



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 26, 2015
Contact: Kevin McNaney
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RTS No.: 10816
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 450 Gore Avenue

RECOMMENDATION

- A. THAT the application by Gair Williamson Architect, on behalf of GMC (450 Gore) Properties Inc., to rezone 450 Gore Avenue [*Lots 31 to 33, Block 71, District Lot 196, Plan 196, PIDs: 015-577-457, 015-577-481, 015-577-490 respectively*] from RT-3 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 0.6 to 4.5, to allow for the construction of a six-storey mixed-use building with retail at grade and all residential units secured by a Housing Agreement as for profit affordable rental housing, be referred to a Public Hearing, together with:
- (i) plans prepared by Gair Williamson Architect, received November 28, 2014;
 - (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-2)], 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 amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s), prior to enactment of the CD-1 By-law contemplated by this report.

- F. THAT Recommendations A through E be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a bylaw 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 450 Gore Avenue from RT-3 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposed zoning would increase the maximum density from a floor space ratio of 0.6 to 4.5, which would allow for a six-storey secured market rental building with retail uses at grade. This application is being considered under the Downtown Eastside Plan.

The Downtown Eastside Plan, approved by Council in March 2014, seeks to achieve secured market rental housing in the neighbourhood over the next 30 years. Rezoning policies approved through the adoption of the plan support additional height and density for 100 per cent secured market rental housing on sites fronting Gore Avenue. To increase the diversity and affordability of housing options, the Plan also introduces “micro dwelling” units as a new residential unit type allowable within social housing and secure market rental housing projects, defined in the Zoning and Development By-law and described in the Micro Dwelling Policies and Guidelines as self-contained residential unit which measures no less than 23.2 m² and no more than 29.7 m²

Staff have assessed the application and conclude that it is consistent with the Downtown Eastside Plan with regard to the proposed use and form of development. The application is also consistent with the Vancouver Development Cost Levy (DCL) By-law definition of “for profit affordable rental housing”, for which DCLs may be waived. Due to size, micro dwelling units generally conform to the Micro Dwelling Unit Policies and Guidelines and may be exempt from DCLs pursuant to Section 523D of the Vancouver Charter. If approved, the application would contribute to the City’s affordable housing goals, as identified in the Housing and Homelessness Strategy and the Mayor’s Task Force on Housing Affordability, as well as the secure market rental goals as set out in the Downtown Eastside Plan.

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, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Downtown Eastside Plan (2014)
- Rezoning Policy for the Downtown Eastside (2014)
- Micro Dwelling Policies and Guidelines (2014)
- Housing and Homelessness Strategy (2011)
- Green Buildings Policy for Rezoning (2009, last amended 2014)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992).

GENERAL MANAGER’S COMMENTS

The Recommendation to refer this matter to Public Hearing is endorsed by the General Manager of Planning and Development Services

REPORT

Background/Context

This report evaluates an application to rezone 450 Gore Avenue from RT-3 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposed zoning would

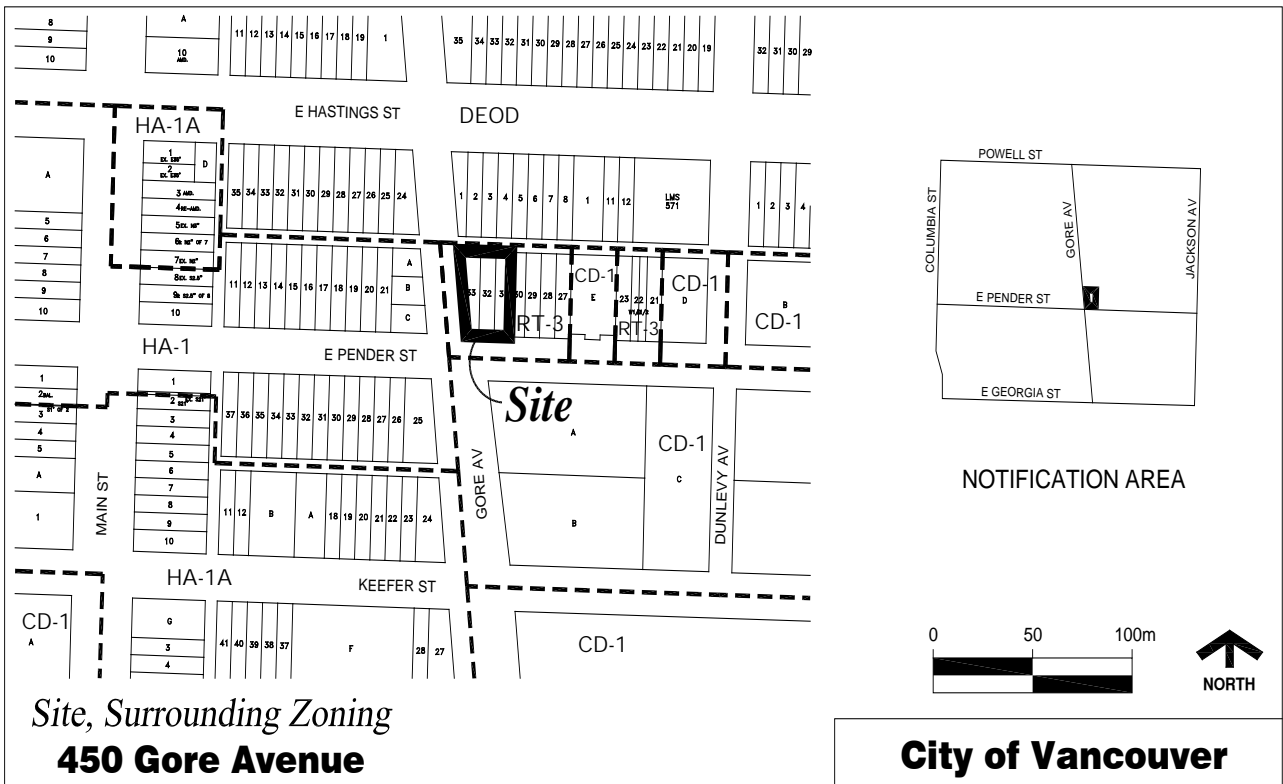
increase the maximum density from a floor space ratio of 0.6 to 4.5, which would allow for a six-storey secured market rental building containing 61 residential units, with retail uses at grade. This application is being considered under the Downtown Eastside Plan.

1. Site and Context

The subject site is located on the northeast corner of Gore Avenue and Pender Street (see Figure 1). This 884 m² (9,526 sq. ft.) site is comprised of three legal parcels and is currently vacant.

North of the subject site is the two-storey First United Church, which is a major social service provider in the Downtown Eastside, and was identified in the Social Impact Assessment as a critical community asset serving the low-income community. West of the site is the Chinatown National Historic District, including four-storey mixed-use buildings and two-storey commercial buildings. East of the site is the Lee's Benevolent Association of Canada Society Building and one-family dwellings. South of the site is the two-storey Christ Church of China, the three-storey China Villa seniors' housing, and the 10-storey Chau Luen Tower.

Figure 1 - Site and surrounding zoning



2. Policy Context

Downtown Eastside Plan – In March 2014, Council approved the Downtown Eastside Plan. The Plan guides future private and City investment and partnerships towards achieving integrated development that meet the needs and priorities of the whole community. It strategically aligns core community values, City objectives, and sound planning principles to provide clarity and certainty about where and how new growth will be managed using an innovative approach that has been supported by the community. The Plan's policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community in the DTES without displacing Vancouver's most vulnerable citizens.

The subject site is located in the Strathcona neighbourhood of the Downtown Eastside Plan. In this neighbourhood, additional density can be considered through rezoning only for residential development on sites fronting Gore Avenue and if all of the proposed residential is for social housing or secured market rental housing. The Plan also requires market housing to contain a minimum of 25 per cent of the total units to have two and three bedrooms primarily located on lower floors that are designed in accordance with the High Density Housing for Families with Children Guidelines.

Housing and Homelessness Strategy – On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021, which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. The priority actions that are relevant to this application include: refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Micro Dwelling Policies and Guidelines – On March 14, 2014, Council approved the Micro Dwelling Policies and Guidelines. Micro Dwelling Units are new self-contained units (with private bathrooms and kitchens) which are smaller than 320 square feet and may be relaxed down to 23.2m² (250 sq. ft.) and are intended for single occupancy. The guidelines provide for the creation of new livable, affordable micro dwelling rental units in the Downtown Eastside. The aim is to provide flexibility to achieve the City's affordable housing objectives for replacement housing for low-income singles and affordable housing for moderate income renters in the Downtown Eastside.

Strategic Analysis

1. Land Use and Density

The application proposes a mix of commercial and residential uses in a six-storey building. Retail uses are located at grade, with the intention of providing small-scale retail along Gore Avenue. The remainder of the building is residential uses. A total of 61 residential units are proposed. The draft by-law proposes 3983.6 m² of floor area which is equivalent to a Floor Space Ratio (FSR) of 4.5.

2. Form of Development

The proposed form of development is a simple form that relates to its context both in height and in the interface with the public realm. The proposed height of six-storeys is taller than permitted under the existing RT-3 zoning, however this site interfaces with both the Downtown Eastside Oppenheimer and Chinatown (HA-1) Districts. Both of these neighbouring areas may permit heights greater than six storeys, and the proposed building acts as an appropriate transition.

The proposal has undertaken design development through the rezoning review process to achieve a better form of development that is compatible with the area, provides optimal living conditions for the residents and responds to comments of the Urban Design Panel.

A setback along Gore Avenue is provided to achieve an increased sidewalk width that will improve pedestrian circulation and create an opportunity for street activation. The building face above aligns with this setback, providing a traditional public realm interface and dwelling units proportioned for good daylight access. Weather protection has been proposed at the Gore Avenue elevation that is an asset to the proposed retail uses.

The lane face of the building has undergone design development to provide setbacks above the ground level that improve outward views and daylight access for the lane-facing dwelling units. Ten micro dwellings are proposed as part of this application (two per floor). The proposed location of these units is within this lane outlook. Conditions of Approval request modest revisions to strengthen the liveability of these smaller dwellings.

The proposed finish materials are high quality and the modular scale is particularly appropriate to this context. Conditions of Approval request refinement through the development permit stage to reflect the narrower increments of building in Strathcona, the proportion of building finishes, and the attention to detail.

Design development through the rezoning process has improved livability by adding indoor amenity space, improving outlook for lane-facing units and creating dwelling units proportioned for good daylight access. Conditions of approval request the removal of interior walls in dwelling units which would create windowless bedrooms, which the applicant was providing as one-bedroom units. This will ensure daylight access throughout the dwelling.

The rezoning application and the proposed form of development were reviewed by the Urban Design Panel, receiving support on July 16, 2014 (see Appendix D).

Staff recommend that the proposal be approved, subject to the conditions in Appendix B, which seek further design refinement at the development permit stage. The form of development drawings are included in Appendix E and the development statistics are included in Appendix G.

3. Housing

In accordance with the Downtown Eastside Plan, the application seeks increased height and density for a 100% secured market rental project. In addition, the application seeks a DCL waiver in return for all proposed housing units being secured as for-profit affordable rental housing for the longer of the life of the building or 60 years. The rezoning, if approved, would

result in an increase of units on this site from the two-family dwelling units permitted under RT-3 to 61 rental units. In addition to the height and density increases, the application also seeks a Development Cost Levy (DCL) waiver and a parking reduction.

Table 1 - Proposed Unit Breakdown

Unit Type	amount
Micro dwelling Units	10
Studios	36
2 Bedroom	15
Total	61

This project would deliver 61 secured market rental units in accordance with the provisions of the Downtown Eastside Plan by proposing 100% of the residential floor area as for-profit affordable rental housing with 25% per cent of the units (15) being suitable for families with children in compliance with the High Density Housing for Families with Children Guidelines. Ten micro dwelling units are included in the development, which is supported by the Council approved Micro Dwelling Policies and Guidelines. Affordability considerations of these units as discussed in the Micro Dwelling Policies and Guidelines may require that the project be given some flexibility to refine and reconfigure during the development permit process, including the possibility of reconfiguring unit types. The Chief Housing Officer has the authority to work with the applicant to make sure housing objectives and policies are met with consideration to the viability of the project.

All units would be secured as rental housing through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. Adding 61 net new units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Table 2) and the Downtown Eastside Plan targets (see Table 3).

Vancouver has one of the lowest vacancy rates in Canada. In October 2014, the vacancy rate in the City was 1.1%. That means only 11 out of every 1,000 market rental units were empty and available for rent. The vacancy rate in East Hastings was also very low at 1.1%. A vacancy rate of 3% is considered to be a balanced rental market.

Since the establishment of affordable housing targets in the City's Housing and Homelessness Strategy in 2011, a total of 3,790 secured residential rental units have been generated in the City. A long-term goal is to achieve 5,000 new units by 2021. If approved, this application would contribute an additional 61 units towards the City's stated short-term and long-term targets (see Table 2) and this will be the first secured rental development in the Strathcona area for many years.

Table 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
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	689	1,183	1,931	3,803	1197 Below Target

¹Unit numbers exclude the units in this proposal, pending Council's approval of this application

The 61 secure market rental units would contribute to the 10-year targets (1650 units) set for secure market rental units in the Downtown Eastside Plan, contributing to the diversity of affordable housing and support options in the neighbourhood (see Table 3). The secure market rental unit targets include new 100% rental buildings such as 450 Gore, units achieved through mixed projects such as those generated through the 60% social housing, 40% rental housing inclusionary zoning policy in the Downtown Eastside Oppenheimer District (DEOD), and through conversions of SRO rooms to market rental units with the addition of private bathrooms and cooking facilities.

Table 3: Progress towards the City's Downtown Eastside Plan (March 2014)*

	TARGETS	CURRENT PROJECTS				GAP
	10-Year (2023)	Completed	Under Construction	Approved	Total	Above or Below 10-yr Target
Social Housing	1,400	151	429	84	664	736 Below Target
Secured Market Rental Housing Units²	1,650	19	40	164 ³	223	1,427 Below Target

¹Unit numbers exclude the units in this proposal, pending Council's approval of this application

² DTES Plan targets for secured market rental include 100% rental projects, new units achieved through mixed projects, such as the DEOD 40% rental inclusionary policy and conversion of SRO rooms to self-contained units.

³Includes 41 East Hastings rental units (78) secured for 15 years as rental housing through a Housing Agreement.

4. Parking, Loading and Transportation

Access to the underground vehicular and bicycle parking is proposed from the rear lane. Staff recommend that the proposal meet the standards set out in the Parking By-law for parking, loading and bicycle spaces. Engineering Services staff have reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions regarding parking, loading, and bicycles included in Appendix B.

5. Environmental Sustainability

The Green Building Rezoning Policy (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, 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 energy efficiency and, therefore, would be eligible for a LEED® Gold rating.

Under the Downtown Eastside Plan, all new buildings must be readily connectable to a neighbourhood energy system (“NES”) when available and agreements are required to ensure this. In October 2012, Council adopted the Vancouver Neighbourhood Energy Strategy which identified the Downtown Eastside as a target area for NES development. Conditions of rezoning in Appendix B provide for NES compatibility and future connection.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on June 13, 2014. A notice of rezoning application was mailed to surrounding property owners and to tenant occupants on June 10, 2014. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A community open house was held on June 24, 2014. Staff, the applicant team, and a total of approximately 43 people attended the open house.

The City received a total of five responses to the application, by email or comment form (2 in favour / 2 opposed/ 1 unsure). Concerns with respect to the application focused on why no social housing is being provided in the development. Staff note the application is in compliance with the Downtown Eastside Plan by providing much needed secured market rental housing. The Chief Housing Officer and the GM of Community Services continue dialogue with the BC Housing and other Ministries in the government of BC to enable the assignment of rental subsidies to new development in the affordable rental sector - the City does not have access to the fiscal tools to enable ongoing rent subsidies in support of social housing but is focused on ensuring appropriate units are built.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application for rezoning 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 engineering infrastructure. The site is subject to the Vancouver DCL district rate, which is currently \$138.53/m² (\$12.87/sq. ft.). On this basis, a DCL of approximately \$65,367 is anticipated, which is attributed to the commercial floor area of the project.

The Director of Planning or Development Permit Board may exercise discretion to allow for micro dwelling units, which are exempt from DCLs pursuant to section 523D of the Vancouver Charter. Based on the residential floor area proposed for the micro dwelling units of 261 m² (2,810 sq. ft.), the DCL exemption would be estimated to be approximately \$35,602. The owner has also requested a waiver of the DCLs attributable to all other units of for-profit affordable rental housing in accordance with section 3.1 A of the Vancouver Development Cost Levy By-law. Based on the residential floor area proposed for the studio and 2-bedroom units of 3,250 m² (34,990 sq. ft.), the DCL that would be waived is estimated to be approximately \$450,321. A review of how the application meets the waiver criteria is provided in Appendix G.

DCLs are payable at building permit issuance and are subject to an inflationary adjustment which takes place on September 30 of each year. For this project to be eligible for in-stream DCL rate protection, a building permit related to this rezoning must be issued within 12 months of the next DCL rate amendment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program — The Public Art Program requires all new 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. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Offered Public Benefits:

Rental Housing — All of the residential units will be secured market rental housing as per the DTES Plan, and as for-profit affordable rental housing as per the DCL By-Law. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of 60 years or the life of the building. The dwelling units in this application would be secured through a Housing Agreement with the City for the longer of the life of the building or 60 years. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units. Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units would ensure that initial rents do not exceed the applicable maximum thresholds established in the Vancouver Development Cost Levy By-law (see Figure 3). Following occupancy, all subsequent rent increases for would be subject to the Residential Tenancy Act.

This application includes micro dwelling units, studio and two-bedroom units. The applicant estimates that the micro dwelling units will rent for \$850, studios will rent for \$1,100 and the two-bedrooms will rent for \$1,850. For units applicable for DCL waiver consideration, the rents are in line with the maximum average rents under the Vancouver DCL By-law.

Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs in newer buildings in the east side of Vancouver where applicable (micro dwelling units are a new form of development and average rents in new buildings are therefore unavailable), as well as to the estimated monthly costs to own similar units in the east side of Vancouver, using 2014 Multiple Listings Service Data.

When compared to average rents in newer buildings in East Vancouver for regular studios and two-bedrooms, the proposed rents are similar to average rents based on properties which

have been built since 2004. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to home ownership.

Table 4 compares initial rents proposed for the units in this application to average and estimated costs for similar units. The figure also illustrates that the average rents for the proposed development are below the city-wide averages.

Table 4: Comparable Average Market Rents and Home-Ownership Costs

	450 Gore Ave Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC) ¹	DCL By-law Maximum Averages (CMHC 2014) ²	Monthly Costs of Ownership for Median- Priced Unit - East Side (BC Assessment 2013) ³
Micro dwelling unit	\$850	n/a	n/a	n/a
Studio	\$1,100	\$1,100	\$1,242	\$1,639
2-Bed	\$1,850	\$1,854	\$1,972	\$2,449

1. Data is from the Fall 2013 CMHC Rental Market Survey of buildings in the Vancouver Eastside constructed in the year 2004 or later. 2014 data is being requested and will be available in the first quarter of 2015.

2. Under the DCL By-law, "rents shall be adjusted annually on January 1 to reflect the change in average rent for all residential units built since the year 2000 in the City as set out by the Canada Mortgage and Housing Corporation in the Rental Market Report published in the previous calendar year." As of 2014, CMHC no longer reports average rents for year 2000 onwards, but is instead reporting on average rents for 2005 onwards. The table above presents average 2014 Citywide rents for residential units built since year 2005. A report is anticipated to come before Council in the first quarter of 2015 recommending an amendment to the by-law to capture this change in CMHC reporting.

3. Based on the following assumptions: median of all BC Assessment recent sales prices in the Vancouver Eastside in 2013 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$3.68 per \$1000 of assessed value. 2014 data is being requested and will be updated in the first quarter of 2015.

4. Micro dwelling units and other units no larger than 29 m² are exempt from DCLs under the Vancouver Charter, Section 523D (10)(b.1)(i).

Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the Vancouver Development Cost Levy By-law. The project is eligible for the DCL waiver as it meets the requirements under Section 3.1A of the Vancouver DCL By-law. See Appendix F for analysis of this project and the DCL waiver requirements.

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy and the Downtown Eastside Plan and Public Benefit Strategy, an offer of a Community Amenity Contribution 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 achieved for this application is for-profit affordable rental housing, no additional cash CAC is offered in this instance. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs

associated with the provision of for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is appropriate in this instance.

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

Financial

As noted under the section on Public Benefits, there are no public art contributions or CACs associated with this rezoning.

The site is subject to the city-wide DCL and it is anticipated that the commercial component of the project will generate approximately \$65,367 in DCLs. The 10 micro dwelling units will be exempt from DCLs under the Vancouver Charter if the Director of Planning or Development Permit Board exercises discretion to allow the proposed size of units, and the value of the exemption is estimated to be approximately \$35,602. All other residential units will qualify for a DCL waiver under section 3.1A of the Vancouver DCL By-law, and the value of the waiver is estimated to be approximately \$450,321.

The secured market rental housing, secured via a Housing Agreement for the life of the building or 60 years, whichever is greater, would be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the site at 450 Gore Avenue from RT-3 to CD-1 to increase the allowable density and height, in order to permit development of a building with for-profit affordable rental housing. Staff have assessed that application and conclude that it is consistent with the Downtown Eastside Plan with regard to the proposed use and form of development. The application is also consistent with the DCL By-law definition of for profit affordable rental housing for which DCLs may be waived.

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

* * * * *

450 Gore Avenue
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, 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 Directory of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Arts and Culture Indoor Event, Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Park or Playground, or Theatre;
 - (b) Dwelling Uses, in conjunction with any of the uses listed in this section;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Retail Store, Small-Scale Pharmacy, and Secondhand Store;
 - (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant; School - Arts or Self Improvement, School - Business, and

- (g) Accessory Uses customarily ancillary to any use permitted by this section 4.2.

Conditions of Use

- 3.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:
- (a) Farmers' Market;
 - (b) Restaurant;
 - (c) Neighbourhood Public House; and
 - (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.
- 3.2 The design and layout of at least 25% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 3.3 A maximum of 10 micro dwelling units may be allowed.
- 3.4 The floor area of a micro dwelling must be at least 29.7 m², except that the Director of Planning or the Development Permit Board may relax the permitted floor area of a micro dwelling to a minimum of 23.2 m² if:
- (a) the Director of Planning or the Development Permit Board first considers all applicable Council policies and guidelines; and
 - (b) the micro dwelling is part of a development which has a covenant or housing agreement registered against title restricting its use to secured market rental housing or social housing, for the longer of 60 years or the life of the building.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 884 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 4.5.
- 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 the floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (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 above, at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area, or 929m², whichever is lesser.

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 21.6 m.

5.2 Despite the provisions of section 5.1, the Director of Planning may permit portions of buildings to exceed the permitted maximum height by no more than 3.4 m, if:

- (a) the Director of Planning first considers the location and sizing of such portions of buildings in relation to views, overlook, shadowing, and noise impacts, and all applicable Council policies and guidelines; and
- (b) those portions of buildings which exceed the permitted maximum height are:
 - (i) mechanical appurtenances such as elevator machine rooms,

- (ii) access and infrastructure required to maintain green roofs or urban agriculture, roof-mounted energy technologies including solar panels and wind turbines,
- (iii) decorative roof and enclosure treatments provided that the roof and enclosure treatment enhances the overall appearance of the building and appropriately integrates mechanical appurtenances, or
- (iv) items similar to any of the above.

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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 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

450 Gore Avenue
DRAFT CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Gair Williamson Architect, on behalf of GMC (450 Gore) Properties Inc. and stamped "Received Planning Department, November 28, 2014", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

1. Design development to provide a street character more compatible with the adjacent Strathcona context.

Note to Applicant: This can be achieved through design refinement to the exterior expression, including façade and fenestration modulations that reflect the narrow proportions of the neighbouring buildings to the east (Strathcona). This can be achieved by visually dividing the Pender elevation into two parts by changing the centre column of windows to inset or "Juliet" balconies.

2. Design development to improve livability of micro dwellings.

Note to Applicant: This can be achieved by providing in-suite storage and outdoor space for units less than 320 sq. ft. in size in correspondence with the Micro Dwelling Policies and Guidelines. Outdoor space can be provided on the common roof deck, however, where feasible, private roof decks and "Juliet" style balconies should be provided. The roof above the main floor at the lane elevation could be explored as roof decks.

3. Revise the drawings to strengthen the liveability of dwelling units.

Note to Applicant: Internal bedrooms cannot be supported and shall not be indicated on the plans.

4. Design development to the residential entry to improve identity and amenity.

Note to Applicant: This can be achieved by providing a canopy above the entry doors.

5. Design development to the elevations to refine the level of material detail to be more compatible with the adjacent areas context.

Note to Applicant: The intent of this condition is not to request traditional detailing, but to ensure that the design of this building, particularly on the street-facing elevations, augments and strengthens the distinctive architecture character of the area. Design development to entries, windows, material transitions and parapets to illustrate a compatible level of details is required.

6. Provision of a vertical vent space to accommodate future exhaust from the commercial level.

Note to Applicant: Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

7. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for mischief and vandalism such as graffiti.

Note to Applicant: Blank walls adjacent to the lane (and in loading bay) should be treated with a paint-type anti-graffiti coating. Confirm that the loading bay can be closed with a rolling gate.

8. Design development to consider the principles of CPTED, having particular regard for security in the underground parking in accordance with section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white.
9. Design development to improve defensibility and reduce opportunities for mischief in alcoves.

Note to Applicant: The inset portions of the retail frontage provide an opportunity for mischief and collection of refuse. This issue can be resolved, and the façade interest maintained by angling the wall from the street face to the doorway.

Engineering

10. The following is required to allow the bicycle parking to be located on the 2nd floor:
 - a. Provide analysis of maneuvering for bicycles entering and exiting the elevators
 - b. Modify the elevator sizes to accommodate at least 2 cyclists and bicycles at once, if required
 - c. Provide an agreement on title allowing people with bicycles to use the two residential elevators at any time.
 - d. Provide a letter from the owner committing to manage the bike parking to ensure that there will be sufficient bike parking on the ground floor for regular bicycle commuters.

11. Provision of a landscape plan with the following statement noted on it:

"A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details."

Note to Applicant: An updated landscape plan is to show a revised parking meter and parking regulation plan. A plan will be provided to the applicant by Engineering Services during the development permit review stage.

12. Confirmation that fabric awnings are proposed over the property line and provision of an awning application is required. Awnings must be fully demountable. Awnings are defined as a light detachable structure of fabric, sheet metal or other flexible material supported entirely from the building. (VBBL section 1A.9.7).
13. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- a. Modify the Class B loading space to:
 - i. Provide the required loading space throat.
 - ii. Provide a roll-up door or change the direction of the door swing at the back of the loading space so that it does not swing inward.
 - iii. Provide a convenient and direct connection from the loading bay to CRU2.
- b. Provision of a minimum 6.1 m (20 ft.) wide opening for the parking ramp at the building line in the lane including a resized overhead security gate.

Note to Applicant: should it be necessary to use the car share provisions of the Vancouver Parking By-law to meet the parking standard for the site then arrangements must be made to the satisfaction of the General Manager of Engineering Services and the Director of legal Services for the delivery of car share vehicles and car share vehicle parking spaces on the site. Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy will be required prior to issuance of the development permit.

Sustainability

14. Identification on the plans and elevations of the built elements contributing to the building sustainability performance as required by the Green Buildings Policy for Rezonings.

Note to Applicant: Provide a checklist and a detailed written description of how the rating system 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, with significant elements keyed to the building plans and elevations. A

letter from the Mechanical consultant shall be submitted outlining how the six optimize energy points will be achieved in this building design.

15. The proposed approach to site heating and cooling, developed in collaboration with the City and the City's designated Neighbourhood Energy utility provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
16. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
17. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with a City-designated Neighbourhood Energy System to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. A declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

18. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (e.g., gas-fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.

Housing

19. That the proposed unit mix, 75 percent studio, 25 percent two-bedroom units, be included in the development permit drawings.

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

20. Design development to include a multipurpose indoor amenity room with an accessible washroom with baby change table, a kitchenette, and storage closet.

Note to Applicant: A minimum of 37 m² is suggested, a room size of less than 27.9 m² is to be avoided, locating the amenity room adjacent to and with access and oversight of outdoor amenity areas is encouraged.

21. Design development to the rooftop to include a common outdoor amenity area, including an area suitable for a range of children's play activity, and to include garden

plots, to ensure some of the plots are universally accessible, and to include the necessary infrastructure to support urban agricultural activity such as compost bins, tool storage, and a potting bench and hose bibs.

Note to Applicant: Play equipment is not required. Soft surface landscaping, and landscape elements, such as balancing logs and boulders, which encourage imaginative creative and motor skills developing play are encouraged. Toxic plants are to be avoided in any planters and edible landscaping and/or opportunities for gardening and urban agricultural activity by residents is encouraged.

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 Lots 31, 32 and 33, Block 71, DL196, Plan 196 to create a single parcel.
2. Release of Easement & Indemnity Agreement 247473M (commercial crossing).

Note to applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. Provision of building setback and a surface SRW to achieve a 4.57 m (15 ft.) distance from the back of the City curb to the building face on Gore Avenue. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension.
4. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - a. 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.

- b. Upgrading of approximately 72 m of existing 200 mm sanitary sewer on lane north of Pender Street from Gore Avenue towards the east to a 250 mm sewer. The work is currently estimated at \$250,000.
 - c. Provision of audible signals at the intersection of Pender Street and Gore Avenue.
 - d. Provision of new concrete sidewalks around the site in keeping with the area standards.
 - e. Provision of a standard concrete lane entry at the lane south of Hastings Street on the east side of Gore Avenue.
 - f. Provision of street trees adjacent the site where space permits.
5. 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.

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 City-designated Neighbourhood Energy System, which may include but are not limited to agreements which:
 - a. require buildings within the development to connect to the City-designated Neighbourhood Energy System prior to occupancy, if connection is deemed available and appropriate at the time of development permit issuance, or post-occupancy through a deferred services agreement, or otherwise, at such time that a system becomes available;
 - b. grant the operator of the City-designated Neighbourhood Energy System access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood 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 dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System.

Note to Applicant: The property owner will be prohibited from entering into any energy supply contract for thermal energy services, other than conventional electricity and natural gas services, unless otherwise approved by the General Manager of Engineering Services.

Housing

7. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or the life of the building, subject to the following additional conditions:
 - a. A no separate-sales covenant;
 - b. a non-stratification covenant;
 - c. a covenant that none of such units will be rented for less than one month at a time;
 - d. provision of a rent roll indicating the initial monthly rents for each rental unit anticipated as of the time when the Housing Agreement is executed;
 - e. provision of a finalized rent roll that reflects the initial monthly rents at occupancy, to be calculated as of when the building permit is issued, in accordance with the applicable definition of for profit affordable rental housing in the Vancouver DCL By-Law on either a per unit or a per square foot basis, with confirmation to be provided following occupancy;
 - f. in respect of the micro dwelling units, in compliance with the intent of the Micro Dwelling Policies and Guidelines; and
 - g. such other terms and conditions as the Chief Housing Officer and the Director of Legal Services may in their sole discretion require

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

Soils

8. If applicable:
 - a. 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
 - b. 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 Planning, 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.

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.

450 Gore Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

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

“450 Gore Avenue [CD-1#] [By-law #] B (C-2)”

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

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

“[CD-1#] [By-law #] 450 Gore Avenue”

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
450 Gore Avenue	(_____)	(_____)	Parking, loading and bicycle spaces in accordance with by-law requirements on (<i>date of enactment of CD-1 by-law</i>), except for the following: <ul style="list-style-type: none"> <li data-bbox="839 1304 1437 1549">(i) The Director of Planning and General Manager of Engineering Services, on conditions that are satisfactory to them, may allow the substitution of shared vehicles and shared vehicle parking spaces for required non-residential parking spaces at a 1:5 ratio to a maximum of 4 shared vehicles and 4 shared vehicle parking spaces. <li data-bbox="839 1581 1437 1671">(ii) Shared vehicle parking spaces must have a minimum parking stall dimension of 5.5 m in length and 2.9 m in width.

450 Gore Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

EVALUATION: SUPPORT (3-2)

- **Introduction:** Dwayne Drobot, Rezoning Planner, introduced the proposal for a 6-storey mixed-use building with 1-storey of commercial and grade and 5-storeys of rental residential over one level of underground parking accessed from the lane located on the northeast corner of Gore and East Pender Streets. The proposal is for secured market rental with a mix of 49 one bedroom and 16 two bedroom units. He described the context, noting the 4-storey mixed-use buildings and 2-storey commercial buildings.

Mr. Drobot described the applicable policy to consider the rezoning. The Downtown Eastside Plan which was adopted by Council in March 2014 said that rezoning applications for residential will be considered for increasing the heights and density from what current zoning permits (RT-3) when the site is fronting on Gore Avenue and all the residential uses are for either social housing or 100% secured market rental housing. There is no specified height requirement and also applicants may consider additional density but there is no specified density.

Ann McLean, Development Planner described the existing land use policy for the site noting that the base zone is RT-3 which is primarily a two family residential zone. Multiple dwellings are permitted on larger lots. The intent of the RT-3 District is to encourage the retention of the historic neighbourhood and streetscape character. The maximum permitted height is 2 ½ storeys (35 feet) with a reduced height of 28 feet at the lane. As well there are external design regulations that require the façade to have a maximum width of 20 feet and the doors and windows to resemble those of buildings on the heritage register.

Ms. McLean further described the proposal and mentioned that the area guidelines in the Downtown Eastside Plan note the importance of residential heritage character in Strathcona. Some of the key built form guidelines include reinforcing and strengthening prevailing urban fabric; recognizing design opportunities for community serving mixed-use; seeking opportunities to demonstrate creative skillsets in the public realm; and recognizing design opportunities for thoughtful contemporary architecture. Ms. McLean noted that the DTES LAP Policy ask for improvements and expansion of pedestrian and bicycle connectivity between Strathcona and other neighbourhoods. As well, Engineering Services has asked for a widened sidewalk.

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

Comments on the proposed form, height, density and use with particular regard to:

- Building expression as it relates to context and location in Strathcona;
- Response to Plan Built Form and place making strategies;
- The building setbacks.

Mr. Drobot and Ms. McLean took questions from the Panel.

- **Applicant's Introductory Comments:** Gair Williamson, Architect, further described the proposal noting they looked at some Asian and contextual influences for the project. He described the surrounding architecture and mentioned that they tried to maintain the solidity of the traditional massings on the street. He described the material palette noting that they wanted the materials to be able to last for 60 years. Mr. Williams mentioned that there is a mix of units including two bedrooms and three bedrooms.

Jordan Milne, Developer, noted that retail spills onto the street and creates vibrancy in the neighbourhood. When the issue of the setback came up, they thought having the retail in context with the surrounding neighbourhood would make a more appropriate treatment. He added that he thought having a different sidewalk width was not in keeping with the context.

Joseph Fry, Landscape Architect, described the landscaping plans and mentioned that they are designing gardens that have references to elements of Chinese geomancy captured in the formal language and the elements within the landscaping. Urban agriculture will be located in the centre of the deck with a small apple tree and outdoor eating space.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the unit layout;
 - Consider a better location for the bike storage;
 - Design development to add an indoor amenity space with access to the outdoor amenity;
 - Design development to improve the residential lobby;
 - Work with City staff to find an appropriate setback on Gore Street, noting that 16ft may be excessive.
- **Related Commentary:** The Panel supported the proposal and thought it was a simple building that had a clear conceptual logic. The Panel felt the proposal worked well with the plan.

The Panel supported the density and thought the building form and expression as well as the materials and attention to detail made for a well-designed project. They thought the design was somewhat contemporary but at the same time had some historical references with the use of materials. They liked the contrasting black and white which they thought made the building stand out. As well they very much liked the addition of stone and brick with but felt the proportions of the brick and white panel was awkward.

The Panel had no concerns regarding the built form although there was some concern with the internal planning regarding liveability and daylight in the long and deep units. As well they noted that the units were very small and had not balcony or access to the outside.

Some Panel members had some concerns regarding the bike storage and wondered if there was a better location noting that the residents will have to bring their bikes up in the elevator.

Although they supported the outdoor amenity space the Panel thought there should be some indoor space as well. The Panel suggested the applicant move the transformer room to make for a better condition on the corner. As well they thought the expression of the residential lobby was too subtle.

Some Panel members were not supportive of the setbacks on Gore Street noting that they were excessive and not in keeping with the rest of the sidewalk setbacks in Chinatown or across the street.

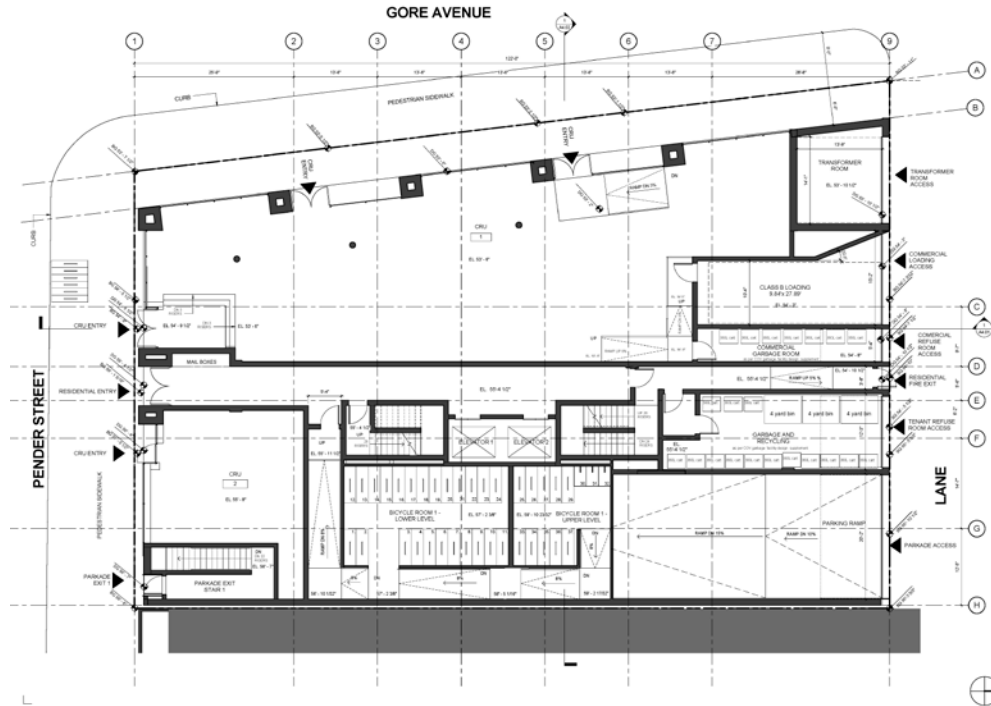
The Panel liked the art wall but mentioned that it needed to be done in a thoughtful way and perhaps could be changed every five or so years.

- **Applicant's Response:** Mr. Williamson said that the floor plans have not yet evolved to their final design. He noted that they are trying to find a solution to the bike storage and that they could probably add an indoor amenity space. Mr. Williamson added that the transformer needs to go on the corner even though he would prefer it to be retail but take another look.

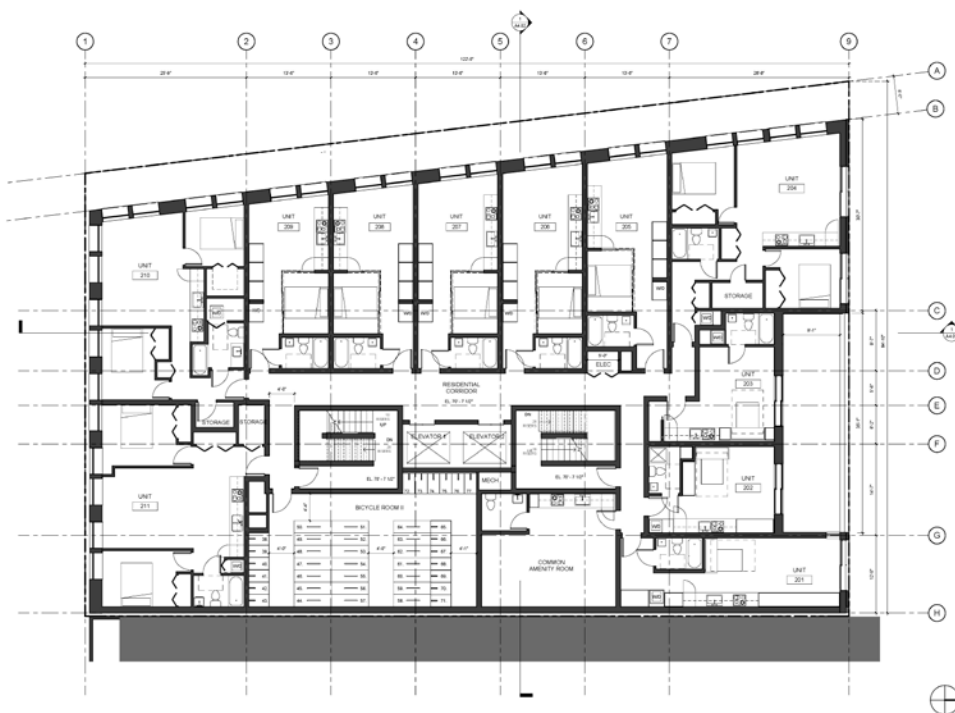
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450 Gore Avenue FORM OF DEVELOPMENT

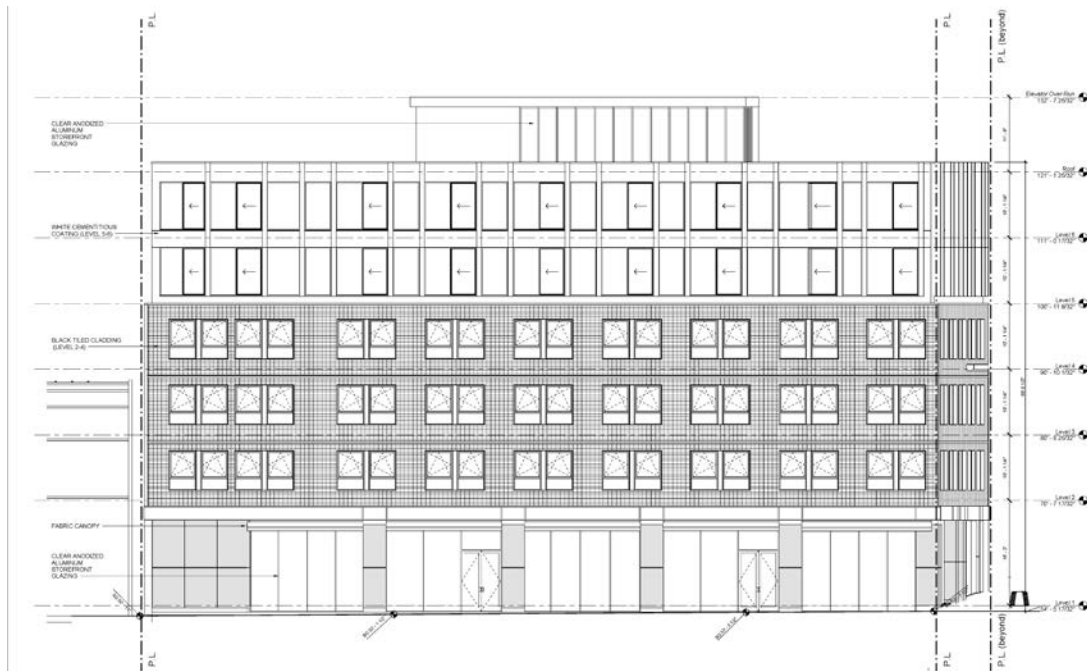
Ground Floor Plan



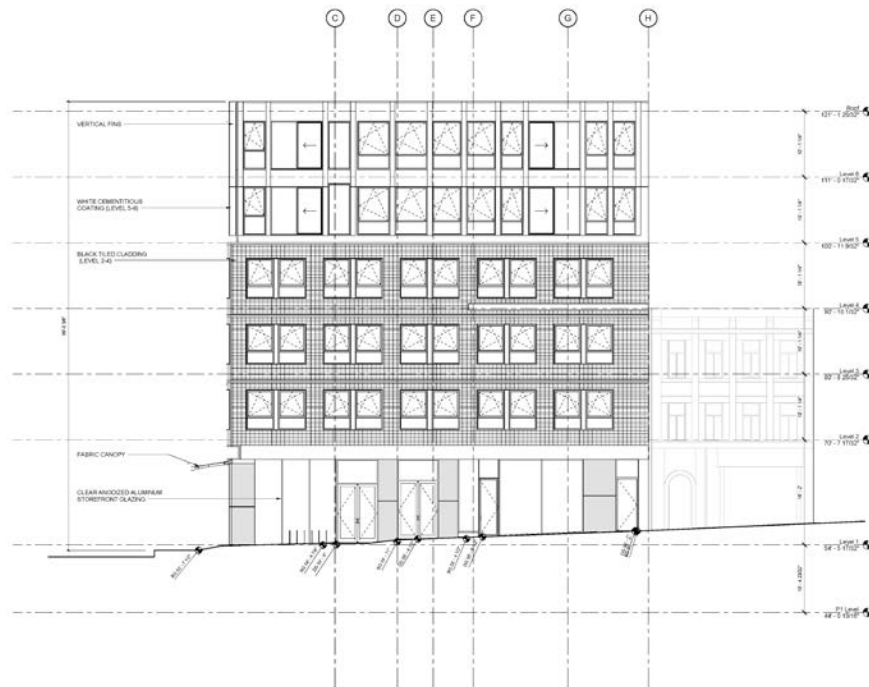
Second Floor Plan



West (Gore Avenue) Elevation



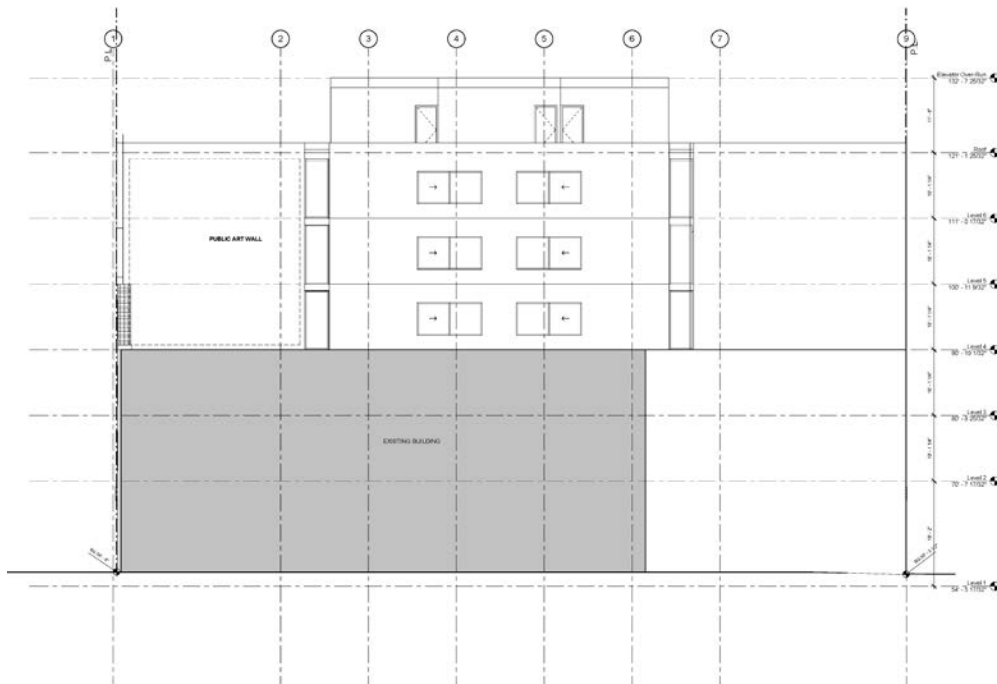
South (Pender Street) Elevation



North (Lane Elevation)



East Elevation



Rendering (viewed from Gore Street looking North)



450 Gore Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition c.7 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
studio	46	42 m ² (452 sq. ft.)	37 m ² (398 sq. ft.)
2-bedroom	15	77 m ² (829 sq. ft.)	67 m ² (722 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Micro-Unit	10	N/A	\$850
studio	36	\$1,242	\$1,100
2-bedroom	15	\$1,972	\$1,850

*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law maximum construction cost	Proposed construction cost
\$2,475 per m ² (\$230 per sq. ft.)	\$2,098 per m ² (\$195 per sq. ft.)

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

450 Gore Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential development with 61 secured market rental units and ground floor commercial space.

Public Benefit Summary:

61 dwelling units secured as market rental for the longer of 60 years or the life of building.

	Current Zoning	Proposed Zoning
Zoning District	RT-3	CD-1
FSR (site area = 884 sq. m / 9526 sq. ft.)	0.6	4.5
Floor Area (sq. ft.)	5,718 sq.ft.	42,879 sq.ft.
Land Use	Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	\$73,217	\$65,367
	Public Art		
	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		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$73,217	\$65,367

Other Benefits (non-quantified components):

61 units of rental housing secured for the longer of 60 years or the life of the building

* 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%).

450 Gore Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	450 Gore Avenue
Legal Descriptions	Lots 31 to 33, Block 71, District Lot 196, Plan 196, PIDs: 015-577-457, 015-577-481, 015-577-490 repectively
Developer	GMC Projects Inc.
Architect	Gair Williamson Architects
Property Owners	GMC (450 Gore) Properties Inc.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-3	CD-1
SITE AREA		884 m ² (9,526 sq. ft.)
USES	Residential	Commercial/Residential
FLOOR AREA	530.4 m ² (5,715.6 sq. ft.)	3,983.6 m ² (42,879 sq. ft.)
Floor Space Ratio (FSR)	0.6 FSR	4.5 FSR
HEIGHT	10.7 m (three storeys)	21.6 m (six storeys)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law