



# P6

POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: January 2, 2013  
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Meeting Date: January 15, 2013

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning - 633 Main Street

**RECOMMENDATION**

- A. THAT the application by Chris Dikeakos Architect Ltd, on behalf of Bosa Blue Sky Properties (Main) Inc, to rezone 633 Main Street (*Lots 6 to 10, Block 18 D.L. 196 Plan 184; PIDs: 003-350-487, 003-350-517, 003-350-550, 003-350-614 and 003-350-681 respectively*), from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development District), to increase the maximum building height from 90 feet to 150 feet and to permit a 16-storey mixed residential-commercial development at a floor space ratio of 8.82 be referred to a Public Hearing, together with:
- (i) plans received December 20, 2012;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

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

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

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

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

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

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

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

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

### ***REPORT SUMMARY***

This report presents the staff assessment of an application to rezone the property at 633 Main Street from HA-1A (Chinatown Historic Area) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use residential/commercial development with a 150-foot tall building including 188 dwelling units and retail floor space. Staff have assessed the application and find that it meets the rezoning policy approved by Council as part of the Historic Area Height Review. The policy seeks to create development opportunities to revitalize Chinatown and to support innovative affordable housing, heritage, and cultural initiatives. The application is supported by staff, subject to the rezoning conditions outlined in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

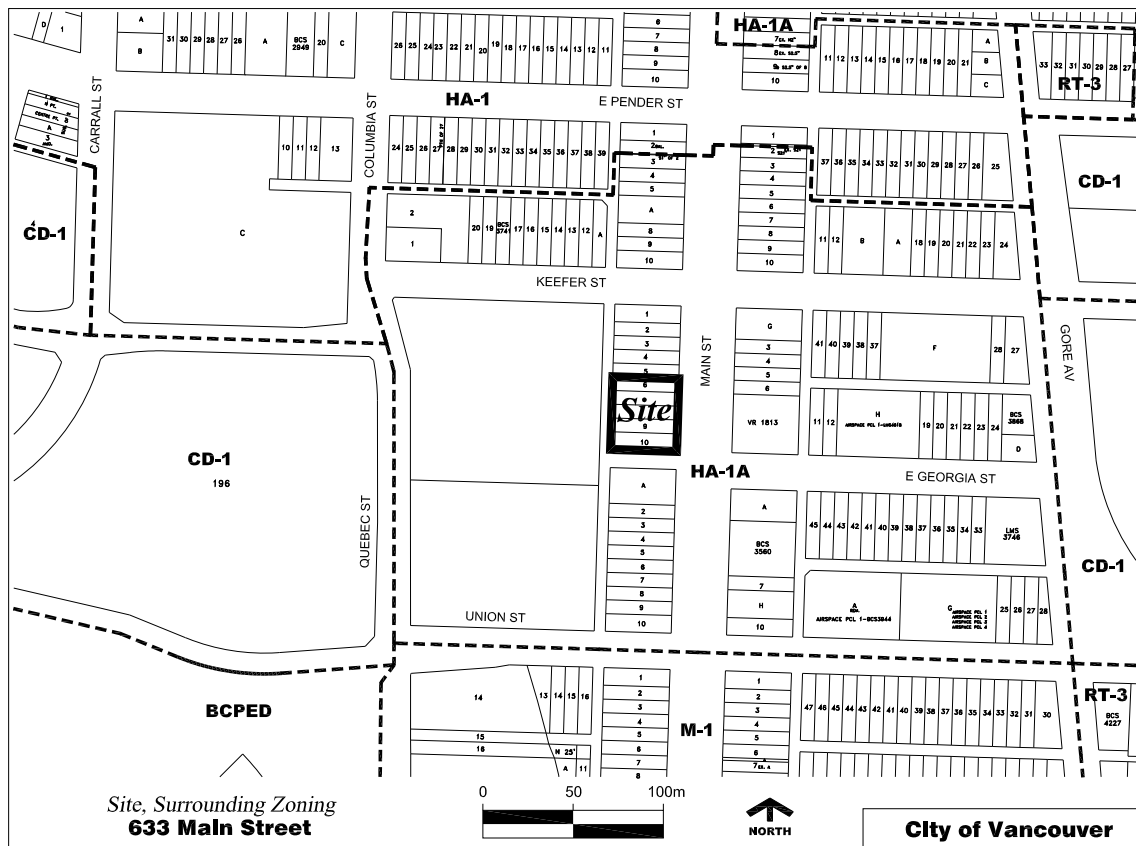
- Chinatown Neighbourhood Plan and Economic Revitalization Strategy (2012)
- Chinatown HA-1A Design Guidelines (2011)

- Rezoning Policy for Chinatown South (HA-1A) (2011)
- Green Building Policy for Rezonings (2009)
- Financing Growth Policy (Community Amenity Contributions) (1999)
- View Protection Guidelines (1990)

**REPORT**

**Background/Context**

**1. Site and Context**



The subject site is located at the northwest corner of Main Street and East Georgia Street, in the heart of Chinatown. It is currently developed with a two-storey commercial building. North and east of the site are commercial developments. South of the site is the BC Hydro substation. The Chinatown Parkade is located to the west of the site (across the lane).

**2. Policy Context**

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

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

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

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

In the proposed development, the retail uses at grade on Main and Georgia streets, the wrapping of the storefronts around the building to help animate the Chinatown Parkade plaza, and the enhanced setbacks along Main and Georgia streets are all aligned with the goals of the Chinatown Neighbourhood Plan and Economic Revitalization Strategy to enhance the public realm and to maintain Chinatown as a vibrant hub with commercial, retail, and cultural uses both day and night.

### **3. Land Use and Density**

The application proposes a mix of commercial and residential uses in a 16-storey building. Retail uses are located at grade, with the intention of providing small-scale retail along Main Street and Georgia Street. The retail space provided on Georgia Street adjacent to the rear lane is expected to animate the rear of the property across from the plaza space on the Chinatown Parkade site. The remainder of the building is residential uses. A total of 188 dwelling units are proposed. The draft by-law proposes 13 038 m<sup>2</sup> of floor area, which is equivalent to a Floor Space Ratio (FSR) of 8.82.

#### 4. Form of Development

The main components of the proposed development are a strong, 10-storey masonry-clad, street-fronting podium along Georgia and Main streets and a contemporary upper tower element that is visually set back from the lower streetwall elevations.

The masonry expression of the streetwall evokes the traditional cladding materials used in Chinatown. Inset balconies, large masonry corners and deep-set window frames also help to integrate the proposed building with the historical architectural expression in the area. The overall form of the Main Street streetwall takes into consideration the neighbouring proposed development located due north by transitioning to a lower 7-storey streetwall. A distinction in architectural character between the 7- and 10- storey components serves to evoke the visual effect of the separate, sawtoothed, small-lot developments that are characteristic of historic Chinatown.

The tower component visually distinguishes itself from the streetwall with a more contemporary expression of glass and concrete. The tower is set back from the streetwall façades along Main and Georgia streets in order to visually recede from the contextually sensitive streetwall expression. The top two levels of the tower are further set back to visually break down the tower massing. While the tower is appropriately located in this proposal, staff require further articulation of the tower form as a means to visually diminish the overall massing of the tower (see Design Condition 2 in Appendix B).

The maximum building height as proposed in the rezoning application is 46.8 m (153.6 feet) at the southwest corner. The proposed building height is consistent with the general height limit of 45.7 m (150 feet) as delineated in the Rezoning Policy for Chinatown South.

A glazed canopy has been replaced by a cloth awning system to provide continuous weather protection for pedestrians. Design Condition 6 requires the retention of this mechanically retractable, cloth awning system to ensure a sensitive response to the sidewalk qualities of Vancouver's Chinatown, where outdoor displays of merchandise are encouraged.

Staff support the proposed form of development with recommended design conditions (see Appendix B) to ensure the retention and further development of building elements that are critical to addressing the Chinatown context. In particular, Design Conditions 3, 4, 5, 6, 8, 9 and 10 all speak to building elements which staff assess as important features that complement the Chinatown urban fabric, such as masonry expression, streetwall architectural treatments and pedestrian weather protection in the form of retractable awnings and smaller individual storefronts, as well as other decorative embellishments that are particular to Chinatown.

#### 5. Parking, Loading and Transportation

Access to the underground vehicular and bicycle parking is proposed from the rear lane. One loading space is proposed at the rear of the building. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions regarding parking, loading, and bicycles included in Appendix B.

## 6. Sustainability

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

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

## 7. Public Input

The City of Vancouver Rezoning Centre webpage included notification and application information as well as an on-line comment form. Notification signs were also posted on the site. An open house was held on June 14, 2012, with staff and the applicant team present. Approximately 40 people attended the event. Most of the commentary related to design matters and to the question of whether the original design captured the “look and feel” of Chinatown.

## 8. Review by Advisory Groups

**Chinatown Historic Area Planning Committee (CHAPC):** The rezoning proposal was reviewed by CHAPC on June 12, 2012. The Committee supported the application, but requested changes to the design of the project to reflect the Chinatown Character. As well, they requested that the project be reviewed in conjunction with the development proposed for 611 Main Street, including the transitions between the two projects.

**Vancouver Heritage Commission (VHC):** The rezoning proposal was reviewed by the VHC on June 25, 2012. The commission supported the application, and provided comments on the design of the project which will be incorporated into the refinement of the project at the Development Permit stage.

**Urban Design Panel:** This rezoning proposal was reviewed by the Urban Design Panel on June 20, 2012, and was supported.

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

As a result of community commentary and in response to comments from Council’s advisory groups, the applicant made the following changes to the application through the course of the application review process:

- Eliminating contemporary building elements from the streetwall expression such as cantilevered balconies, open transparent corners and oversized windows.
- Adding strong masonry components and cornice lines on the streetwall components.

- Replacing a steel and glass sidewalk canopy by a cloth awning system.
- Incorporating architectural expression of the Main Street streetwall into façade elements that visually read as separate and distinct buildings.
- Reducing the streetwall height and associated floor space at the northern portion of the site to achieve an appropriate transition with the seven-storey streetwall of the neighbouring development proposed at 611 Main Street.
- Relocating the tower element to maximize direct afternoon sun access onto Main Street.
- Increasing the height of the building parapet to achieve higher ceilings in the ground-floor commercial-retail units to maximize commercial viability.

Both the applicant team and the advisory groups recognized there was still more exploration of the design to enhance the Chinatown character. Staff will continue to work with the applicant on the design of the project to further enhance the Chinatown character. During the development permit process, the design will also be further reviewed by Chinatown Historic Area Planning Committee as well as other advisory groups of Council.

**Downtown East Side Local Area Plan Sub-Committee:** The rezoning proposal was reviewed by the Development Subcommittee of the DTES Local Area Plan Committee on November 23, 2012. Initial feedback received was that the proposed project undermines the DTES planning approach of revitalization without displacement of the low-income community. The subcommittee also expressed concern about allocation of public benefits prior to the completion of the DTES Local Area Plan. Staff acknowledge the LAP subcommittee's concern and are recommending to leave the Community Amenity Contribution unallocated until completion of the DTES LAP.

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

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

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

## 9. Public Benefits

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

**Required Public Benefits:**

**Development Cost Levies (DCLs)** – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate of \$134.55/m<sup>2</sup> (\$12.50/sq. ft.). On this basis, a DCL of approximately \$1,745,650 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.

**Public Art Program** – The Public Art Program requires that rezonings involving a floor area of 9 290 m<sup>2</sup> (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 12 974 m<sup>2</sup> (139,652 sq. ft.) of new floor area proposed in this rezoning, a public art budget of approximately \$252,770 would be anticipated.

**Offered Public Benefits:**

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

Real Estate Services staff have reviewed the applicant's development pro-forma. The applicant has offered a CAC in the form of a cash payment of \$1,237,725. Real Estate Services staff is recommending that this be accepted. Staff further recommend the CAC remain unallocated pending completion of the Downtown Eastside Local Area Plan. At time of allocation, staff will recognize the goals of the Rezoning Policy for Chinatown South, which encouraged public benefits for innovative heritage, cultural, and affordable and social housing projects in the Chinatown area.

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

***Implications/Related Issues/Risk (if applicable)******Financial***

As noted in the section on Public Benefits, the Community Amenity Contribution (CAC) is \$1,237,725, to be allocated after the Downtown Eastside LAP is complete.

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$252,770 (note: the applicant has the option to make a cash contribution to the City for off-site public art).

The site is subject to the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay \$1,745,650 in DCLs.



*CONCLUSION*

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

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

\* \* \* \* \*

633 Main Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

1.0 Uses

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 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) Cultural and Recreational Uses, limited to Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, and Theatre;
- (b) Dwelling Uses;
- (c) Institutional Uses, limited to Church, Public Authority Use, and School - University or College;
- (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Clothing Manufacturing, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Non-metallic Mineral Products Manufacturing-Class A, Non-metallic Mineral Products Manufacturing-Class B, Plastic Products Manufacturing, Printing or Publishing, Shoes or Boots Manufacturing, and Textiles or Knit Goods Manufacturing;
- (e) Office Uses;
- (f) Retail Uses, limited to Farmers' Market , Furniture or Appliance Store, Grocery or Drug Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
- (g) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop-Class A, Repair Shop-Class B, Restaurant, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade;
- (h) Wholesales Uses, limited to Wholesaling - Class A and Wholesaling - Class B; and
- (i) Accessory Uses customarily ancillary to any permitted use , except that, unless the accessory use is permitted as an outright approval use in this section 2.2:

- (i) the total floor area of all accessory uses must not exceed 25% of the gross floor area of the principle use, and
- (ii) all accessory uses must be wholly contained within the principle building.

## 2.0 Conditions of Use

2.1 Permitted uses must be wholly contained within a totally enclosed building, except for:

- (a) display of flowers, plants, fruits, and vegetables;
- (b) restaurant;
- (c) neighbourhood public house;
- (d) farmers' market; and
- (e) public bike share.

2.2 Notwithstanding section 1.0, if the Director of Planning first considers all applicable Council policies and guidelines, the Director of Planning may permit the outdoor display of retail goods, subject to such conditions as the Director of Planning deems necessary, having regard to:

- (a) the type of merchandise;
- (b) the size of the display;
- (c) the location of the display;
- (d) the hours of operation of the display; and
- (e) the impact of the display on adjoining sites.

2.3 Permitted uses must not include bulk storage of vegetable oil or fat, fish, fish oil or meal, scrap, junk, chemicals, paints, varnishes, rags, cotton waste, petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.

2.4 Dwelling units are in an "intermediate zone", as defined in the Noise Control By-law and as such, are subject to the noise levels permitted in industrial and downtown districts.

2.5 The floor area of each dwelling unit, measured from the inside of all outer walls, must be at least 37 m<sup>2</sup>, except that the Director of Planning may permit a floor area of no less than 29.7 m<sup>2</sup> in the first seven storeys of the building.

2.6 Neighbourhood Public House use is subject to compatibility with surrounding uses, number existing, hours of operation, social and policing impacts, and noise control.

## 3.0 Height

3.1 The building height, measured above base surface, must not exceed 45.7 m, except that the building must not protrude into Council approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

3.2 Notwithstanding section 3.1 of this By-law, the Director of Planning may permit an increase in building height of no more than 5%, if the Director of Planning first considers all applicable Council policies and guidelines.

#### 4.0 Floor Space Ratio

4.1 The floor space ratio shall not exceed 8.82. For the purpose of computing floor space ratio, the site is deemed to be 1 471 m<sup>2</sup>, being the site size at the time of application for rezoning, prior to any dedications.

4.2 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total area of all such exclusions must not exceed 12% of residential floor area, and
  - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage space at, above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there will be no exclusion for any of the residential storage space above base surface for that unit.

4.4 Computation of floor area may exclude:

- (a) amenity areas, except that the total exclusion must not exceed the lesser of 20% of the permitted floor area or 929 m<sup>2</sup>; and
- (b) unenclosed green or landscaped outdoor areas recessed into or projecting from the exterior envelope of the building, which, in the opinion of the Director of Planning or Development Permit Board, are similar to an open balcony or sun deck and contribute to the amenity or energy performance of the building, except that the total exclusion must not exceed 2% of total floor area.

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

## 5.0 Horizontal Angle of Daylight

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

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

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

5.4 If:

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

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

5.5 An obstruction referred to in section 5.2 means:

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

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

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

## 6.0 Acoustics

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

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

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633 Main Street  
PROPOSED CONDITIONS OF APPROVAL

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

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Chris Dikeakos Architects "Received City Planning Department, December 20, 2012", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below;
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

- 1. Deletion of the elevator override penthouse located on the rooftop of the building, thereby reducing the amount of building mass that incurs into viewcone G1.2.

Note to Applicant: Staff have determined that while the proposed 3'-8" incursion of the main building mass into viewcone G1.2 will produce a negligible effect on the view of the north shore mountains and is consistent with other projects nearby, the further incursion of an elevator override would negatively affect the protected viewcone.

- 2. Design development to visually break down the massing of the tower component (levels 11-16) by providing a shift in vertical plane by a minimum of 2 ft. for each major elevation, and by employing projecting building elements such as cantilevered balconies.
- 3. Design Development to emphasize the mass wall character of the brick streetwall to insure deep-set storefronts and recessed window frames.

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

- 4. Design development to distinguish the lower streetwall components from the tower component by further enriching the proposed cornice treatments.

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

5. Design development to retain the proposed signage locations and to further locate appropriate opportunities for retail commercial signage in order to better emulate the character of Chinatown.
6. Design development to the retractable cloth awning system that can extend a minimum depth of 10 ft. over the public sidewalk; be used as additional signage opportunity; and to be varied on colour and texture.
7. Design development to the proposed ground floor commercial retail units to insure interior floor slab elevations that are flush with the external grade at the localized points of entry.
8. Provision of detailed drawings elaborating the proposed screening element that partially borders the public plaza located at the southeast corner of the property.
9. Consideration to provide further visual richness to the streetwall components by providing decorative metal grillwork, or a similar type of visual-enriching treatment, to the proposed balcony balustrades.
10. Design development to ensure the divisibility of the commercial retail floor space into a minimum of three separate tenancies accessed directly from Main Street and two separate tenancies accessed directly from East Georgia Street.
11. Identification on the plans and elevations of the built elements contributing to the building’s sustainability performance in achieving LEED® Gold.

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

### Landscape Review

12. Design development to ensure there is adequate depth of soil available for proposed design intent of tree planting over structures.
13. A full Landscape Plan for proposed green roofs to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site

grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

14. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm dimensioned depth of proposed planting on structures.
15. A high-efficiency automatic irrigation system to be provided on all planted rooftops (illustrated on the Landscape Plan).
16. A Landscape Lighting Plan to be provided for security purposes.

Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

17. Any emergency generators, transformers, and gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

#### Engineering Services

18. Delete portions of canopy shown over the property line in the lane west of Main Street.
19. Canopies over the Georgia Street and Main Street property lines must be fully demountable and drained to the buildings internal drainage systems. A separate application to the General Manager of Engineering Services is required.
20. Delete all building encroachments (balcony railings & the beltline concrete eyebrow, except for canopies) over the south property line.
21. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown. Note; 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.
22. Please place the following statement on the landscape plans - "This plan is Not for Construction of any public property facilities. Prior to the start of any construction on public property a landscape/site plan must be submitted to Engineering Services and be issued as "For Construction", 8 weeks' notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details."



## Sustainability

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

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

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

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of 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 Services

1. Consolidation of Lots 6 to 10, Block 18, DL 196, Plan 184 to create a single parcel.
2. Provision of a building setback and statutory right of way over a portion of the site on the Main Street frontage to achieve a 5.5 m wide sidewalk (to be measured from curb to building face).
3. Provision of 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.

4. 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.
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 are provided.
  - a. Provision of geometric changes and improvements to the Georgia Street right of way fronting the site from Main St. to the lane west of Main Street to facilitate pedestrian access to the retail units proposed to front Georgia Street and pedestrian passage from Main Street to the lane west of Main Street. Work to include new curb and gutter, asphalt pavement, retaining walls, sidewalks, street trees, traffic signage, and related utilities. All works are at 100% the applicants cost.

Note: delete proposed layby on Georgia Street and show approved City of Vancouver geometric on the site and landscape plans.

### **Sustainability**

6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a District Energy System, if and when the opportunity is available and in accordance with the City's policy for District Energy Connectivity Standards, and the Rezoning Policy for Chinatown South, which may include but are not limited to agreements which:
  - a. require buildings on site to connect to a District Energy System at such time that one becomes available;
  - b. grant the operator of the District Energy System access to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System

- connection and operation, on such terms and conditions as may be reasonably required by the Applicant; and
- c. provide for adequate and appropriate space to be utilized for an energy transfer station (to be secured either through a long-term lease or through an assignable option to purchase agreement).

#### **Public Art**

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

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

#### **Community Amenity Contribution (CAC)**

8. Pay to the City, prior to enactment of the rezoning by-law, the Cash portion of the Community Amenity Contribution of \$1,237,725 which the developer has offered to the City.

#### **Soils**

9. Submit a site profile to the Environmental Protection Branch (EPB).
10. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
11. If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is

considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

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

\* \* \* \* \*

633 Main Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

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

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

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

"HA-1A"

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

"[CD-1 #] [By-law #] 633 Main Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

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

"Parking, loading, and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law except;

- Provision of residential class A loading spaces are required at a rate of 0.01 space per dwelling.

\* \* \* \* \*

633 Main Street  
ADDITIONAL INFORMATION

Chinatown Historic Area Planning Committee - June 12, 2012

The rezoning application was received to develop a 16 storey mix-use development, with commercial on the main floor and 151 residential units on floors 2-16 (23 one bedroom, 51 one bedroom plus den, and 77 two bedroom units). The proposed floor area is approx. 147,138 sq. ft. with an FSR of 9.29 and the maximum height of 150 ft. An amenity area will be located at the 2<sup>nd</sup> floor and will provide an outdoor garden for residents. Included in the amenity garden is a lawn area, some small play elements for young toddlers, bench seating and garden space.

Zlatan Jankovic, Heritage Planner, introduced the project. The Agenda noted issues relative to form of development, scale and contextual response; compatibility with the urban design provisions of the Rezoning Policy for Chinatown South (HA-1A) and Chinatown HA-1A Design Guidelines. With reference to the posted drawings and a project model, Richard Bernstein, Chris Dikeakos Architects Inc., provided an overview of the project.

Dwayne Drobot, Rezoning Planner, provided further detail on the CAC part of the proposal. Discussion ensued on: project setback; rationale for higher buildings along the Main Street corridor; market residential condominium elements of the project; the City's family friendly design guidelines; shadow effects; bicycle storage; exemption of amenity space from FSR as a city wide practice; project context and feel for Chinatown; importance of texture on the lower building level; interest in culturally appropriate housing in the Chinatown area; potential for accommodating restaurant friendly ventilation away from the main pedestrian traffic; poor history of interaction and exchange of ideas on public art installations in Chinatown; suggestion to incorporate neon signage elements; possibility of building in water/electrical supply and/or storage for kiosks/tents to support the Chinatown Night Market; questions on the contribution to the social and cultural environment; precedent setting challenges.

Members discussed: concern that the building does not signify that it is a Chinatown building; importance of the details in terms of light fixtures, glazing, signage, canopies etc.; concern that the 90 foot line reads clearly around the building thwarting the attempt at a stepped look; opportunity to look at 611 and 633 Main Street in conjunction to address the stepping of the mass; concern that the single glass canopy signals it as one long development; suggestion that piers be made more prominent at the Main Street façade; support for lane activation attempt; and suggestion to look at the character defining elements of Chinatown buildings more closely to give the project vitality and distinct identity as an historical area.

**Motion:** THAT the Chinatown Historic Area Planning Committee:

- a) supports in principle the Rezoning Application for 633 Main Street -LAN#2012008 with regard to density, height, use and the general response to the Chinatown Design Guidelines;
- b) requests improvement at the development permit application stage of the following:
  - massing and form to further articulate the significance of the gateway location and reflect the cultural diversity and unique character of Chinatown;

- articulation of the lower building façades in terms of use of materials and colours, further definition of vertical proportions, and emphasis of the characteristic Chinatown building façade rhythm, especially at the ground level (storefronts), and more prominence to building cornice elements (at both, main and intermediate cornice levels);
  - clarification of the content of the proposed public art element and its artistic (symbolic) content;
- c) and request that staff further review the transition between the two major developments planned on this block.

**CARRIED UNANIMOUSLY**

**Urban Design Panel - June 20, 2012**

**EVALUATION: SUPPORT (8-0)**

**Introduction:** Dwayne Drobot, Rezoning Planner, introduced the proposal by giving a bit of a history of the site. The site is located at the corner of Main and East Georgia Streets. There is a 2-storey development currently on the site with retail and office uses. The proposal is for a mixed-use redevelopment of 16-storeys with retail on the main floor and residential above. The applicable policy for this site includes the Rezoning Policy for Chinatown South which was part of the Historic Height Review which was approved by Council in April 2011. The site can be redeveloped up to 90 feet under the current HA-1A zoning but with a rezoning, the height could be increased up to 150 feet. Mr. Drobot noted that East Georgia Street is not a fully open street. It is the City's intention to work with BC Hydro who owns the substation to the south in order to do a land swap. The City would have title to East Georgia Street and BC Hydro would have title to the lane. The goal is to reopen East Georgia Street in this location and reconnect up from Main Street to Andy Livingstone Park. Right now it is a surface parking lot and there is a five to seven foot drop and a retaining wall. Separate and independent of this proposal the City will work with BC Hydro so that the City can acquire the land and then be able to open the street to the south. This proposal has incorporated that into their design.

Paul Cheng, Development Planner, further described the proposal noting that it is a rezoning and will come back to the Panel at the development permit stage. Mr. Cheng gave an overall context for Chinatown. When the rezoning policy was implemented and went to Council for adoption there was always a feeling that extra height and density needed to be reconciled in an historical context that traditionally is only about 70 feet in height. At the same time, staff wanted to see extra height because it brought in the kind of development that the area needs. There is another rezoning application in the area with a similar height. Mr. Cheng said that 90 feet is the maximum height for the HA-1A zoning, but within those 90 feet the 70 foot streetwall datum line should be strongly expressed. With rezonings, however, in the HA-1A zoning, 90 feet is the new 70 feet. The idea is that because most of the rezonings will be along Main Street which is oriented north-south and is 991 feet wide, a 90 foot expression is appropriate to Main Street. He added that the datum line should be between 70 and 90 feet and anything above that should be visually subordinate to the streetwall building line. He said they are trying to continue the sawtooth pattern that is seen in traditional Chinatown where buildings side by side are usually different heights.

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

1. Does the proposal visually integrate successfully with the historical context of Chinatown?
2. Does the proposal successfully emulate the rich pedestrian experience of the historical context?
3. With respect to the architectural treatment and the proposed setbacks of the upper massing, does the proposal successfully fulfil the intent of the guidelines, which is the visual reconciliation of 150 feet building heights in a lower historical context?
4. Does the proposal succeed with the activation of the service lane while also addressing the utilitarian functions of the lane such as garbage, parking entrances, etc.?

Mr. Drobot and Mr. Cheng took questions from the Panel.

**Applicant's Introductory Comments:** Richard Bernstein, Architect, further described the project. He noted that the Panel looked at a proposal about six months ago for Main and Keefer Streets and supported it. Mr. Bernstein said that the relationship drove the separation of the two buildings as well as the courtyard expression. He described the architecture noting that they didn't want to mimic the historical expression of existing buildings. They wanted a contemporary expression that was sensitive to the context. He added that a lot of Chinatown expression is about signage that provides a lot of visual vitality which is something they want to show on the building. They are also using balconies and cornice lines to make a connection to the context. As well the East Georgia Street extension is an important manoeuvre in that it will become an important connection down to Andy Livingstone Park to the Carrall Street Greenway. Mr. Bernstein said they want to create a corner plaza that will attract restaurants and animate the street life. They also saw an opportunity to create public art in the plaza as well as on the face of the building. They are thinking of either inviting an artist or having a design competition for the art. Mr. Bernstein described the architecture noting that they have varied the brick colour, changed the window details and balcony details, and varied the cornice line on the 70 foot line which occurs on the southeast module and then steps up to 90 feet on the northeast module. The retail has been carried down East Georgia Street as well as residential entry is located on that side of the building.

Eesmyal Santos-Brault described the sustainability strategy noting the envelope and windows lends itself well for energy performance. They will be using a hydronic system so they will make all the EcoCity Rezoning requirements. There is also a water efficient system for irrigation and drought tolerant plants. They will be targeting 40% water savings indoors and 50% outdoor.

Amber Paul, Landscape Architect, remarked that the streetscape is the typical Chinatown standards. There is an existing tree on the corner of Main and East Georgia Streets that will be preserved and a new row of trees along East Georgia Street will be added. The building is being stepped back on the corner to allow for a plaza that has great sun exposure and is being designed with long benches. The design of the walls and benches will be an offset pattern according to Feng Shui principles. There is an amenity terrace on the second floor with some private patios and there will be some landscape screening for privacy. The amenity garden will be raised and a designated area for urban agriculture as well as a informal children's play area is planned. A green roof is planned for level eleven and at the top the penthouse suite terraces are open for the views to the northwest.



The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to the retail expression including canopies;
- Consider improving the semi-private courtyard space;
- Consider having the indoor amenity space off the courtyard; and
- Consider wrapping the retail component further into the lane.

**Related Commentary:** The Panel supported the proposal and thought it met the intent of the guidelines for the area.

The Panel supported the massing and density and thought it complied with the spirit and the intent of the zoning. Some Panel members wondered if the expression related to the context for the area and suggested a cleaner and simpler vocabulary. They noted that the tower reads as a too dominate form and thought the bottom forms should be more dominate. One Panel member noted that the cornices seemed to be blending into other elements and need further design development. A couple of Panel members liked that the tower element came to the ground.

The Panel thought the ground plan in terms of retail was well handled but thought the entries were a little understated. A couple of Panel members suggested wrapping the retail edge further down to the parking entrance ramp. Another Panel member noted that the height of the retail was supportable and would make for good retail space. As well a couple of Panel members suggested individualizing the canopies was a good idea and was in keeping with the Chinatown expression.

The Panel liked the corner plaza and the lane treatment as well as the upper amenity space. One Panel member thought the amenity space needed to be more formal and useable and should be programmed to meet the resident's need while another Panel member thought the amenity room should be facing the courtyard. One Panel member wasn't convinced that the lane plaza would be successful and wanted to see it on the corner as a way to invite pedestrians down the lane. As well the plaza could be opened up more to the street and the benches should have back as a way to express the Chinatown vocabulary.

Regarding the public art, one Panel member suggested it should more in keeping with modern Chinese art. It was suggested that the applicant could consider local and Chinese artists as a way to engage the artistic community.

**Applicant's Response:** Mr. Bernstein thanked the Panel for their comments. He noted that they have had similar conversations regarding the some of their comments. They need to go to the next level of detail and will integrate the comments regarding public art. He added that they want to make it a Chinatown building without going over the top.

**Vancouver Heritage Commission - June 25, 2012**

The rezoning application was received to develop a 16 storey mix-use development, with commercial on the main floor and 151 residential units on floors 2-16. The proposed floor

area is approx. 147,138 sq. ft. with an FSR of 9.29 and the maximum height of 150 ft. An amenity area will be located at the 2nd floor and will provide an outdoor garden for residents. Included in the amenity garden is a lawn area, some small play elements for young toddlers, bench seating and garden space.

The intent of the design was to create a new building which respects the context of Chinatown and at the same time provides a contemporary architectural expression. The proposal features a corner plaza and incorporates an expression of public arts in the form of a finely detailed Chinese landscape expression which is built into the brick wall at this prominent corner. An additional small plaza is located on the west side of the building, directly across from the adjacent plaza entry into Keefer mall. Please see the enclosed Design Rationale for more information on how this proposal responds to Rezoning Policy for Chinatown South (HA-1A) and HA-1A Design Guidelines.

The proposed building is designed in accordance with LEED® Gold Standards as per LEED® Canada-NC 2009. Some of the significant LEED® features in the building are: charging stations for electric cars, water efficient landscaping, connection to hydronic energy system, lighting and thermal controls, waste management and recycled content during construction.

Issues:

- (i) Land use, form of development, scale, contextual response; and
- (ii) Compatibility with the urban design provisions of the Rezoning Policy for Chinatown South (HA-1A) and Chinatown HA-1A Design Guidelines.

**Motion:** THAT the Vancouver Heritage Commission supports in principle, the rezoning application at 633 Main Street, with regard to the form of development, scale and its preliminary response to the Chinatown Design Guidelines, as presented at the June 25, 2012, meeting.

FURTHER THAT the Commission requests the following:

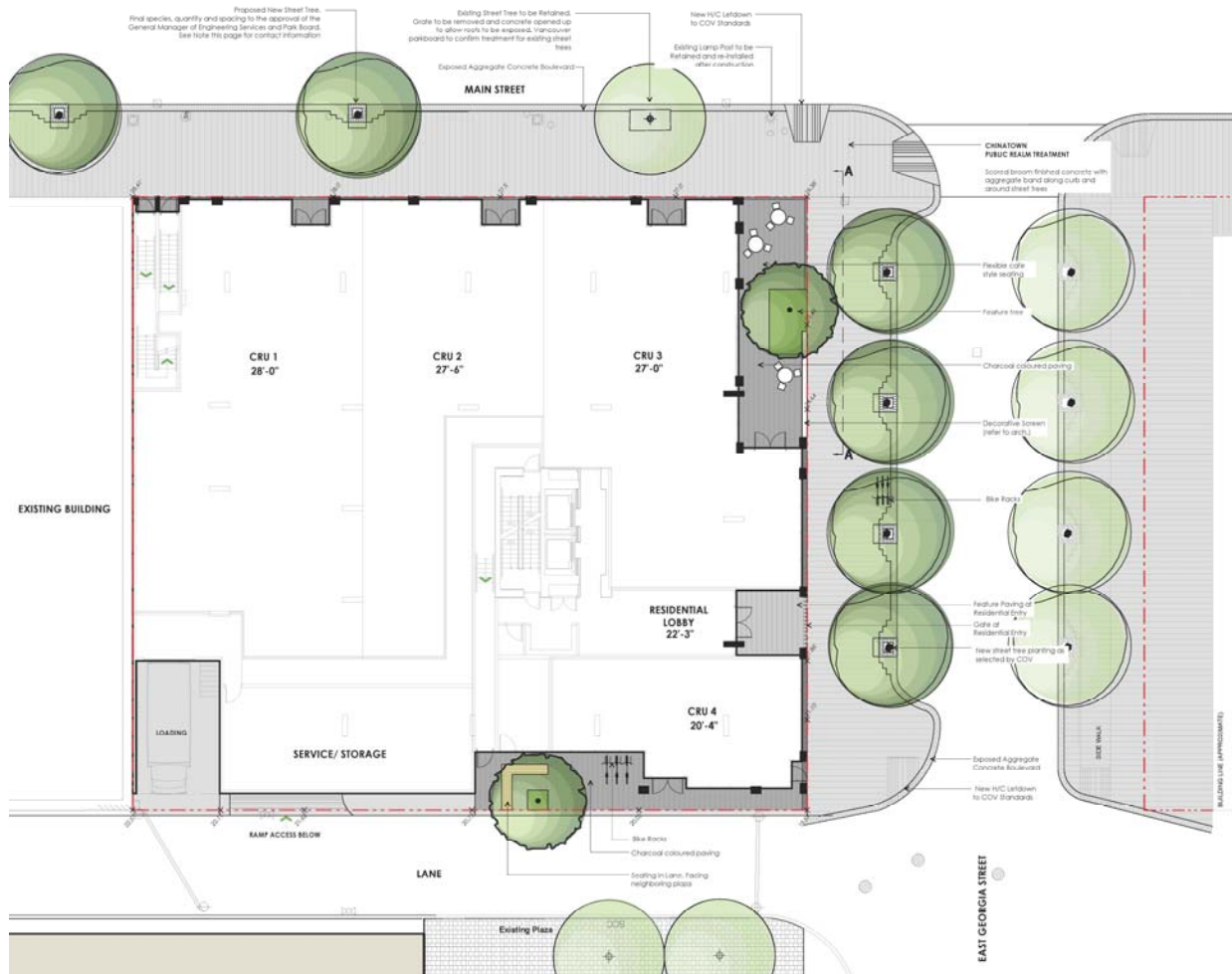
- all of the concerns raised by the Chinatown Historic Area Planning Committee at their meeting on June 12, 2012, be addressed at the development permit stage;
- that there be further design development to the balconies recommending the balconies appear recessed rather than cantilevered;
- that there be design development to allow for diversity in size and shape of the commercial signage and that the applicant consider the use of neon in a way that enhances the sites' gateway presence;
- that there be further design development to the commercial level and the applicant consider allowance for greater permeability;
- that the project be brought back before the Commission at the development permit stage; and
- that a further developed landscape plan be presented to the Commission at the development permit stage and asks that the applicant consider incorporating plants that compliment the nature of Chinatown.

CARRIED UNANIMOUSLY

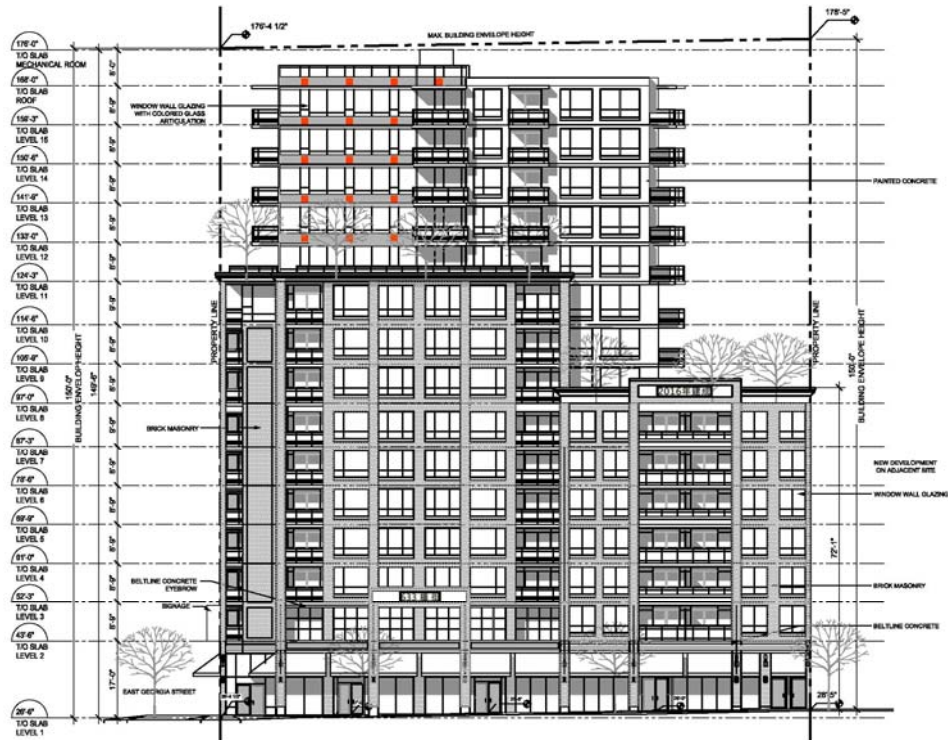
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# 633 Main Street FORM OF DEVELOPMENT

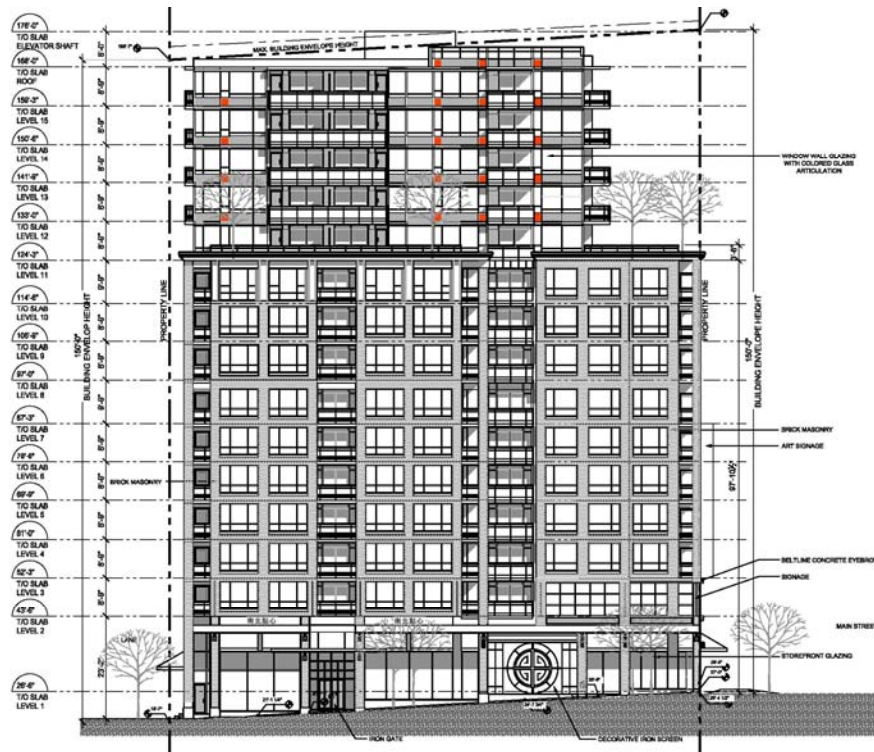
## Site Plan



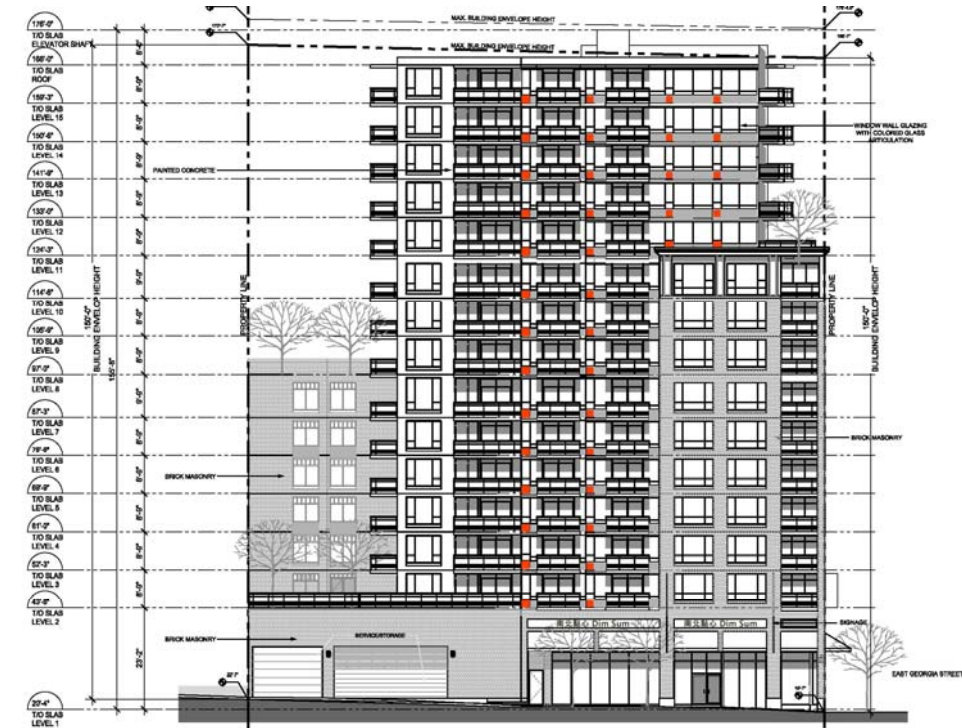
### Main Street Elevation



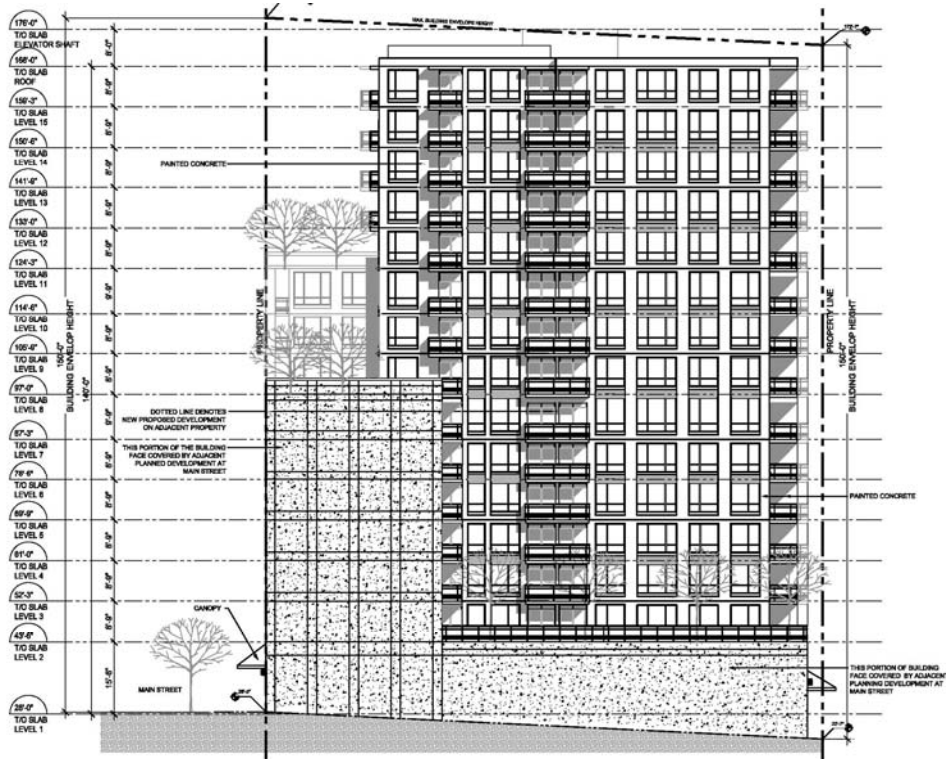
### Georgia Street Elevation



### Lane Elevation



### North Elevation



633 Main Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Mixed-use building with 188 dwelling units above retail uses on the main floor.

**Public Benefit Summary:**

The project would generate DCL payments, and a CAC offering of \$1,237,725 to remain unallocated pending completion of the Downtown Eastside Local Area plan. A public art contribution would also result.

	Current Zoning	Proposed Zoning
Zoning District	HA-1A	CD-1
FSR (site area = 15,833 sq. ft./1 471 m <sup>2</sup> )	See Note 1	8.82
Buildable Floor Space (sq. ft.)	See Note 1	139,652 sq. ft.
Land Use	residential/commercial	residential/commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	See Note 1	\$1,745,650
	DCL (Area Specific)		
	Public Art		\$252,770
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		\$1,237,725
Other			
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>See Note 1</b>	<b>\$3,235,593</b>

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

633 Main Street  
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

**Applicant and Property Information**

Address	633 Main Street
Legal Descriptions	Lots 6 to 10, Block 18 D.L. 196 Plan 184; PIDs: 003-350-487, 003-350-517, 003-350-550, 003-350-614 and 003-350-681 respectively
Developer	Blue Sky Properties
Architect	Chris Dikeakos Architects Inc.
Property Owners	Bosa Blue Sky Properties (Main) Inc.

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	HA-1A	CD-1
SITE AREA		1 471 m <sup>2</sup> (15,833 sq. ft.)
USES	Dwelling Uses, Retail, Service	Dwelling Uses, Retail, Service
FLOOR AREA	There are no floor area provisions in HA-1A	Residential 11 876 m <sup>2</sup> (127,837 sq. ft.) Retail 1 098 m <sup>2</sup> (11,815 sq. ft.) Total 12 974 m <sup>2</sup> (139,652 sq. ft.)
Floor Space Ratio (FSR)	There is no FSR limit in HA-1A	8.82 FSR
HEIGHT	27.4 m (90 ft.)	45.7 m (150 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law