



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 21, 2014
Contact: Kevin McNaney
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Meeting Date: June 10, 2014

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning: 1155 Thurlow Street

RECOMMENDATION

- A. THAT the application by Bosa Properties, on behalf of the Trustees of Central Presbyterian Church, to rezone 1155 Thurlow Street (*North 1/2 of Lot 1, South 1/2 of Lot 1, East 1/2 of Lot 2 and West 1/2 of Lot 2, Block 24 District Lot 185 Plan 92; PIDs 015-750-051, 015-750-060, 015-750-078 and 015-750-086 respectively*) from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.75 to 9.45 and height from 58.0 m (190 ft.) to 63 m (207 ft.) to permit the development of a 22 storey mixed-use building, comprised of a church, child day care facility, commercial uses and a total of 213 dwelling units of which 168 would be secured as market rental housing and 45 would be secured as social housing, be referred to a Public Hearing, together with:

- (i) plans prepared by Henriquez Partners Architects, received November 20, 2013;
- (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 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 B to the Sign By-law [assigned Schedule "B" (C-1)], 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-laws, the Parking By-law be amended to include the CD-1 and to provide parking regulations generally as set out in Appendix C;
- E. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreements described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- F. THAT Recommendations A to E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone four lots located at 1155 Thurlow Street from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a 22-storey mixed-use building, containing a church, child day care facility, one retail unit, 45 dwelling units to be secured as social housing and 168 dwelling units to be secured as market rental housing. The application meets the intent of the interim rezoning policy for applications involving social housing made during a community plan process and if approved, would contribute to the City's rental housing targets as identified in the Housing and Homelessness Strategy. This application proposes a maximum floor space ratio (FSR) of 9.45 and a maximum building height of 63 m (207 ft.). Staff have assessed the application and support the uses and form of development, subject to design development and other conditions outlined in Appendix B.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

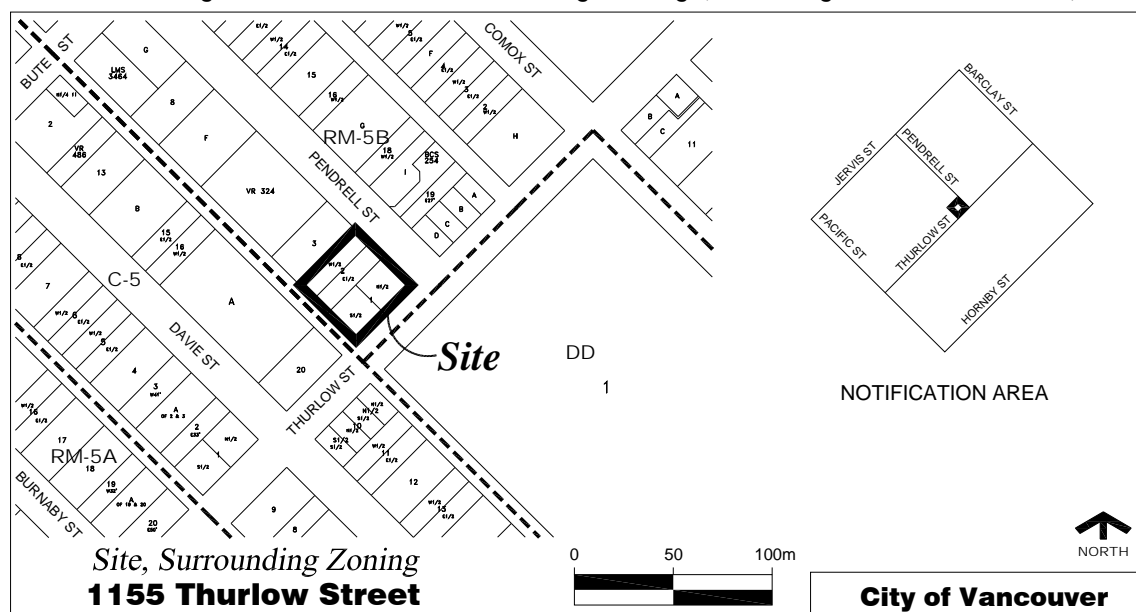
- Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland (2011)
- West End Community Plan (2013)
- Housing and Homelessness Strategy 2012-2021 (2011)
- Mayor's Task Force on Housing Affordability - Priority Action Plan (2012)
- Community Amenity Contributions Through Rezoning (2011)
- Green Building Rezoning Policy (2010)
- High-Density Housing for Families with Children Guidelines (1992).

REPORT

Site and Context

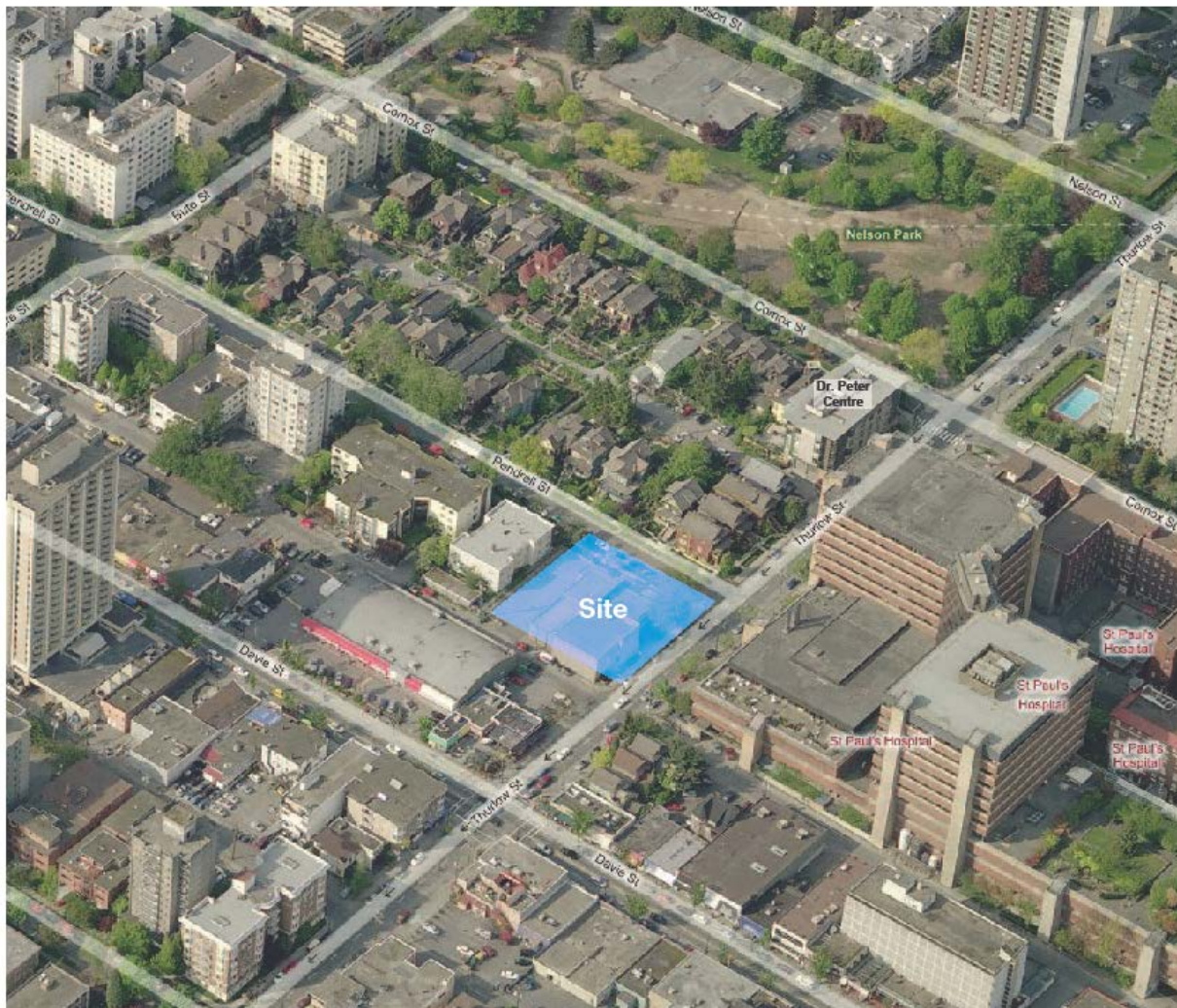
The 1,606 m² (17,287 sq. ft.) site is located at the southwest corner of Thurlow and Pendrell Streets (see Figure 1) and is currently developed with the Central Presbyterian Church. The site is comprised of four legal parcels with a frontage of 40 m (131 ft.) along Thurlow Street and 40.2 m (132 ft.) along Pendrell Street.

Figure 1: Site and surrounding zoning (including notification area)



Across the lane to the south of the site is a one-storey restaurant complex in Davie Village and to the east across Thurlow Street is St. Paul's Hospital with tower elements approximately 46 m (150 ft.) in height. To the west along Pendrell Street is a two-storey apartment building and to the north are the Mole Hill heritage houses. The site is well served by transit with bus routes one block south on Davie Street and one block east on Burrard Street.

Figure 2: Aerial photo of site and surrounding development



Policy Context

West End Community Plan — Council's adoption of the West End Plan on November 20, 2013, included a direction to staff "to continue processing two active rezoning proposals at 1155 Thurlow Street and 1754 Pendrell Street, which meet the conditions set out in the *Rezoning Applications and Heritage Revitalization Agreements During Community Plan Programs in the West End, Marpole, and Grandview-Woodland* (adopted July 28, 2011)". On this basis the application has been assessed generally on its merit as a social housing development under Council's citywide housing policies.

Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland — This interim policy, adopted on July 28, 2011, allows applications which address important citywide priorities to proceed while community planning processes, the West End Community Plan Program in this case, are underway. Specifically, Policy 5 is applicable to this application:

Policy 5: Rezoning applications will be considered for projects involving social and supportive housing (e.g., involving core-need and/or non-profit housing), or community care facilities or group residences.

Housing and Homelessness Strategy 2012-2021 — On July 28, 2011, Council endorsed the *Housing and Homelessness Strategy 2012-2021*, which describes the City's overall direction for housing, including what the City needs and how it will be achieved over the next ten years. It identifies the different kinds of housing necessary to meet the needs of our citizens, as well as ways to improve the existing housing in the City. The goals of the Strategy are to end street homelessness and to provide more affordable housing that is suitable for all income levels, seniors, families and residents challenged by disability. The Strategy identifies three strategic directions:

- Increase the supply of affordable housing.
- Encourage a housing mix across all neighbourhoods that enhance quality of life.
- Provide strong leadership and support partners to enhance housing stability.

The *Three-Year Action Plan 2012-2014* identifies priority actions to achieve some of the strategy's goals. The priority actions consistent with this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose-built rental housing and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application if approved will add 168 market rental units and 45 social housing units to the Vancouver's supply of rental housing.

Strategic Analysis

1. Proposal

The Central Presbyterian Church, which currently owns and occupies the subject site, has partnered with Bosa Development to redevelop its land with a 22-storey mixed-use building. The proposal would include a new church, child day care, a retail unit and 45 units of housing in the first seven floors which the Church would rent below market rates. Bosa Development would retain ownership of 168 dwelling units on the upper 15 floors which they would rent at market rates. The private investment in this development would enable the church to benefit from a renewed facility and add social housing without the need for senior government subsidy. In addition, the Church would continue to provide the valuable programs it currently offers including a pre-school, ESL classes, a food bank centre and regular community meal services. The social housing and the market rental housing would be subdivided by an air space subdivision plan with the social housing units in the parcel with the church uses and the retail unit.

In recognition of the potential social benefits that could arise from this application, the rezoning and development permit applications are being processed concurrently to provide an expedited timeline.

2. Housing

The rezoning application proposes a total of 213 residential units of which 45 would be social housing and 168 would be market rental housing. The market rental housing would include 29 (17.3%) two-bed room units which would be suitable for families with children. Staff support the number of family units proposed as a minimum and recommended an increase where opportunities arise through detailed design as noted in Appendix B condition (b) 5.

Secured Market Rental — Vancouver's *Housing and Homelessness Strategy* strives to enhance access to and options for affordable housing in the City and it sets a number of near- and long-term rental and social housing targets. Rental housing is inherently more affordable than home ownership and an objective of the *Housing and Homelessness Strategy* was to increase the supply of the rental housing segment of the housing continuum.

While this application was not made under a City rental housing program, and no incentives are being requested, all of the residential units are proposed as secured market rental housing. To ensure that these dwelling units remain rental, a housing agreement would secure the units as rental for 60 years or the life of the building, whichever is greater, as detailed in Appendix B condition (c) 7. This application, if approved, would add 168 units to the City's inventory of rental housing, increasing the total units of secured market rental housing approved since 2011 to 3,448 units, and contributing towards the stated near- and long-term targets (see Figure 2). The project will also add to the 368 rental units that have been approved in the West End through the City's rental incentive programs, bringing the total supply of new purpose-built rental housing in the neighbourhood to 536 units in projects approved over the past 4 years.

Figure 2: Progress Towards the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)¹

	TARGETS		CURRENT PROJECTS				GAP
	Long Term (2021)	Near Term (2014)	Completed	Under Construction	Approved	Total	Above or Below 2014 Target
Secured Market Rental Housing Units	5,000	1,500	423	851	2,006	3,280	1,780 Above Target

1. Unit numbers in Figure 4 exclude the units proposed at 1155 Thurlow Street, pending Council approval of this rezoning application.

Social Housing — The application proposes 2, 887 m² of the total residential floor area (45 units) as social housing, which is to be owned and managed by the Central Presbyterian Church without need for senior government subsidy. The 45 units would include 28 studio units, 14 one-bedroom units and three two-bedroom units, representing 21% of the total number of units in the building and will deliver a measure of affordability not otherwise attainable outside of a senior government program. The Church intends to prioritize West End seniors, addressing a significant need identified through the West End Planning process. If approved, this project represents the first new social housing to be developed in the West End since the completion of Mole Hill in 2003.

Rents for the social housing units would be offered and secured in a second Housing Agreement as follows:

- 40% - (18 units) would be rented at no more than 50% of average market rates as determined by CMHC for the relevant downtown zone (zone 3)
- 40% - (18 units) would be rented at no more than 80% of average market rates as determined by CMHC for the relevant downtown zone (zone 3)
- 20% - (9 units) would be rented at no more than 90% of average market rates as determined by CMHC for the relevant downtown zone (zone 3)

Figure 3 below demonstrates the proposed rents by unit type based on the most recent CMHC data for the Downtown zone (CMHC, Rental Market Report, December 2013). The proposed rent structure would result in an estimated 75% of social housing units renting below the BC Housing Income Limit rents, while approximately 25% of social housing units would rent between the HILs rents and the average market rent. The City's minimal definition of social housing is rental housing, owned and operated by government or a non-profit and where at least 30% of the units rent to households with incomes below the BC Housing Income Limits. This proposal significantly exceeds the minimal definition of social housing.

Figure 3: Estimated Social Housing Rents based on CMHC Average Market Rents for "Zone 3 - Downtown"

	Average Market Rent (CMHC Downtown - 2014)	BC Housing Income Limit Rent	18 Units @ 50% Market	18 Units @ 80% Market	9 Units @ 90% Market
Studio	\$996	\$875	\$498	\$797	\$896
1 Bed	\$1,222	\$988	\$611	\$978	\$1,100
2 Bed	\$1,811	\$1,200	\$906	\$1,449	\$1,630

The inclusion of social housing in this application meets the intent of Council Policy adopted July 28, 2011 for *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland*, and follows Council's recommendation upon adoption of the *West End Community Plan* for staff to continue processing this application based on the social housing public benefit offered.

This application, if approved, would add 45 units to the City's inventory of social housing, which would contribute towards the stated near- and long-term targets in the Housing and Homelessness Strategy (see Figure 4). The approval of these units would bring the total number of social housing units completed, under construction and approved since 2011 to 3,318 units.

Figure 4: Progress Towards the Social Housing Targets as set in the City's Housing and Homelessness Strategy (2011)¹

	TARGETS		CURRENT PROJECTS	GAP
	Long Term (2021)	Near Term (2014)	Committed, Under Construction and Completed	(2014 Target)
Supportive Housing Units	2,900	2,150	1,846	304
All Other Non-Market Housing Units	5,000	1,500	1,427	73
Total Non-Market Housing Units	7,900	3,650	3,273	377

1. Unit numbers in Figure 4 exclude the units proposed at 1155 Thurlow Street, pending Council approval of this rezoning application.

3. Land Use

This application proposes residential and institutional uses as well as a retail unit fronting Thurlow Street at the lane. Retail is a conditional use throughout the RM-5 Districts in heritage designated buildings, reflecting support for a limited amount of local serving retail within a residential context. Staff support the proposed retail use as it will help to activate the arterial street frontage with negligible impact on surrounding residents as it is adjacent to a commercial lane at the edge of a residential zone.

4. Density and Form of Development (refer to drawings in Appendix E)

Density — The subject site is within the “Neighbourhoods” policy area of the new West End Community Plan, which recommends that the existing RM zoning regulations and mid-rise and high-rise tower separation guidelines generally be maintained in this area. Additional density would be considered where 100% of the residential units are social housing, requiring the entire development to remain in the ownership of a non-profit or government organization. While the proposal includes the participation of a private developer who will own and operate market rental residential units, this will enable the Central Presbyterian Church to create 45 new social housing units which will be financially sustainable without government funding. This is a unique development partnership which warrants consideration in the context of Council's citywide affordable housing objectives. Staff have assessed the proposed increase in density from 2.75 FSR under the current RM-5B zoning to 9.45 FSR and have concluded that, based on the proposed built form, setbacks and massing, the proposed uses can be accommodated on this site, subject to the design conditions noted in Appendix B.

Height — Under the existing zoning the maximum height is 58 m (190 ft.). The application proposes a height of 62.9 m (206.3 ft.), with the parapet and elevator overrun of the building intruding into protected view cone 12.1 (Granville Bridge to Crown/Grouse Mountain). Staff are recommending the intrusion of the elevator overrun into the view cone be reduced by one metre to the height limits shown in the draft by-law.

Form of Development — As seen from Pendrell Street, the application proposes a 22-storey residential tower about 23.7 m (78 ft.) wide resting on a wider base containing church and residential entries. The base steps down from eight storeys at the corner of Thurlow Street to three storeys next to the neighbouring three-storey apartment building. This transition is

intended to reflect the scale of nearby development, which ranges from the prominent mass of St. Paul's Hospital to the east, with a height of approximately 46 m. (150 ft.), down to the lower scaled residential area to the west. As seen from Thurlow Street, which is a busy arterial, the tower is 30.9 m (101 ft.) wide on an eight-storey base containing church and commercial entries, and reflects a suitable transition from Thurlow to Davie Street Village to the south.

Urban Design Panel — The Urban Design Panel reviewed this application on February 12, 2014 and supported the overall form of development and its architectural design.

Staff conclude that the proposed form of development generally responds to the expected character of the area and support the application, subject to the design development conditions noted in Appendix B.

5. Transportation and Parking

Parking — The application proposes 133 vehicle parking spaces within an underground garage accessed by a ramp off the lane at the southeast corner of the site. This surpasses the Parking By-law requirement of 108 spaces. Staff recommend that a minimum of two parking spaces be provided for child day care staff as set out in Appendix C.

Bicycle Parking — The application proposes 222 spaces, exceeding the requirement of 221 spaces. The proposal includes a unique service level at the fourth storey containing mechanical space and bicycle parking. Technical review indicates this location will be impractical, given the elevator dimensions required for residents to conveniently move bicycles to and from grade level. Staff recommend that bicycle parking be located below grade on the first parking level. Further, staff recommend the site accommodate the installation of a Public Bicycle Share Station along the Thurlow Street frontage as detailed in Appendix B condition (c) 2.

Loading — The Parking By-law requires a separate loading bay for each of the residential, church and retail uses. As there is only one small retail unit which will be owned and operated by the church, the application proposes these uses share one loading bay. Engineering staff have considered the applicant's transportation study and support the required amendment to the Parking By-law including passenger loading spaces, at a rate of one space per eight children for the child day care as set out in Appendix C.

6. Environmental 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.

The West End Community Plan includes policies to expand neighbourhood energy systems within the West End. This is achieved by ensuring new large developments are designed to be easily connectable to a neighbourhood energy system, and to connect where systems are available. Staff recommend a condition of enactment that requires that this building be connectable at a future date as set out in Appendix B.

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The *Urban Agriculture Guidelines for the Private Realm* encourage edible landscaping and shared gardening opportunities in new developments. Consistent with these guidelines the ninth floor rooftop landscape plan includes accessible urban agriculture plots and compost bins.

Public Input

The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was posted on the site and a total of 12,770 notifications were distributed within the notification area on or about January 20, 2014. An open house was held on February 3, 2014 with staff and the applicant team present. Approximately 136 people attended the event and a total of 95 comment forms, letters and emails were received (64 in favour / 21 opposed / 10 unsure). The majority of comments with concerns focused on neighbourhood impacts, height and density, increased traffic and impacts of social housing. Inclusion of the church was strongly supported, along with support for the design and height to allow for the social benefits to be delivered on this site. A more detailed public consultation summary is included in Appendix D.

Public Benefits

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

Required Public Benefits:

Development Cost Levies (DCLs) — Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, child day care centres, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the Citywide DCL rate of \$136.38/m² (\$12.67/sq. ft.) payable on the market rental and retail floor space. On this basis, a DCL of approximately \$1,350,027 is anticipated. DCLs are payable at building permit issuance and are subject to an annual adjustment which takes place on September 30 of each year.

Public Art Program — The Public Art Program requires all newly rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. Public art budgets are based on a formula of \$1.81 per square foot of floor area. With a proposed floor area of 12,285 m² (132,230 sq. ft.), excluding the social housing component to which the policy does not apply, a public art budget of approximately \$239,336 is anticipated.

Offered Public Benefits:

Rental Housing — The applicant has proposed that 168 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the life of the building or 60 years, whichever is greater. If this rezoning application is approved, the rental housing would be secured through a housing agreement with the City, and would be subject to the conditions noted in Appendix B.

Social Housing — The proposed 45 units of social housing will be owned by the Central Presbyterian Church and operated by a non-profit housing society. The project is to be

self-sustaining and does not require further operating subsidies and property tax exemptions from the City or other levels of government.

As indicated in Section 2 (Housing) above, an estimated 75% of social housing units in the development will rent below BC Housing Income Limit rents. In addition, the social housing will be owned and operated by a non-profit housing society and will be secured through a Housing Agreement. As a result, the social housing component of the project is exempt from Development Cost Levies.

Community Amenity Contributions – Within the context of the City's Financing Growth Policy, a voluntary 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. As the public benefit generated from this rezoning is the provision of 168 secured market rental housing units and 45 social housing units (21%), and that the additional density sought in the rezoning improves the economic viability of the project, an additional CAC is not warranted.

FINANCIAL IMPLICATIONS

As noted under the section on Public Benefits, there are no additional CACs associated with this rezoning. The site is within the Citywide DCL District and it is anticipated that the project will generate approximately \$1,350,027 in DCLs. If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of \$239,336, noting that the applicant has the option to make a cash contribution to the City for off-site public art.

The rental and social housing, each secured by a separate Housing Agreement for the life of the building or 60 years, whichever is greater, will be privately owned and operated. In particular, the social housing units are expected to be self-sustaining and do not require further operating subsidies and property tax exemptions from the City.

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 interim policy for *Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Programs in the West End, Marpole and Grandview-Woodland West End Community Plan* and the *Housing and Homelessness Strategy*. The application will contribute to both Citywide goals for the provision of secured market rental housing and social housing.

The General Manager of Planning and Development Services 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. Further it is recommended that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

1155 Thurlow Street
DRAFT 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, to 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) Cultural and Recreational Uses, limited to Artist Studio, Fitness Centre;
 - (b) Dwelling Uses in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care Facility and Church;
 - (d) Retail Uses, limited to Grocery or Drug Store, Retail Store, Small-scale Pharmacy,
 - (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1; and
 - (f) Accessory Use customarily ancillary to any use permitted by this section.

Conditions of Use

3. All Retail and Service uses must be located at street level.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1 606.0 m², being the site size 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 9.45, except that:
 - (i) Dwelling uses are limited to 13,035 m² ;and
 - (ii) Retail and Service uses are limited to 223 m².
- 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:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (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 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 above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed the lesser of 10 % of the permitted floor area or 1 000 m².
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

- 5.1 Building height, measured from base surface, must not exceed 63 m.
- 5.2 Section 10.11 of the Zoning & Development By-law applies to this site, except that greater height permitted for mechanical appurtenances such as elevator machine rooms must not exceed 64.0 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 of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m,the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
 - (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

- 7. 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

* * * * *

1155 Thurlow Street
DRAFT BY-LAW PROVISIONS

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 Henriquez Partners Architects and stamped "Received City Planning Department, November 20, 2013", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

- 1. Design development to reduce the visual scale of the proposed tower.

Note to Applicant: While working within the proposed dimensions, the visual proportions of the building can be changed through revisions to the exterior finishes and composition.

- 2. Design development to mitigate privacy and overlook to the adjacent residential building.
- 3. Provision of high quality and durable materials, consistent with the exterior finishes as proposed including curtainwall structural glass, granite landscape elements, etc.
- 4. Confirmation that the building height at each parapet is at or below the rezoning application.

Family Units

- 5. Design development to increase the number of the market rental units suitable for family housing to the satisfaction of the Chief Housing Officer.

Note to Applicant: Units suitable for family housing include two or more bed rooms and comply with Council's "High Density Housing for Families with Children Guidelines".

Childcare

- 6. Design development of both the childcare indoor and outdoor play area to the satisfaction of the Managing Director of Social Development to ensure the child care is operationally functional and licensable by Community Care Facilities Licensing (CCFL)

and meets the intent of the City of Vancouver Childcare Design Guidelines and Childcare Technical Guidelines.

Crime Prevention Through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regards for:

- (a) theft in the underground parking;
- (b) residential break and enter;
- (c) mail theft;
- (d) mischief in alcove and vandalism, such as graffiti;

Note to Applicant: Provide a lighting strategy that enhances personal security while minimizing glare. Alcoves should be minimized or removed to avoid recessed areas and unintended use. Bicycle room divisions as required to secure separate compartments under the Parking By-law should be designed to maximize visual openness and connections with other spaces on the parkade level. This can be accomplished with partitions incorporating rigid panels of expanded metal mesh or similarly secure, transparent materials.

Sustainability

8. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point, and one storm water point. At minimum, the applicant is expected to obtain 60 points, LEED Gold Certification.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

Landscape

9. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade, wherever possible, and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines, angle, notch or depress the underground parking slab to maximize planter depth (1 m across and 1.2 m downward).

Renewable Energy

10. Design the heating and domestic hot water system for residential units to be compatible with, and easily connectable to a neighbourhood energy system, as selected by the General Manager of Engineering Services, for the supply of all heating and domestic hot water requirements that are not provided through heat recovery and reuse internal to the development. 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 Neighbourhood 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.

11. Provision of space heating and ventilation make-up air provided by hydronic systems, without electric resistance heat, distributed heat generating equipment gas fired make-up air heaters, etc.
12. Provision of adequate space and designs to support connection to the district energy system approved by the General Manager of Engineering Services in the building and parkade design.

Note to Applicant: At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions, sleeve details, and servicing needs. Design shall provide suitable space for the installation of the district energy system equipment with adequate provisions for connection to outside district energy system distribution piping and communications conduit. District energy equipment may include, but is not limited to, energy transfer stations (ETS), a steam to hot water converter station, or boiler equipment. The developer shall make available use of sewer and potable water piping. The space provided for district energy system equipment shall be ventilated as required by the Vancouver Building By-law and heated during the winter to minimum 15°C. As required, the developer must provide dedicated electrical services required to service the district energy system equipment, to the satisfaction of the General Manager of Engineering Services.)

13. Provision of a detailed design of the HVAC and mechanical heating system, including the approach to heat recovery, for review and approval by the General Manager of Engineering Services.

Note to Applicant: No heat producing fireplaces are to be installed within buildings.

Engineering

14. Provision of improved cycling access between the street and the bicycle parking.

Note to Applicant: elevators must be enlarged to accommodate multiple cyclists and include sufficient maneuvering and ease of ingress and egress, primary access to the elevators is to be from the ground level, automatic doors openers are to be provided along the corridors between the bicycle storage and the street and are to be free of stairs and obstacles. Bicycle elevators must allow bicycles to wheel straight in and out without having to be turned 90 degrees.

15. Provision of details for bicycle storage and access including how the elevators will be operated to provide priority for cyclists.

16. Design of exhaust grill proposed on the parkade ramp to ensure compatibility with cycling use.

Note to Applicant: The applicant is to provide improved plans indicating the requested changes for review by staff prior to submission of a development application.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Consolidation of the east and west 1/2 of Lot 2, the north and south 1/2 of Lot 1, all of Block 24, DL 185, Plan 92 to create a single parcel.
2. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).

Size: At minimum, the smallest sized station at 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space or the City sidewalk.

Location: The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. The preferred location is along Thurlow Street.

Surface treatment: A hard surface is required with no utility access points within 150mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.

Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.

Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.

Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.

3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- a. Adjustment of the existing speed humps in the lane adjacent the site to ensure unimpeded access by trucks to the loading bays.

Note to Applicant: One or more of the speed humps may need to be relocated to ensure the speed humps continued function as a speed deterrent.

- b. 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 applicants' 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.
- c. Provision of new concrete sidewalks around the site in keeping with current downtown standards.
- d. Relocation or removal of the wooden utility pole obstructing the parkade ramp. Should pole relocation or elimination impact the existing lane lighting then provision of replacement lane lighting will be required. Any new lighting must be accommodated on the development site due to elimination of the wood poles. Appropriate legal arrangements will be required for lighting located on the development site.
- e. Provision of street trees adjacent the site where space permits.
- f. Provision of standard concrete lane crossing on the west side of Thurlow Street at the lane south of Pendrell Street.
- g. Provision of improved curb ramps at the Thurlow Street and Pendrell Street corner of the site including reconstruction of the curb return should it be necessary.

4. 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.

Renewable Energy

5. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for connection to a Neighbourhood Energy System, as selected by the General Manager of Engineering Services, if and when the opportunity is available and in accordance with the Council approved Neighbourhood Energy Strategy and Energy Centre Guidelines, and corresponding Neighbourhood Energy Connectivity Standards, which may include but are not limited to agreements which:
 - a. Require buildings within the development to connect to a neighbourhood energy system, as selected by the General Manager of Engineering Services, prior to occupancy if connection is deemed available and appropriate at the time of development permit application;
 - b. Require buildings on site to connect to a neighbourhood energy system, as selected by the General Manager of Engineering Services, post-occupancy through a deferred services agreement, or otherwise, at such time that one becomes available;
 - c. Grant the operator of the Neighbourhood Energy System access (on reasonable terms) to the building mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy System connection and operation.

Note to Applicant: Until a franchisee has been identified of the City of Vancouver's Retail Franchise for Downtown Neighbourhood Energy Services, the Applicant will be prohibited from entering into any energy supply contract (other than for electricity, or natural gas required for processes not including space heating and domestic hot water) that does not give the Applicant and all future owners of the property the right to cancel such contract in whole or in part without cause or liability. In any event no such energy supply contract will be entered into without the prior written approval of the General Manager of Engineering Services.

Soils

6. If applicable:
 - a. Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);

- b. As required by the Manager of Environmental Planning 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
- c. If required by the Manager of Environmental Planning 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, 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 the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Housing

- 7. Make arrangements to secure all of the market residential units in this development, in an air space parcel, as rental for the life of the building or 60 years, whichever is longer, and to include registrable covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time, and subject to such other terms and conditions as are satisfactory to the Director of Legal Services, and the Managing Director of Social Development.

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.

- 8. Make arrangements to the satisfaction of the Director of Legal Services, the Managing Director of Social Development, and the Chief Housing Officer, to enter into a Housing Agreement, for the airspace parcel containing not less than 45 units (2 760 m² floor area) of non-market rental housing, for the life of the building or 60 years, whichever is longer, and to include registrable covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time and a minimum of 30% of units to rent below rents that are affordable to households with an income of no more than the BC Housing Income Limits in order to comply with the exemption provisions for social housing in the Vancouver Development Cost Levy By-law, except that of those 45 units:
 - a. 40% (18 units) shall be rented at no more than 50% of average market rates as determined by CMHC for the relevant downtown zone (zone 3)
 - b. 40% (18 units) shall be rented at no more than 80% of average market rates as determined by CMHC for the relevant downtown zone (zone 3)
 - c. 20% (9 units) shall be rented at no more than 90% of average market rates as determined by CMHC for the relevant downtown zone (zone 3).

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

9. Provision of an Operations Management Plan to the satisfaction of the Managing Director of Social Development and Chief Housing Officer that addresses key issues including, but not limited to:
 - a. building operations and maintenance in respect of the social housing units;
 - b. a coordinated tenant selection process, either through the BC Housing Registry or in conjunction with other non-profit housing providers in the West End; and
 - c. allocation of surplus rental revenue from the site.
10. 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.

Note to Applicant: Please call Bryan Newson, program manager, 604 871 6002, to discuss your application.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the CD-1 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.

* * * * *

1155 Thurlow Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

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

"1155 Thurlow Street[CD-1#] [By-law #] B (C-1)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1#] [By-law #] 1155 Thurlow Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking requirement
1155 Thurlow Street			<p>Class A Passenger Loading Spaces must be provided at a rate of 1 space for each 8 children attending a Child Day Care Facility located on the site</p> <p>A minimum of 2 parking spaces must be provided for Child Day Care staff parking</p> <p>For non-residential use, a minimum of 1 Class B loading space is required</p>

* * * * *

1155 Thurlow Street
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

February 12, 2014

EVALUATION: SUPPORT (6-1)

Introduction: Grant Miller, Rezoning Planner, introduced the proposal for the a concurrent rezoning development permit application to rezone this site from RM-5 to CD-1 to allow development of a 22-storey mixed-use building including market and non-market rental housing, retail space, church and preschool. The proposal will include 168 market rental housing units and 45 non-market rental housing units. The site at the corner of Thurlow and Pendrell Streets is currently developed with a 2.5-storey church which includes a preschool that will be accommodated in proposal. Mr. Miller described the policy for the zoning noting that retail use is not permitted unless the building is designated as a heritage building. As well he mentioned that the policy considers rezoning application for projects involving social and supportive housing or community care facilities or group residences.

Sailen Black, Development Planner, further described the proposal and mentioned that the proposal has the Mole Hill community to the north and St. Paul's Hospital to the east. The proposal is a combined rezoning and complete development permit application and is a 22-storey residential building with commercial space at grade. There are 45 units of below-market housing for seniors and 168 units of market rental proposed.

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

1. Whether the proposed density (9.45 FSR), height (206 feet) and setbacks (0 to 5.6 feet) are supportable on this site.
2. The contribution made to the pedestrian interface along each of the three public sides of the site, given their different intensities, uses and adjacencies.
3. The handling of the interface with the existing residential building to the west.

Mr. Miller and Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Gregory Henriquez, Architect, gave a brief history of the project. He mentioned that the church has a dwindling population with a need to revitalize the church. Since they own the land they decided to become the developer and take ownership of the market rental units. It is a complex program with a need for retail at grade to produce revenue for the church. Mr. Henriquez described the architecture noting the expression is of a little building which is the church and a larger building which is the residential building. He also described the material and colour palette noting the use of fritted glass, wood and concrete. There are a number of crosses on the three facades to identify the church component.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to reduce the massing and improve the expression;
- Design development to improve the lane expression;
- Design development to improve the bike parking.

Related Commentary: The Panel supported the proposal and thought the integration of uses worked for the site.

The Panel had some diverse opinions regarding the proposal but commended the applicant on taking on a difficult and complex program. The complex program brought up some concerns from the Panel including the conflict of ownership. They felt that this area could be refined even from those Panel members who supported the proposal.

Some Panel members thought there was a crowding of the site to some degree which had more to do with the tower and how it is resolved rather than the podium. The frit glass and other materials will give prominence to the church and the reading of the other ancillary spaces but some Panel members thought there were some problems with the overall expression.

The Panel supported the height and thought the setbacks made sense while several Panel members thought there was too much density on the site. As well they thought the pedestrian interface worked well but thought there could be a little more space on the lane for pedestrians. As well they thought some sort of retail or amenity could give some life to the lane.

The Panel supported the landscape plans and thought they were respectful of the church use. There were some concerns regarding the retail and play spaces when compared to the primary uses in the project. The Panel also had some concerns regarding the bike parking although they thought it was an innovative use.

It was noted that the residential units could benefit from some planning as they might be difficult for furniture placement.

Applicant's Response: Mr. Henriquez said it was important that they make the project as cost effective as possible. He mentioned that they have support from the residents in Mole Hill for the proposal. Although they would have liked to have designed a taller and thinner building, the view cone does not permit any more height on the site. As well he noted that retail is essential for the operation of the church for revenue and to provide meals for the church and the homeless.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site and 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 3, 2014 Community Open House

A community open house was held from 5:00-8:00 pm on 3 February 2014, at the Central Presbyterian Church at 1155 Thurlow Street. A total of 12,770 notifications were distributed within the neighbouring area on or about January 20, 2014. Staff, the applicant team, and a total of approximately 136 people attended the Open House.

Public Response

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

- In response to the 3 February 2014 open house, a total of 75 comment sheets were submitted from individuals (approximately 75% in favour/17% opposed/8% unsure/maybe).
- A total of 20 letters, e-mails, and online comment forms were submitted from individuals (approximately 40% in favour/40% opposed/20% unsure or unspecified).
- Below is a summary of all feedback (both online and from the open house) related to the proposal:

Support	Yes	No	Unsure/ Maybe
1. Do you support the proposed redevelopment of this site?	64 (67%)	21 (22%)	10 (11%)

Comments in **support** of the application included:

Housing — There was broad support in the comments for the social housing component and as a place for seniors to live. There was also support for the market rental in the proposal.

Church Redevelopment — The redevelopment and retention of the church was a positive in a number of comments.

Height — The height was seen to be justified by the social benefits delivered, to fit with the surrounding area, and was even seen as a bit short than what could be delivered.

Design — Comments felt the architecture was pleasing and modern, especially addressing the lower floors and street level well. Some noted the efforts by the design to respect Mole Hill.

Landscape — Comments expressed a hope for more at-grade greenery to soften up the Thurlow Street frontage and hope for a rooftop garden.

Location — The location was seen as appropriate for this type of project.

Parking — There were a few differing views on parking, including that more church parking should be required and another that parking should be further reduced in favour of bikeshare and carshare options on site.

Miscellaneous — A number of comments offered general support for the project and felt it would be an improvement for the area.

Comments **opposing** the application cited the following concerns:

Neighbourhood Impacts — Comments expressed a range of concerns about impacts on neighbours due to the proposal, including lost views for area residents, a loss of privacy for neighbours and hospital patients, and an increase in noise from the new residents given the high number of balconies proposed.

Height and Density — A number of comments expressed the view that the proposal was too tall and that the density was too much for the site.

Local Character — Several comments showed a sentiment that the proposal was out of line with the character of the nearby Mole Hill neighbourhood and aesthetic, noting that it would look out of place.

Parking and Traffic — It was felt by some that the proposal offered too few parking spaces for residents and church visitors. There was also some concern about increased local traffic issues.

Construction Issues — A number of comments felt the construction period would create noise, pollution, and dirt for surrounding buildings and neighbours.

Housing — There was a hope for more 2 and 3 bedroom units, a question of how the social housing component would function, and a note of opposition to the social housing component of the project.

Safety — The social housing component sparked fears of issues such as used needles or fighting.

Property Values — There was concern that the project would hurt property and rental values.

Miscellaneous Comments

- Will obstruct local resident views
- Worry that the proposal will set neighbourhood precedent
- Proposal seems against the newly adopted West End Plan
- Unfortunate there is not any grade-level landscaping or green space

Comments from those either **unsure** or **unspecified** included:

Height and Density — There were concerns over increased density in the West End and a sentiment that the proposal should be similar in scale to St. Paul's Hospital in height.

Landscape — There was a hope for more green space for future residents and a desire to ensure that adequate street trees are provided.

Housing — Residents expressed hope for more 3-bedroom units in the West End and noted that unit sizes seemed too small.

Miscellaneous Comments

- Loss of mountain views from nearby buildings
- Increase to local traffic circulation issues
- Loss of sunlight for Mole Hill homes
- Inadequate underground parking will worsen on-street parking
- Concern over how construction impacts will be addressed

Comments from those **uncertain** or **unspecified** about the proposal

Height and Density — There were concerns over increased density in the West End and a sentiment that the proposal should be similar in scale to St. Paul's Hospital in height.

Landscape — There was a hope for more green space for future residents and a desire to ensure that adequate street trees are provided.

Housing — Residents expressed hope for more 3-bedroom units in the West End and noted that unit sizes seemed too small.

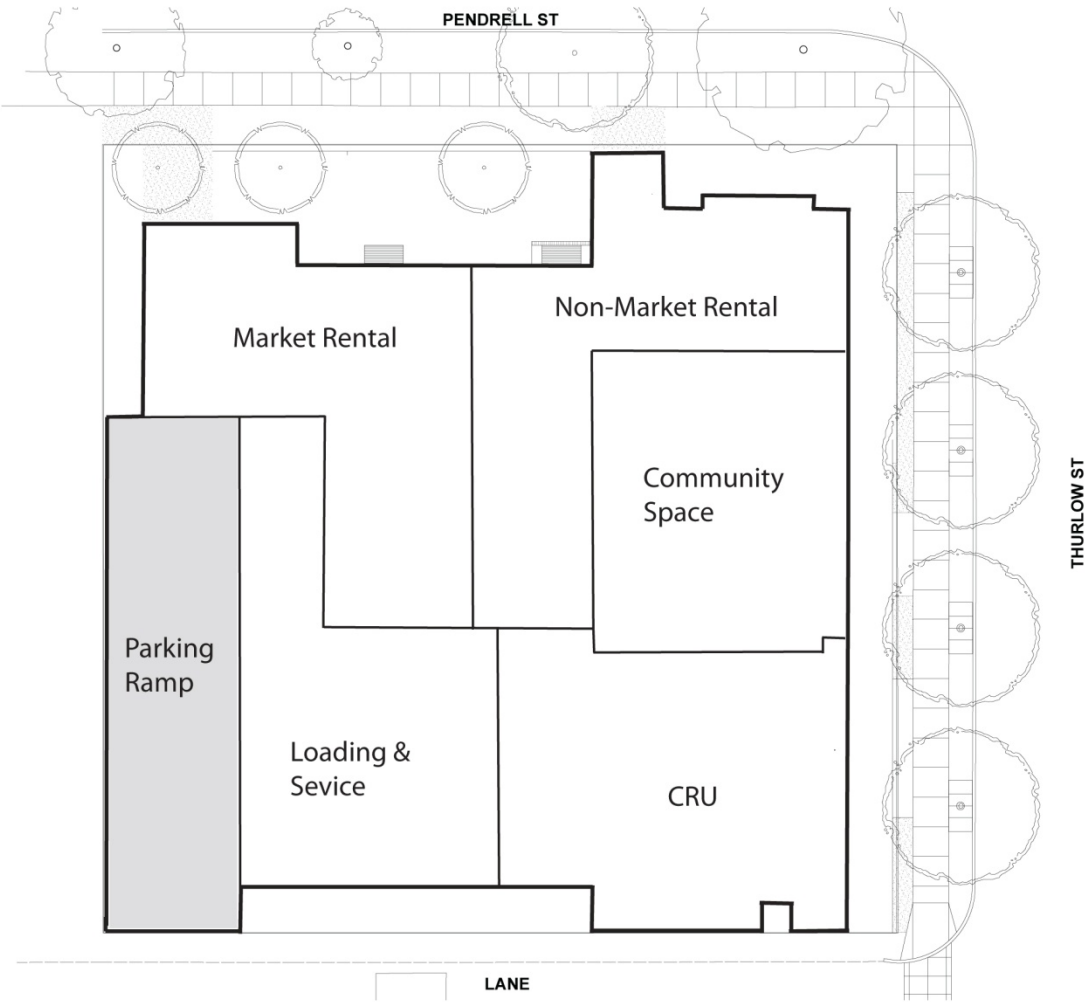
Miscellaneous Comments

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- Loss of sunlight for Mole Hill homes
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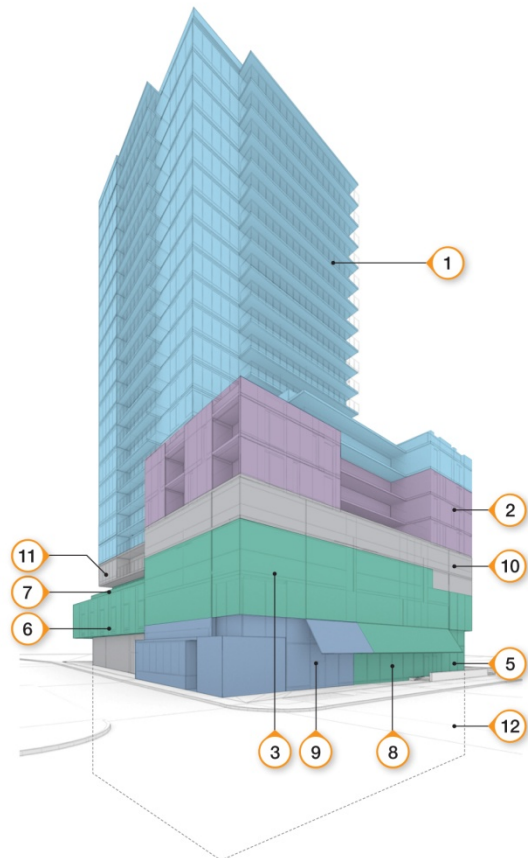
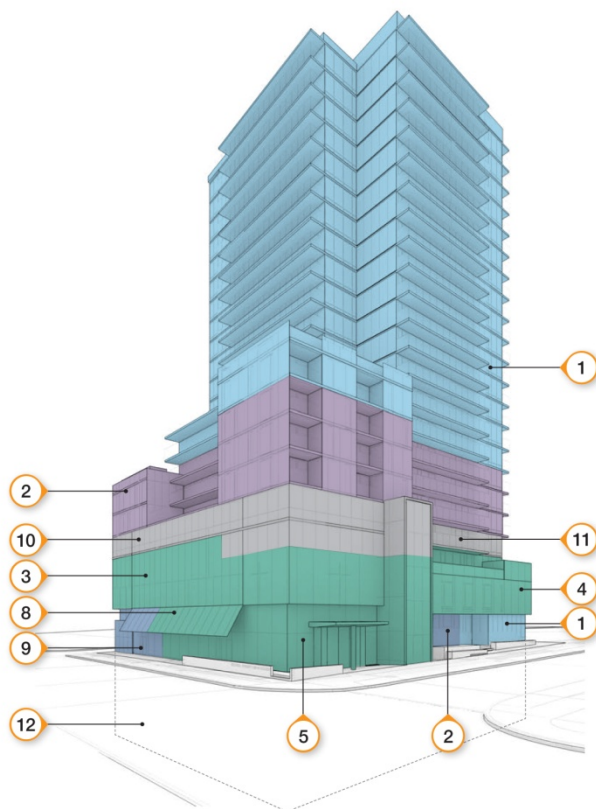
1155 Thurlow Street
FORM OF DEVELOPMENT

Site Plan

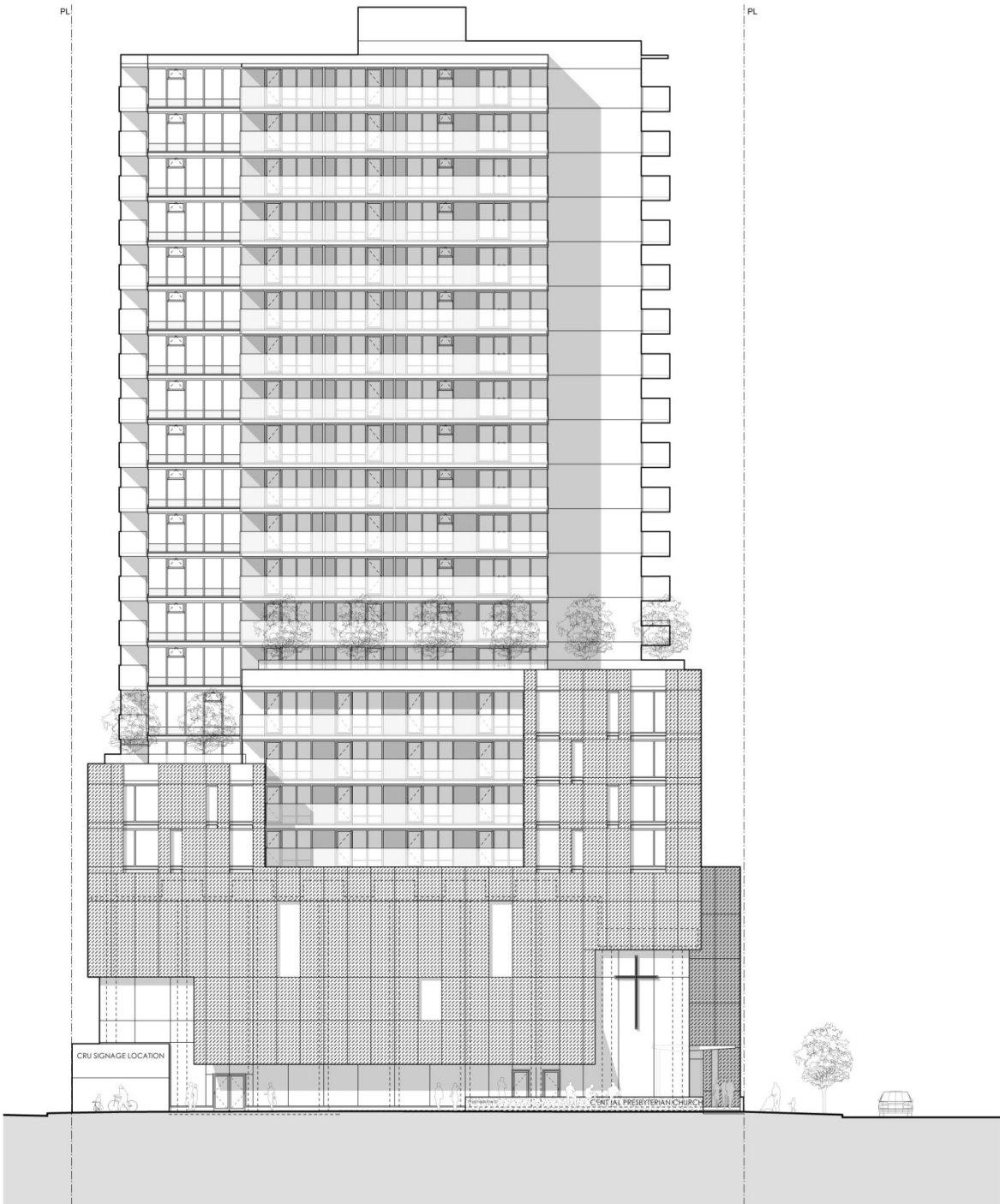


Building Program

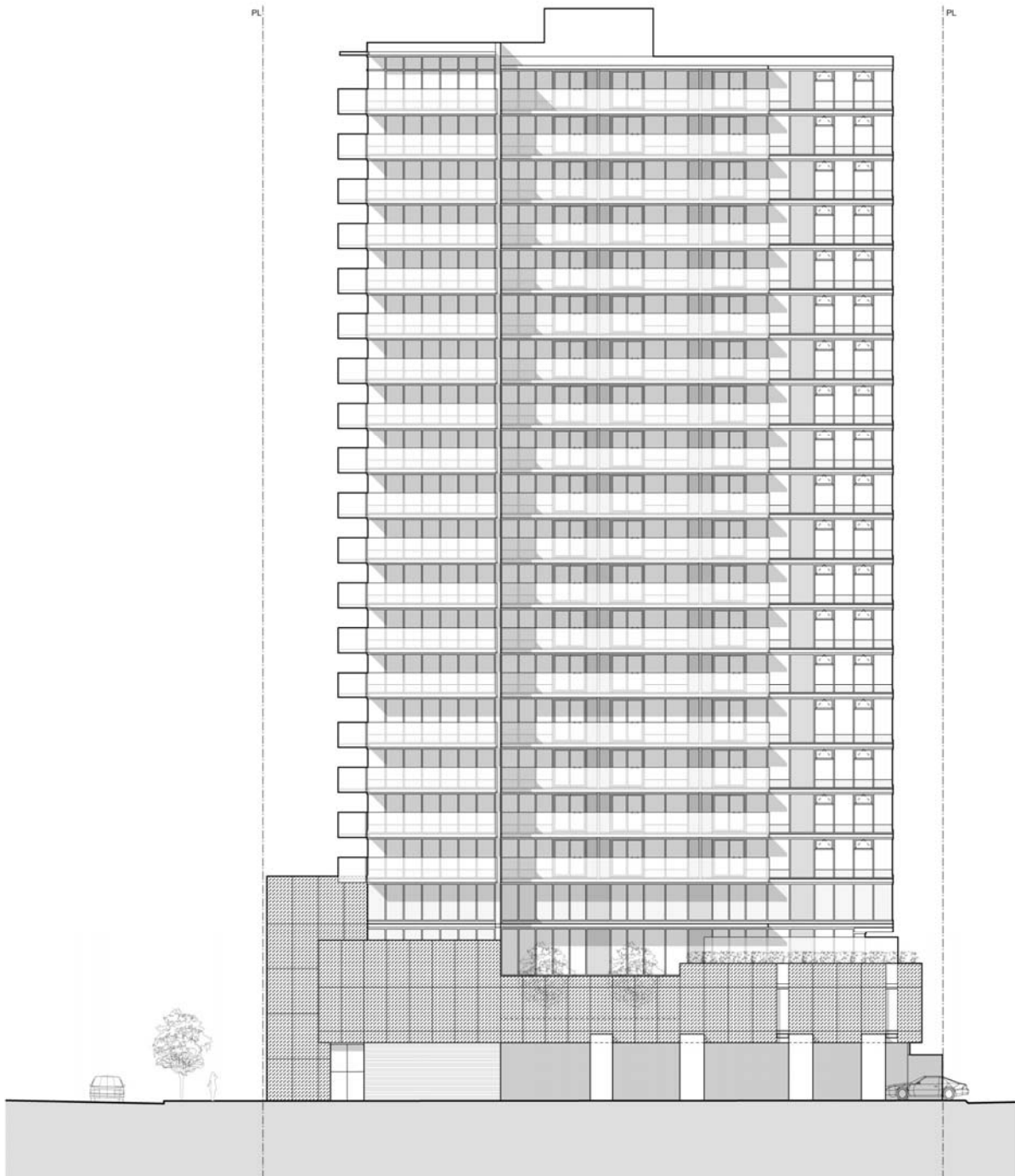
- | | |
|----|---------------------------|
| 1 | Market Rental Housing |
| 2 | Non-market Rental Housing |
| 3 | Sanctuary |
| 4 | Chapel |
| 5 | Church Entry (Narthex) |
| 6 | Multipurpose Room |
| 7 | Preschool |
| 8 | Community Interface Room |
| 9 | Commercial Retail Unit |
| 10 | Building Services |
| 11 | Bicycle Storage |
| 12 | Parking |



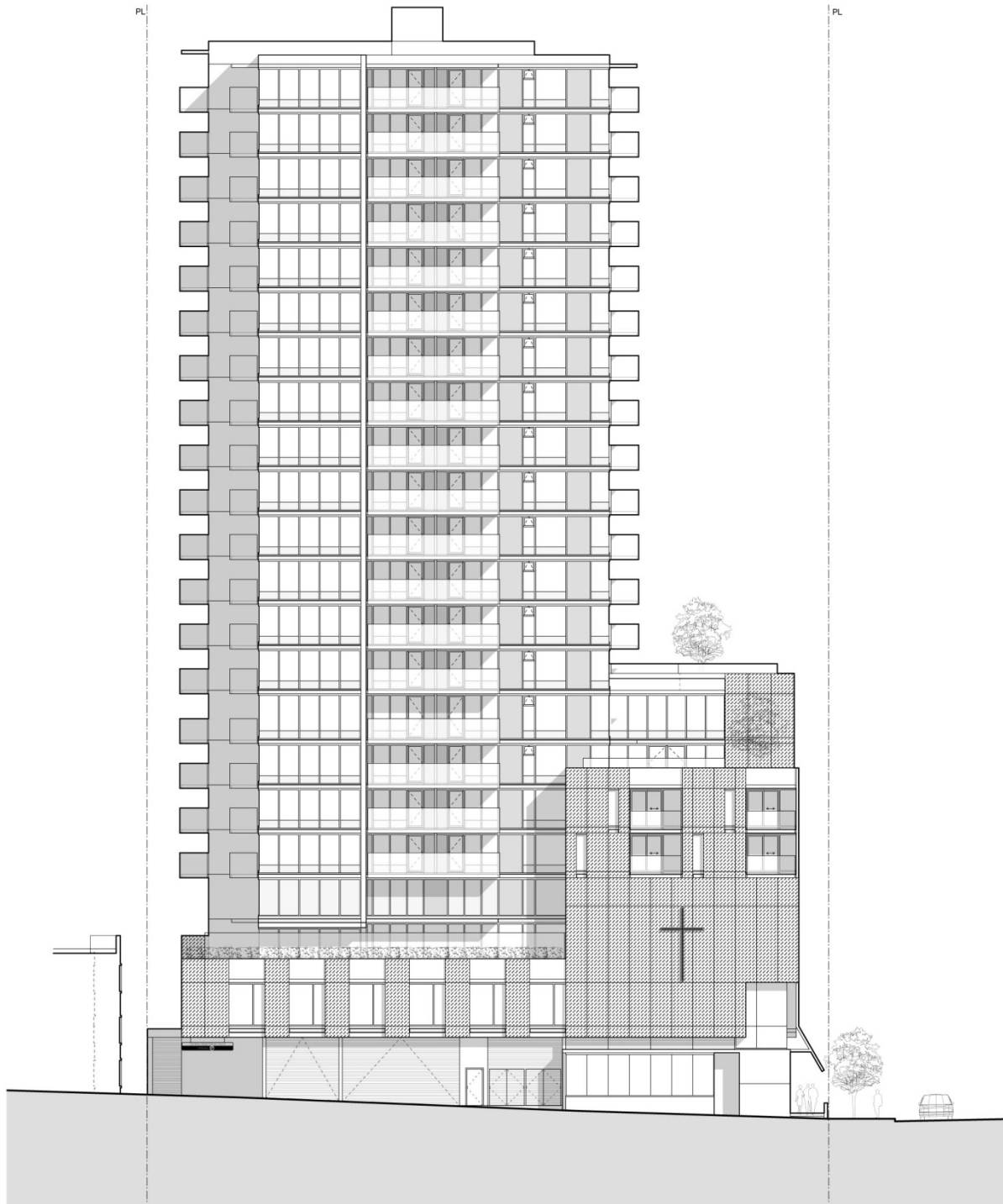
Elevations



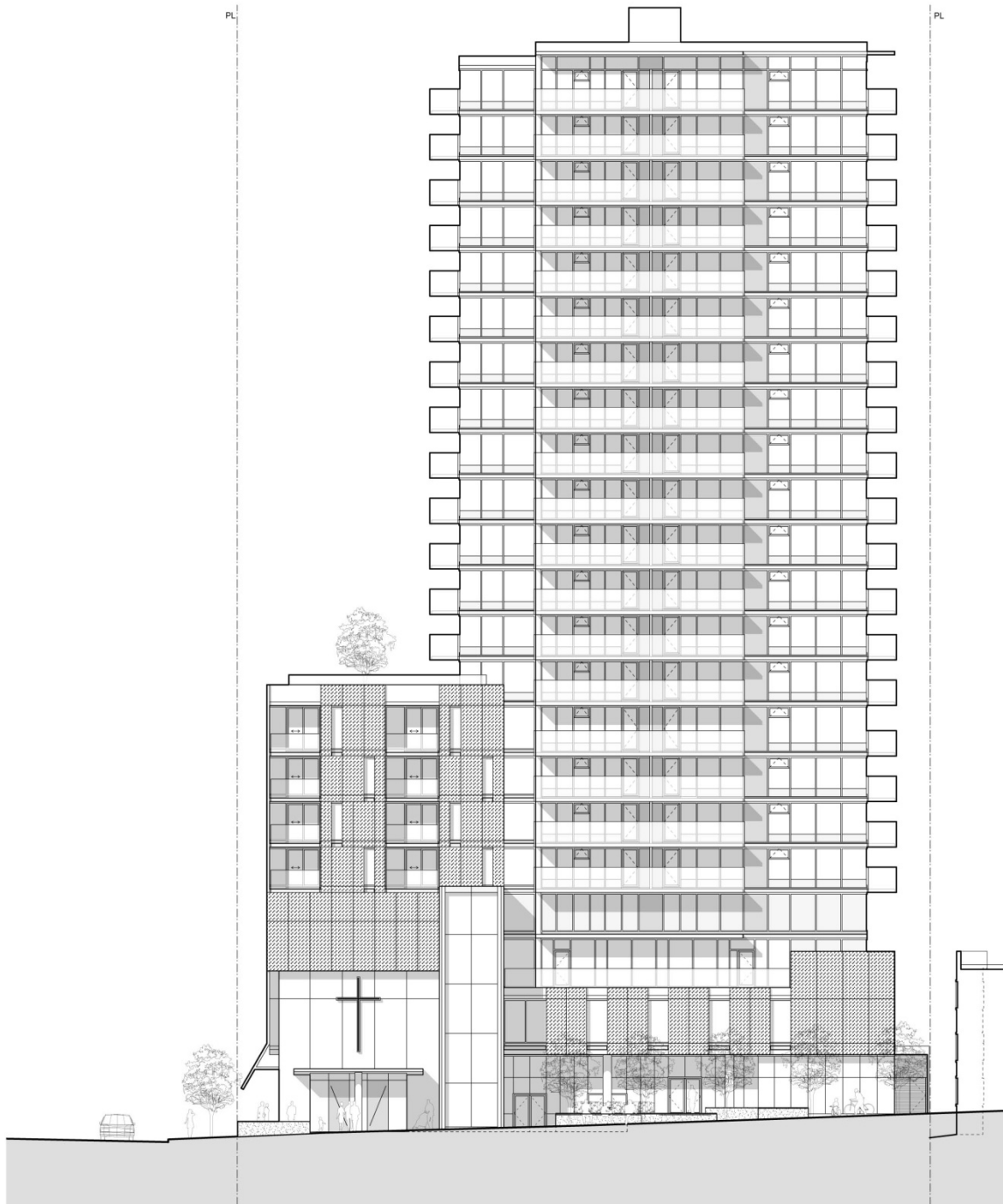
East Elevation



West Elevation

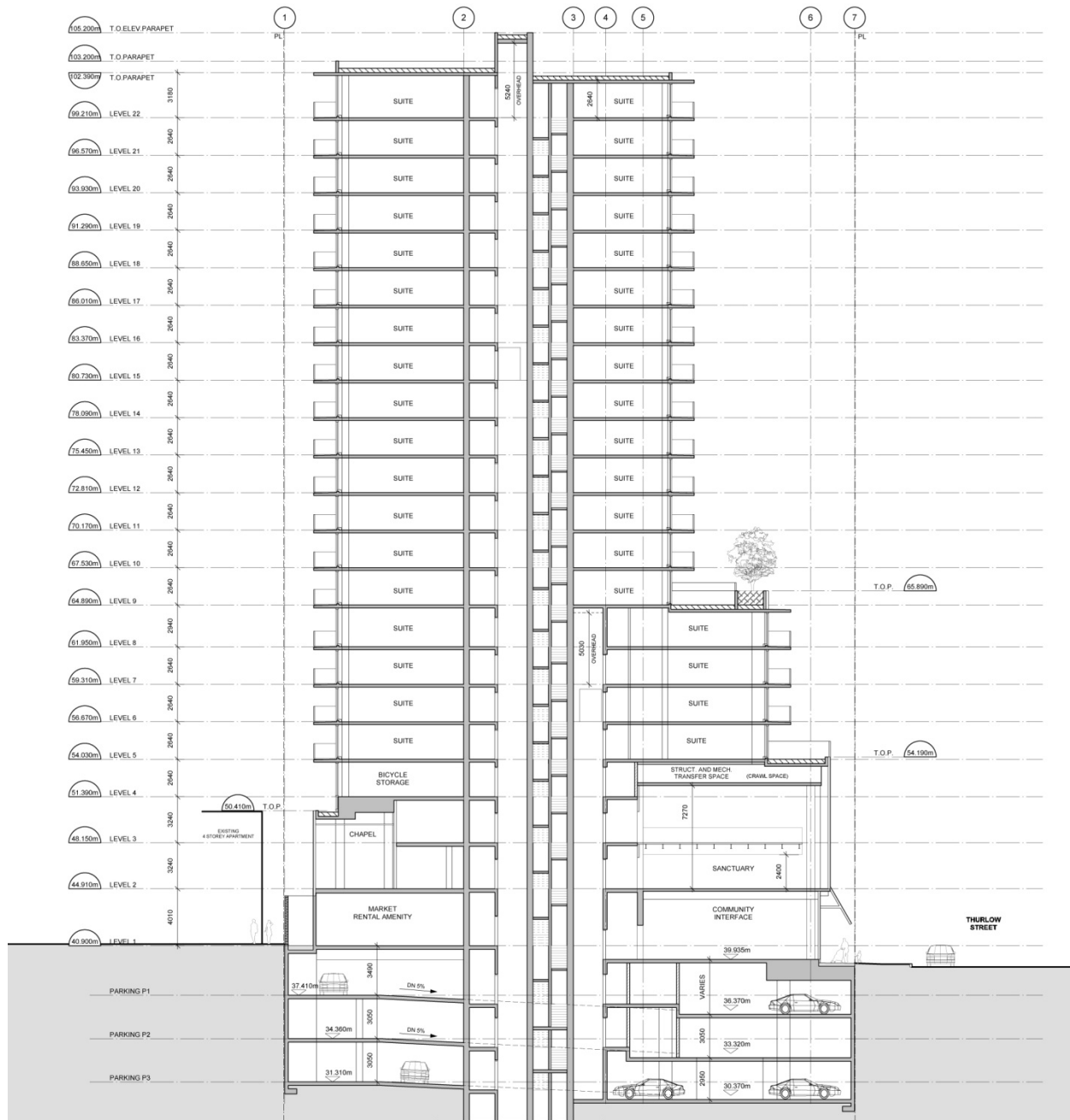


South Elevation

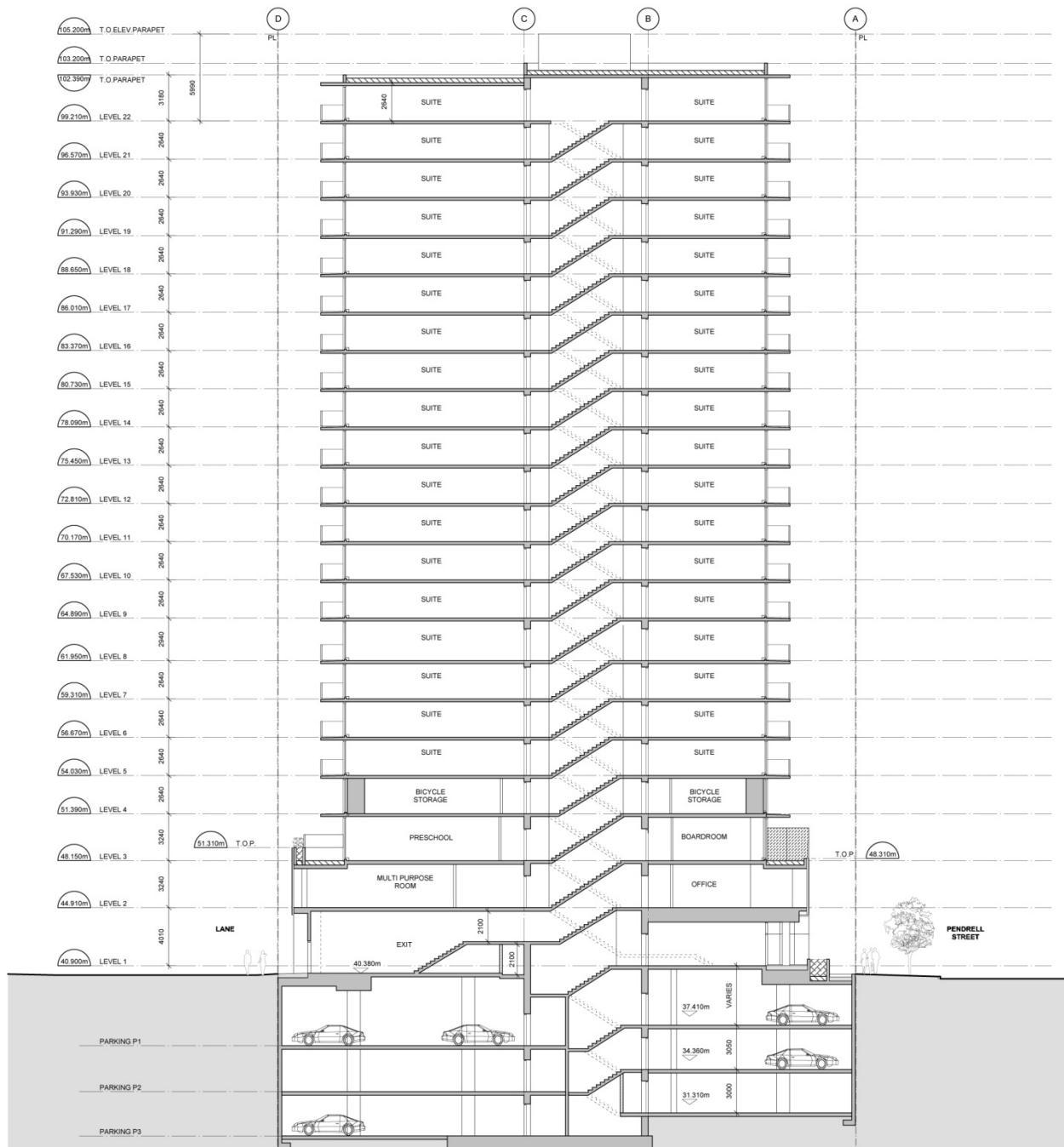


North Elevation

Sections



East / West



North / South

1155 Thurlow Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Development of a 22-storey mixed-use building, containing a church, child day care facility, one retail unit, 45 units dwelling units to be secured as social housing and 168 dwelling units to be secured as market rental housing.

Public Benefit Summary:

100% of market rental dwelling units secured for 60 years or life of building.
45 residential units secured a social housing to be operated by the Church.

	Current Zoning	Proposed Zoning
Zoning District	RM-5B	CD-1
FSR (site area = 1,606 m ² / 17,287 sq. ft.)	2.75	9.45
Floor Area (sq. ft.)	47,539	156,275
Land Use	Multiple Dwelling	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	588,057	1,350,027
	Public Art		239,336
	20% Social Housing		
Offered (Community Amenity Contribution)	Child Day Care Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		588,057	1,589,248

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.
For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

1155 Thurlow Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	1155 Thurlow Street
Legal Descriptions	North 1/2 of Lot 1, South 1/2 of Lot 1, East 1/2 of Lot 2 and West 1/2 of Lot 2, Block 24 District Lot 185 Group 1 NWD Plan 92; PIDs 015-750-051, 015-750-060, 015-750-078 and 015-750-086 respectively
Developer	Bosa Properties
Architect	Henriquez Partners Architects
Property Owner	Trustees of Central Presbyterian Church Vancouver, B.C.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	RECOMMENDED (if different than proposed)
ZONING	RM-5B	CD-1	
SITE AREA	1,606 m ² (17,287 sq. ft.)	1,606 m ² (17,287 sq. ft.)	
USES	Multiple Dwelling	Dwelling, Church, Day Care, Commercial	
FLOOR AREA	4,416 m ² (47,539 sq. ft.)	15,177.7 m ² (163,371 sq. ft.)	
Floor Space Ratio (FSR)	2.75 FSR	9.45 FSR	
HEIGHT	58.0 m (190 ft.)	63.0 m (207 ft.)	Elevator overrun limited to 64 m (210 ft.)
PARKING AND BICYCLE SPACES	as per Parking By-law		Minimum 2 parking spaces for child day care staff
LOADING	as per Parking By-law	3 Class B spaces	2 Class B spaces 2 Class A passenger loading spaces for child day care