviewed the applicant's proforma and have concluded that, after factoring in the costs associated with either enhanced affordability option, no further contribution towards public benefits is anticipated in this instance. See Appendix E for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs or public art contribution associated with this rezoning.

The site is within the City-wide DCL district. It is anticipated that the project will generate approximately \$169,169 in DCLs.

The three affordable homeownership or three moderate income rental units, secured by a Housing Agreement, will be privately owned and administered.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context and that the application is consistent with the *Affordable Housing Choices Interim Rezoning Policy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the public hearing, the application including the form of development shown in the plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**5809-5811 Main Street (198 Ontario Place)
DRAFT CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling;
 - (b) Cultural and Recreational Uses, limited to Club; and
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site area is 621.1 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 1.62.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total floor area of all such exclusions must not exceed 12% of permitted floor area;
 - (b) patios and roof gardens, provided that 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 or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 20% of the total permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the conclusion.

Building height

5. Building height, measured from base surface, must not exceed 14.1 m.

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 from the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.1 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) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

* * * * *

**5809-5811 Main Street (198 Ontario Place)
PROPOSED CONDITIONS OF APPROVAL**

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by Marianne Amodio Architecture Studio on behalf of Tomo Spaces Inc., and stamped "Received Planning and Development Services (Rezoning Centre), November 9, 2017", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard for the following:

Urban Design

- 1. Design development to improve the livability of the units with basement bedrooms by considering solutions such as raising the basement floor level, adding light wells, increasing windows or reconfiguring the relationship between bedrooms and exterior circulation paths.

Note to Applicant: The basement floor level being closer to surrounding grade would improve natural lighting into the basement. It is anticipated that the overall height will increase as a result. However, the primary roof's eaves-line should remain at the same level and the roof-ridge to not increase more than 1 ft. This is to contain most of the building within the primary roof to maintain its two and a half storeys with basement expression. Adjusting some ceiling heights may be necessary to not increase the overall building height. Care should be taken in arranging the extra steps needed for these raised levels.

- 2. Design development to maintain and improve the common amenity room's usability and flexibility by:
 - (i) Introducing provisions to allow for partitioning of the amenity space.
 - (ii) Ensure that the area of the common amenity room is no less than 102 sq. m (1,100 sq. ft.)

Note to Applicant: This shared common room is intended to be a flexible space for multiple uses primarily by the building's residents, with the possibility of supporting external events.

- 3. Design development to ensure all fenestration locations and sizes will meet Passive House standards.

4. Consideration to improve the shared courtyard's usability by using the parking stalls closest to it as temporary extensions of the courtyard. Programmatically, consider how the pathways and parking stalls surrounding the courtyard are extensions of it rather than elements that restrict it.
5. Consideration to extend the lift to the basement level for better access, in conjunction with the bike-track, to the bicycle storage.
6. The proposed unit mix, including 3 studio units (25%), 2 one-bedroom units (17%), 4 two-bedroom units (33%), and 3 three-bedroom units (25%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design

7. Design development to respond to CPTED principles, having particular regard for the following:
 - (i) Residential break and enter;
 - (ii) Mail theft; and
 - (iii) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

8. Provision of adequate soil volumes in planters to support long-term health of plants and trees.

Note to Applicant: Soil depths should meet or exceed BCLNA landscape standards.

9. Provision of detailed architectural and landscape cross-sections (minimum 1/4" scale) through common open spaces, semi-private patio areas and planters.

Note to Applicant: In tree areas, the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy, and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

10. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8":1' scale minimum. The plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the plan and keyed to the plant list. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, and fire hydrants.

11. Consideration to employ landscape grading solutions that direct rainwater to absorbent soils.

Note to Applicant: This condition is to assist with infiltration and treatment in keeping with emerging rainwater management policies.

12. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees are to be shown on the development permit plans and confirmed prior to issuance of the building permit. Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species and planting requirements. Include a notation on the plan as follows: *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."*

13. Provision of high-efficiency irrigation for the site and hose bibs for commons areas.

Note to Applicant: A portion of the landscape plantings are at grade in continuous soil volumes with access to the water table. It is to the discretion of the landscape architect to specify irrigation only in those areas susceptible to heat stress and drought. Hose bibs are requested to encourage gardening on amenity decks.

Sustainability

14. All buildings in the development shall meet the requirements of the *Green Buildings Policy for Rezoning* (amended to February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage,

refer to the most recent *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later) bulletin.

Engineering

15. The minimum off-street parking provided on-site may be relaxed due to site constraints with the provision of additional bicycle parking or other Transportation Demand Management (TDM) strategies to support alternative transportation.
16. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
17. Please place the following statement on the landscape plan: "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details".
18. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
19. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
20. Clarify garbage storage and pick-up space. Please show containers and totes on plans for recycling and garbage needs and refer to the Engineering Garbage and Storage Facility Design Supplement for recommended dimensions and quantities of bins.

Note to Applicant: Pick-up operations should not rely on bins being stored on the street or lane for pick-up. Bins are to be returned to storage areas immediately after emptying.

21. The following are required as part of the dedication along Main Street.

- (i) Delete proposed bench and raised planter shown on beyond the dedication line on Main Street.
 - (ii) Delete portion of southerly fence that extends beyond the dedication line.
 - (iii) Delete brick pavers shown over the property line on both street frontages and show broom finish standard concrete sidewalks.
 - (iv) Delete references to “stoop with planters by residents”.
 - (v) Provision of an updated landscape plan with the property line and the required dedication on Main Street dimensioned and labelled.
22. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property.
- Note to Applicant: Canopies are to be fully demountable and drained to the building’s internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.
23. Compliance of the Parking and Loading Design Supplement and Bicycle Parking Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Drawing design elevations within the parking area to calculate the slope and crossfall. The slope and crossfall must not exceed 5%.
 - (ii) Number and dimension all parking spaces.
 - (iii) If columns are required within the parking area, column placement must comply with the requirements of the Engineering Parking and Loading Design Supplement. Dimension any column encroachments into parking stalls.
 - (iv) Section drawings showing elevations and minimum vertical clearances for the parking level and security gates. These clearances must consider mechanical projections and built obstructions.
 - (v) Posts are shown along the property line on the landscape plan for the two parking spaces at the south end of the site. Confirm posts shown do not restrict maneuvering, parking access, and vertical clearance or delete from plans.
 - (vi) Provision of ‘stairs free’ access for the Class A bicycle spaces located in the basement. The bicycle access shown with a wheel ramp is not supported. Providing an elevator stop in the basement level with an appropriately-sized elevator would achieve this.

- (vii) Provision of automatic door openers on the doors providing access to the bicycle storage rooms and note on plans.
- (viii) Provision of an improved plan showing the 'stairs free' access route from the Class A bicycle spaces to reach the outside.
- (ix) Consider providing a 4 ft. or wider access aisle for the cargo bike parking shown. As these bikes are longer, a wider access aisle may be required than what is shown.

Housing

24. The building is to comply with the *High-Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them

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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 1 and 2, Both Except (A) of the West 8 Feet Now Lane and (B) Part in Plan 4457, of Lot 2, Block C, DL 643, Plan 2175 to create a single parcel and subdivision of that site to result in the dedication for road purposes of that portion of the site east of a line formed between a point measured 6.2 ft. along the north property line of Lot 1 from the easterly property line and a point measured 2.5 ft. along the south property line of Lot 5 (5837 Main Street) from the eastern property line.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

2. Clarify if any portion of the roof is over the dedication area. Note that the easterly extent of the roof in the plan view differs from that shown in the elevations (where the easterly portion wall extends above the roof line). Delete any portions encroaching over the dedication area.
3. Clarify if any windows are boxed-out (as shown on the elevations A2.01 and A2.03) and encroach over the dedication area on Main Street. Note that

projecting window frames are not indicated in the plan views. Delete any window projections over the dedication area.

4. Clarify if any bricks projecting proud of the easterly façade are to encroach over the dedication area (A2.01, A2.03). Delete any encroaching bricks.
5. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. Based on an estimate of the development’s water demands, the water system should be adequate to service the development. No upgrades currently noted.
 - a. Supply the project details including confirmed fire flow calculations based on the Fire Underwriter’s Survey’s document, Water Supply for Public Fire Protection, average day domestic water demands, and peak hour domestic water demands (sealed by a qualified Engineer) to confirm that water system upgrades are not required.
 - b. Should review of the confirmed project details deem upgrading to 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.

Note to Applicant: The above analysis assumes the proposed building will not utilize wood-frame construction. Should the developer choose wood-frame construction, the water analysis completed above may not be valid.

- (ii) Separate and upgrade the sewers on the lane west of Main Street, from Ontario Place to East 42nd Avenue.

Note to Applicant: Based on preliminary calculations future STM will be 450 mm and SAN will be 250 mm. Design in this lane will require consolidation of the two existing combined sewers.

- (iii) Provision of countdown timers and LED lighting at the signalized intersection of Ontario Street and 41st Avenue.
- (iv) Provision of a 1.53 m (5 ft.) sod grass front boulevard with trees and a 3.05 m (10 ft.) light broom finish saw cut concrete sidewalk on Main Street frontage. Landscaping with shrubs, ground cover or hard surface is acceptable in the remaining portion of the dedication.

- (v) Provision of a 1.83 m (6 ft.) light broom finish saw cut concrete sidewalk on Ontario Place and maintain the existing grass front boulevard.

Note to Applicant: Label the grass area in the front boulevard along Ontario Place on the landscape plan.

- (vi) Removal of the existing driveway crossing on Ontario Place and provision of new curb and gutter.
- (vii) Provision of a standard concrete lane crossing including replacement of the curb returns on both sides of the lane and upgrading of the curb ramps to meet current standards.
- (viii) Provision of new curb ramps at the southwest corner of the intersection on Main Street and Ontario Place as per City standard.
- (ix) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (x) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- 6. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of one Shared Vehicle and the provision and maintenance of one Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) Provide one Shared Vehicle to the development for a minimum period of three years;
 - (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
 - (iii) Provide and maintain the Shared Vehicle Parking Space for use exclusively by such Shared Vehicle;

- (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space;
- (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
- (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right-of-way (SRW), or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (vii) Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m.

7. Provision of all utility services is 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 System Vista, Vista switchgear, pad mounted transformers, LPT 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. In addition, 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

8. Make arrangements to the sole discretion and satisfaction of the Director of Planning to secure either of the following enhancements to the affordability of three units in the development by either:
- (i) Entering into a Housing Agreement and Section 219 Covenant with the City or a Section 219 Covenant with BC Housing to secure 1 one-bedroom unit, 1 two-bedroom unit and 1 three-bedroom unit as below market affordable homeownership units where the units will only be sold for approximately 35% below market value to income tested buyers with a secure mechanism for maintaining that level of affordability over time; or

- (ii) Entering into a Housing Agreement and Section 219 Covenant as set out in condition 10 below to secure two or three moderate income rental units for 60 years or the life of the building.
9. Provide a letter of intent, to the satisfaction of the General Manager of Arts, Culture and Community Services, between the applicant and a co-housing partner group affirming and securing the option to purchase units for members of the co-housing group.

Note to Applicant: The occupancy permit for the application may be held until the applicant has verified that sales have been completed to a co-housing group, to the satisfaction of the General Manager of Arts, Culture and Community Services and such permit hold may be secured by a Section 219 Covenant.

10. In the case of option (c.)8.(ii), make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing the rent restricted units as For-Profit Affordable Rental Housing pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, and subject to the following additional conditions:

- (i) A no separate-sales covenant;
- (ii) A no stratification covenant;
- (iii) That none of such units will be rented for less than one month at a time;
- (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to Development Permit issuance;
- (v) That the average starting monthly rents for each unit type will be at or below the following rates, applicable at the time of initial occupancy:
 - Studio \$950
 - 1 Bedroom \$1,200
 - 2 Bedroom \$1,600
 - 3 Bedroom \$2,000

as set out in section 2a of the *Moderate Income Rental Housing Pilot Program* and rent increases will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy.

Note to Applicant: A rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will

be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services.

- (vi) The applicant will verify eligibility of new tenants for the units secured at moderate income rates.
 - a. For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent).
 - b. There should be at least one occupant per bedroom in each moderate income unit.
- (vii) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every 5 years after initial occupancy.
 - a. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent).
 - b. There should be at least one occupant per bedroom in each moderate income unit.
- (viii) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the Moderate Income Rental Housing Unit which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for all units.
- (ix) Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter and a Covenant under Section 219 of the Land Title Act prior to enactment of the rezoning by-law.

Environmental Contamination

11. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);

- (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over other such liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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.

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**5809-5811 Main Street (198 Ontario Place)
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel reviewed this application on February 21, 2018. The application was supported with recommendations.

EVALUATION: SUPPORT with RECOMMENDATIONS

Introduction: Zachary Bennett, Rezoning Planner, introduced the project as a rezoning application for a duplex site on a double lot at the southwest corner of Main Street and Ontario Place, one block south of 41st Avenue. The site is currently zoned RT-2 and is developed with an existing duplex. It is approximately 6,685 sq. ft., with 66 ft. of frontage along Main Street and 102 ft. along Ontario Place. An FSR of 1.47 is proposed.

The sites at the intersection of Main Street and 41st Avenue are zoned C-2 and could be developed up to four storeys and 2.5 FSR. Along Main Street, sites are zoned RT-2 and can be generally developed with duplexes. Across the lane, sites are zoned RS-1 and developed with single-family houses. The City's Rental 100 and Affordable Housing Choices policies both apply to arterial sites in this location, allowing for building forms ranging between 3.5 to 6 storeys, depending on the location and base zoning. There is another approved rezoning application in this area, a six-storey Rental 100 project at 5679 Main Street including ground-floor commercial with 46 rental units and 3.50 FSR.

This proposal is for a 3.5-storey residential building with a total of 12 co-housing residential units. Parking is provided at the lane, including one carshare stall. The proposal is being considered under the *Affordable Housing Choices Interim Rezoning Policy*, which allows for consideration of ground-oriented forms up to 3.5 storeys at this location, with a commensurate increase in FSR. Proposed parking includes 4 parking stalls (including 1 handicap, 1 carshare), 15 bicycle parking stalls, and a building height of 13.9 m (46 ft.).

Gavin Schaefer, Development Planner, introduced the project as a double lot currently zoned RT-2. The surrounding zones are RT-2 to the south, RS-1 to the west, and C-2 to the north. There is one duplex on the subject site.

The site is within a block of an arterial street at Main Street and 41st Avenue, off Ontario Place, close to transit. The site falls under the *Affordable Housing Choices Interim Rezoning Policy*, considered for ground-oriented 3.5 storeys. It satisfies innovative housing model criteria for *Affordable Housing Choices Interim Rezoning Policy*.

The proposal is for 1.47 FSR and gross floor area of 14,327 sq. ft. with 12 co-housing units, including an accessible studio, and reverse plan townhouses. The primary entry is off Ontario Place and there are three ground-oriented units on that side. The co-housing model focuses on social interaction between residents, supported by an amenity room on corner with kitchen and laundry that invites community in with potential events. The ground-oriented central courtyard encourages social interaction with patio spaces, provides shading/cross-ventilation, and serves as buffer to adjacent RT-2 sites. The applicant is requesting relaxation for one parking space, supported by traffic study from consultant.

The massing is intentionally a small-scale simple gable form to meet policy's 3.5-storey expression. One unifying gable roof transitions between C-2 and RT-2 at 25 ft. typical gable height. It falls into the missing middle in terms of density between zones. The ridge height is around 42 ft., in between C-2 and RT-2 maximum heights. Under the *Green Buildings Policy for Rezoning*, the Passive House design uses courtyard and balconies to achieve performance. The Passive House results in a low window to wall ratio (20:80), minimal articulation, and thick walls.

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

1. Please comment on the appropriateness of use, density, and form of development for the proposed rezoning.
2. Does the proposed rezoning appropriately engage with the street and ground level?
3. Does the proposed 3.5-storey expression appropriately relate to the urban context?

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant noted the urban design principles that were used to design the project for social and environmental sustainability. The project is the 'missing middle' scale of development in the area. The L-shaped building is intended to provide access to community and nature. The L-shape allows access 'through' units, such as the entry and townhouse units off of Ontario Place, which is intended to encourage community interaction. The pedestrian scale around the corner of the building is intended to create a shared community space.

The principles of sociability are gathered through the courtyard and exterior corridors that are over-scaled for places of meeting and gathering. The proposed mix is 12 units ranging from studios to 3-bedroom units. The living rooms of each unit will be further developed. The architecture is intended to articulate the overarching principles of the site. The Passive House principles are demonstrated by the lack of articulation on the building. The building is purposefully designed 'under scale' because it is meant to fit into the community context as much as possible.

The landscape is 'under-stated' and there is room for residents to garden, with native plants, edibles and bird friendly plants. There is a ramp planned, and screening for the bedrooms as well as a garage door-style fence proposed in the parking area. There is bike parking proposed for cargo bikes.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Ms. Parsons and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project after incorporating the following recommendations to be reviewed by City Staff:

- Re-orient the window location on the north side of the building;
- Consider the amenity room programming to allow for more uses, for example, dividing it into two;

- Improve the courtyard circulation space; and
- Consider raising the building two feet to add access to sunlight for the sunken bedrooms.

Related Commentary: It is a well thought out, unique project for the site and community in proximity of the project. The building is well articulated on a different scale with big moves that are appropriate for the site. The social aspects of the proposal are welcomed. The covered area is well-located for children's play in proximity for the amenity room. The project has good social attributes and the canopies could use refinement.

Applicant's Response: The applicant team thanked the panel for their comments, and the applicant was excited about the intent of the project.

2. Public Consultation Summary

Pre-Application Open House

The applicant held an open house at the Baha'i Centre, 5880 Main Street, on July 6, 2017. Approximately 29 people attended the open house. The proposal, at that time, consisted of a 3.5-storey building with 12 co-housing units and three parking spaces. The majority of comments received expressed support for the project, including for the proposed co-housing model. Some concerns were raised, including concerns about street parking availability and the proposed parking on the subject site. The applicant revised the proposal to include an additional parking space and a rezoning application was submitted to staff on November 9, 2017.

Public Notification

A rezoning information sign was installed on the site on January 5, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).





February 1, 2018 Community Open House

A community open house was held from 5:00-8:00 pm on February 1, 2018, at the Baha'i Centre, 5880 Main Street. Approximately 1,125 notifications were distributed within the neighbouring area on or about January 18, 2018. Staff, the applicant team, and a total of approximately 80 people attended the open house.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the February 1, 2018 open house, a total of 20 comment sheets were received from the public.
- A total of 12 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications		1125
Open House attendees		80
Comment sheets		20
Other feedback		12

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

General Support

Many comments expressed a high level of support for the proposal, with many respondents expressing that the proposal should act as a model for other new developments in the city.

Co-housing Model and Affordability

A number of comments stated a high level of support for the co-housing model due to its many benefits, including fostering community-building and combatting social isolation. Comments also expressed support for the affordability and new homeownership potential of the proposal, citing the co-housing model as a way to reduce homeowner associated costs. Other comments expressed concern around affordability, particularly for lower-income families.

Building Design

There was a high level of support for the design of the building, noting the innovative and practical building design, including its bike-friendly and family-friendly design considerations, interior courtyard and common room amenity. The general size and scale of the building was supported and noted as a complementary fit within the surrounding neighbourhood. There was a suggestion to support a higher building here to increase housing stock. The green interior courtyard wall was praised, and the white exterior walls were criticized as boring.

Environmental Performance

Several comments supported the environmental performance of the proposal, commending its Passive House design, soft footprint, and sustainability. There was also a suggestion to provide a density bonus for the Passive House design.

Location and Parking

Support was received for the proposal's transit-oriented design, suggesting that the small number of car parking stalls and sufficient space for bike parking promoted less car reliance. There was a concern that the number of car parking stalls is insufficient, as well as a suggestion to decrease the number of parking stalls.

Policy and Process

There was a concern about the length of time to complete the development, as well as a suggestion to fast-track similar future proposals. There was also a suggestion to conduct planning work along this portion of the Main Street corridor.

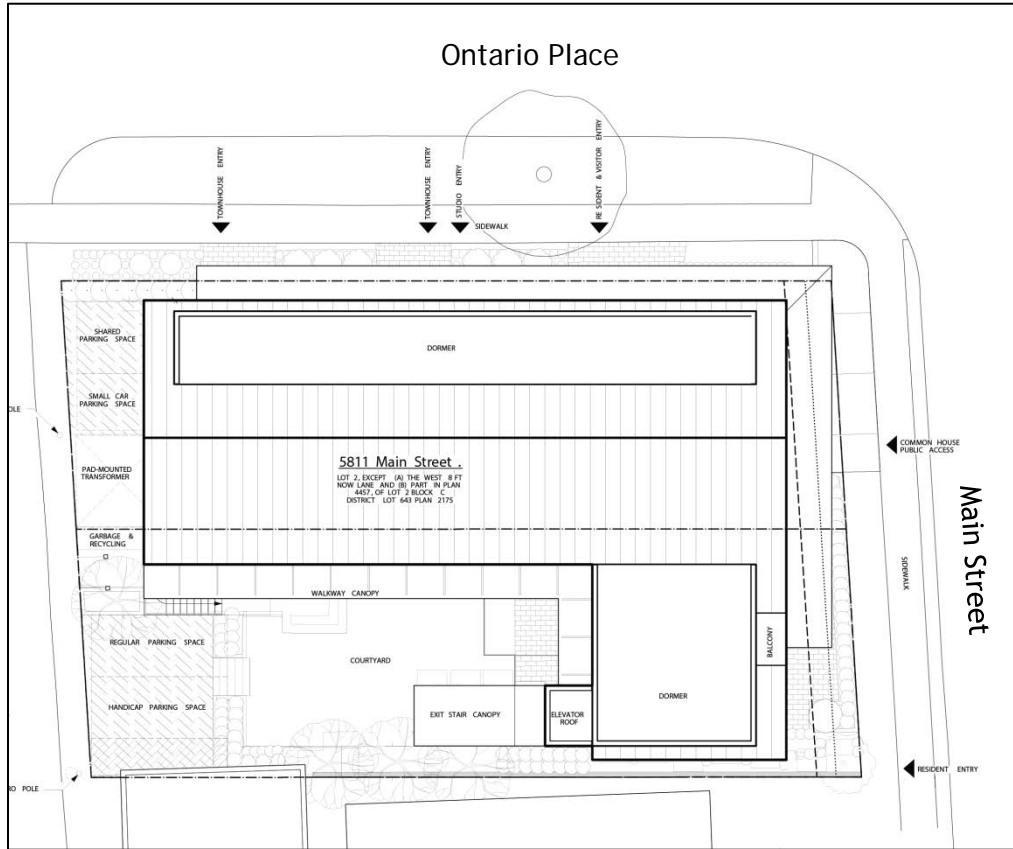
Miscellaneous comments:

- Support for more similar “grass-roots” proposals in the future.
- Support for the developer due to track record of adding value to communities.
- Concern that there may be future drainage problems.

* * * * *

5809-5811 Main Street (198 Ontario Place)
FORM OF DEVELOPMENT

Site Plan



East Elevation (Main Street)



North Elevation (Ontario Place)



West Elevation (lane)



South Elevation (sideyard)



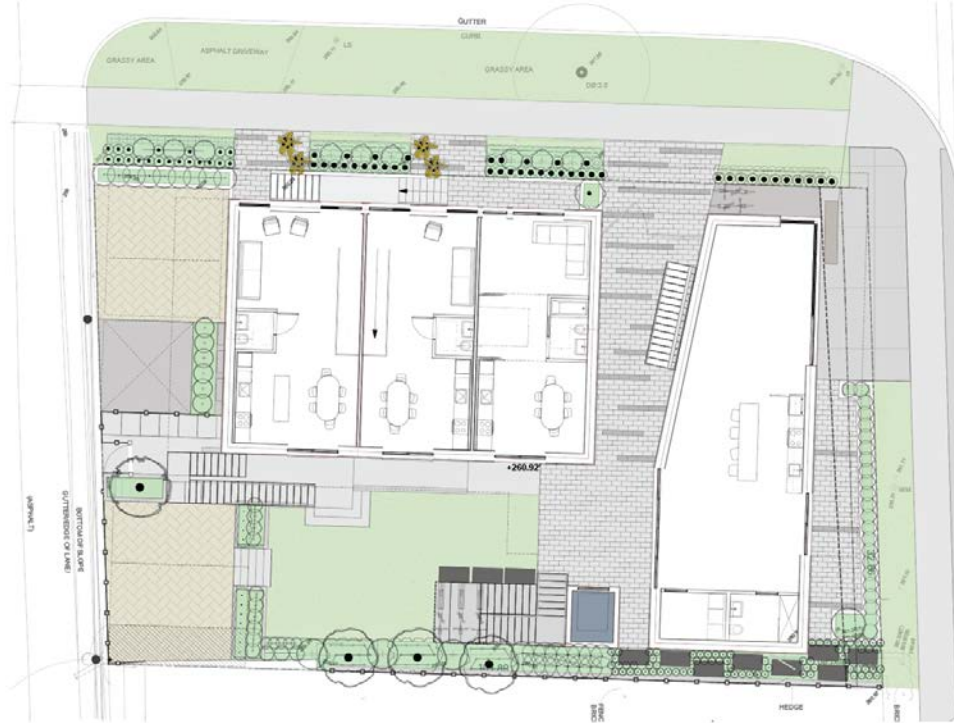
Section (East-West)



Section (North-South)



Landscape Plan



Perspective (from Main Street near 41st Avenue)



Perspective (from Ontario Place at the lane)



Perspective (view of courtyard from lane)



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**5809-5811 Main Street (198 Ontario Place)
PUBLIC BENEFITS SUMMARY**

Project Summary:

3.5-storey residential building containing a total of 12 co-housing units, including three affordable homeownership units or three moderate income rental units.

Public Benefit Summary:

The project would provide three affordable homeownership units or three moderate income rental units.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (total site area = 621.1 sq. m (6,685 sq. ft.))	0.75	1.62
Buildable Floor Area (sq. ft.)	5,014	10,830
Land Use	Two-family dwelling	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	18,200	\$169,169
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		
	Affordable Housing		**
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		18,200	\$169,169

Other Benefits (non-quantified components):

Three affordable homeownership units or three moderate income rental units**

* 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: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

**5809-5811 Main Street (198 Ontario Place)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	5809-5811 Main Street (198 Ontario Place)
Legal Descriptions	Lot A, Block C, District Lot 319, Group 1, New Westminster District Plan EPP64060; PID: 029-934-672
Developer and Property Owner	Tomo Spaces Inc.
Architect	Marianne Amodio Architecture Studio

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
ZONING	RT-2	CD-1
SITE AREA	621.1 sq. m (6,685 sq. ft.)	621.1 sq. m (6,685 sq. ft.)
USES	Two-family dwelling (Residential)	Multiple Dwelling (Residential)
FLOOR AREA	465.8 sq. m (5,014 sq. ft.)	1006.2 sq. m (10,830 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.75 FSR	1.62 FSR
HEIGHT	9.2 m (30 ft.)	14.1 m (46 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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