



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: February 17, 2015  
Contact: Susan Haid  
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VanRIMS No.: 08-2000-20  
Meeting Date: March 3, 2015

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning - 5037, 5067 and 5087 Main Street

**RECOMMENDATION**

A. THAT the application by Taylor Kurtz Architecture + Design Inc., on behalf of BOFFO Homes (Main Street) Inc., to rezone 5087, 5067 and 5037 Main Street [Lots 26 to 28, all of Block 4, District Lot 637, Plan 8768; PIDs 016 - 123 - 760, 009 - 930 - 035, and 007 - 945 - 230 respectively] from RM-3A (Multiple Dwelling) District to CD - 1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.35 to 2.53 FSR and the height from 10.7 m (35 ft.) to 18.9 m (62 ft.) to permit the development of a five-storey residential building, containing a total of 41 dwelling units, including eight replacement market rental housing units, be referred to a Public Hearing together with:

- (i) plans prepared by Taylor Kurtz Architecture + Design Inc., received May 2, 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 the application, subject to the conditions contained in Appendix B;

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

B. THAT, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the housing agreement has been agreed to and signed

by the applicant and its mortgage(s) 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 Chief Housing Officer.

C. THAT Recommendations A and B, be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and expenditure of funds or incurred 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 three lots located at 5037, 5067 and 5087 Main Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing a total of 41 dwelling units (including eight replacement market rental housing as required under the *Rental Housing Stock Official Development Plan (2007)*) all over one level of underground parking. The site is located within the Riley Park South Cambie neighbourhood and the *Little Mountain Adjacent Area Rezoning Policy*, (LMAARP) approved by Council on January 15, 2013, applies to this property.

Staff have assessed the application and conclude that it meets the intent of the LMAARP. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with conditions of approval in Appendix B.

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

Relevant Council policies for this site include:

- Little Mountain Adjacent Area Rezoning Policy (2013)
- Riley Park South Cambie Community Vision, November (2005)
- Housing and Homelessness Strategy 2012 – 2021 (2011)
- Rental Housing Stock Official Development Plan (2007)
- Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts (2007)
- High-Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)

- Green Buildings Policy for Rezoning (2010, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Urban Agriculture Policy for the Private Realm (2009)

## REPORT

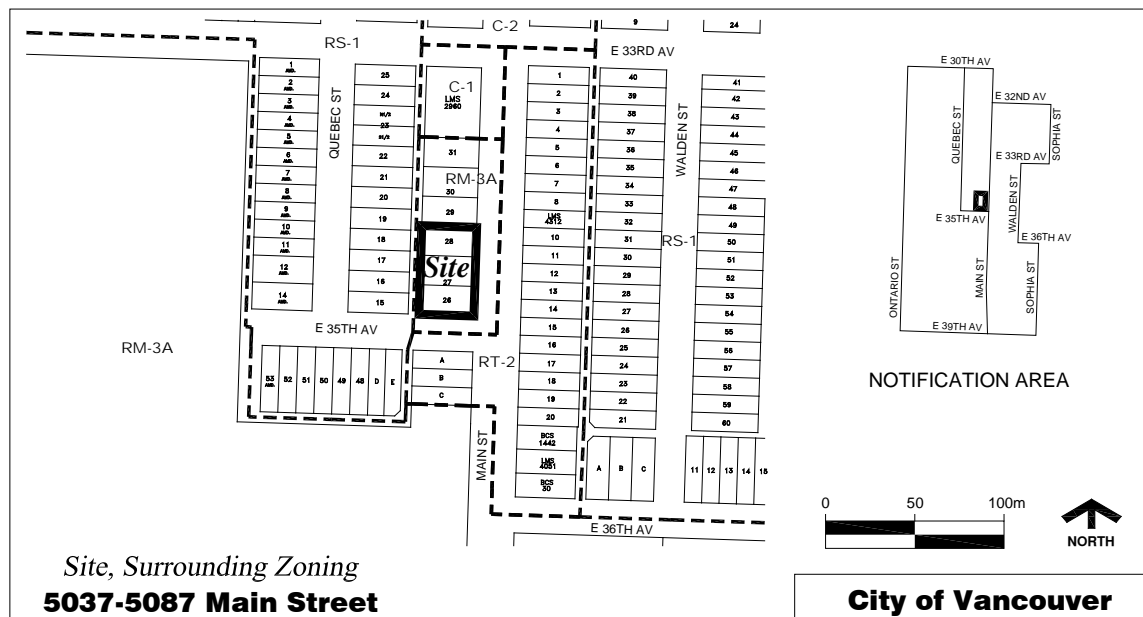
### Background/Context

#### 1. Site Context

This 1,518 m<sup>2</sup> (16,345 sq. ft.) site is located at the northwest corner of Main Street and 35th Avenue in the Riley Park South Cambie Neighbourhood (see Figure 1). The site is comprised of three legal parcels with an overall frontage of 49.3m (162 ft.) along Main Street. Currently, the site is developed with three rental apartment buildings built in the 1950s. Adjacent properties to the north are also developed with rental apartment buildings while the properties to the west across the lane are developed with detached houses. The site is located close to the future Little Mountain redevelopment, Hillcrest Community Centre, and Queen Elizabeth Park. Two local bus routes (#3 along Main Street and #33 along 33rd Avenue to the north) serve the site which is also within a ten minute walk to both the Oakridge-41st Avenue and King Edward Canada Line stations.

All properties surrounding the proposed site are subject to consideration for rezoning under the *Little Mountain Adjacent Area Rezoning Policy*.

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



## 2. Policy Context

**Little Mountain Adjacent Area Rezoning Policy (2013)** – On February 13, 2013, Council adopted the *Little Mountain Adjacent Area Rezoning Policy* which provides direction on a range of issues including: building forms, heights and densities, housing mix, public benefits, transportation and sustainability. The Policy emphasizes innovative housing types suitable for families and options to improve housing affordability through ground-oriented units and a requirement of 35% family units (25% two-bedrooms, 10% three-bedrooms).

**High-Density Housing for Families with Children Guidelines (1992)** – The intent of the guidelines is to address the key issues of site, building and unit design to achieve liveability objectives for families with children. The guidelines provide direction on project planning, project design and unit design.

**Housing and Homelessness Strategy (2011)** – 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. There are priority actions to achieve some of the strategy's goals. 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.

**Rental Housing Stock Official Development Plan and Rate of Change Guidelines (2007)** – In May 2007, Council adopted the *Rental Housing Stock ODP* and *Rate of Change Guidelines for FM, RM and CD-1 zones*. The ODP preserves existing rental housing by requiring one-for-one replacement of existing market rental housing units for redevelopment projects including six or more dwelling units in RM, FM and CD-1 zoning districts. The subject site, zoned RM-3A, contains three rental buildings with a total of eight market rental housing units. The applicant has agreed to replace these units.

**Rate of Change Guidelines (2007)** – The intent of the guideline is to protect existing tenants and set out the terms of the required tenant relocation plan, including a minimum of two months free rent, moving expenses, and first right of refusal back into the replacement housing or help finding and relocating the existing tenants to another form of affordable housing. The applicant has agreed to work with each tenant who wants assistance to develop a relocation plan should this proposal proceed (see section 4 of this report).

## *Strategic Analysis*

### 1. Proposal

The application proposes to rezone three properties located at 5037, 5067 and 5087 Main Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit a five-storey residential building (see Figure 2). In total the application proposes 41 dwelling units, including eight replacement market rental housing units, with a total FSR of 2.53 and a building height of 18.9 m (62 ft.). One level of underground parking will be accessed from the lane with a total of 41 vehicle spaces and 58 bicycle spaces.

Figure 2: Site Plan



## 2. Density, Height and Form of Development (refer to drawings in Appendix D)

The application proposes a five-storey building along Main Street which steps back above the fourth level. The proposed floor space ratio (FSR) is 2.53. While this is greater than the recommended density limit of 2.30 FSR contained within the *Little Mountain Adjacent Area Rezoning Policy* (LMAARP), staff support the additional density based on the urban design performance of the building in regard to height, scale and form of development.

The proposed height of the building is within the recommended six-storey limit of the Policy and creates minimal shadow impacts to the street and neighbouring spaces. The overall scale and massing has been varied through step backs, overhangs, and patterning to create a varied building expression which minimizes apparent mass and creates visual interest.

The overall form of development provides a diverse range of housing types including ground-oriented, two-level townhouses and a high percentage of two- and three-bedroom units. The replacement market rental housing units are of a similar size and mix as the existing units currently located on the subject site. Opportunities for outdoor living and urban agriculture have been provided through large outdoor patio spaces, balconies and rooftop patios.

The Urban Design Panel reviewed and supported the application on September 10, 2014 (see Appendix C). Staff conclude that the proposed design responds well to the built form guidelines of the LMAARP and support the application, subject to the design development conditions noted in Appendix B, which will further improve the building design through the development permit process.

### 3. Housing

The proposal includes eight secured market rental housing units as replacement for the existing market rental housing units currently on the site, as per the *Rental Housing Stock ODP*. The ODP requires one-for-one replacement of existing market rental units for redevelopment of projects involving six or more dwelling units. The units will be secured through a Housing Agreement for the longer of life of the building and 60 years. Further details of this are described below (Section 4). The application also provides a cash CAC of \$565,000 to be allocated to the Affordable Housing Reserve Fund to advance housing objectives either on the Little Mountain site or within the Riley Park South Cambie area.

To meet the 35 % family housing requirement of the *Little Mountain Adjacent Area Rezoning Policy* (LMAARP) the applicant has submitted a proposal for 51% two-bedroom and 10% three-bedroom units; a condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development stage. The proposal also responds to the intent of the LMAARP by providing seven ground-oriented townhouse units on levels one and two.

Figure 3: Proposed Unit Types

Unit Type	1-bedroom	2-bedroom (family units)	3-bedroom (family units)	Total
Strata Units	8	21	4	33
Secured Rental Units	1	7	0	8
<b>Total</b>	<b>9 (21%)</b>	<b>28 (68%)</b>	<b>4 (10%)</b>	<b>41</b>

### 4. Existing Rental Accommodation and Tenant Relocation

Currently on the site are three existing rental apartments buildings, built in the 1950s, with a total of eight units, consisting of one one-bedroom unit and seven two-bedroom units, five of which are currently occupied. Given the age of these apartments (60 years old), existing market rents for these units are below the average rents in the area. A summary of the average rents per unit type are noted below.

Figure 4: Summary of Existing Tenants Rents

Unit Type	Number of Units*	Average Rent	Average Rent Southeast Vancouver (CMHC 2014)
1 Bed	1	**\$500	\$988
2 Bed	4	\$1,102	\$1,318

\* three units are currently vacant

\*\*The tenant in this unit is on a fixed-term lease (ending in August 31 2015) that began after the rezoning application was submitted. The tenant is aware that the property is being redeveloped and the low rent reflects the discount provided for the unit being rented for the fixed term.

The applicant has provided a draft Tenant Relocation Plan which meets the requirements under the Rate of Change Guidelines. The Guidelines require a minimum of two months free rent, moving expenses, and first right of refusal back into the replacement housing or help finding and relocating the existing tenants to another form of affordable housing. Staff has worked with the applicant to ensure that these conditions are met. A copy of the draft Tenant

Relocation Plan is attached as Appendix H, and is summarized in Figure 5 below. A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of a Development Permit.

**Figure 5: Summary of Tenant Relocation Plan Terms**

Rate of Change Guideline Requirements	Tenant Relocation Plan Offer
Two months' free rent	<ul style="list-style-type: none"> <li>Two months' free rent provided</li> </ul>
Reimbursement for receipted moving expenses	<ul style="list-style-type: none"> <li>Tenant will have the option of expenses covered and managed entirely by the applicant, <i>or</i> \$750 towards moving and reconnection fees provided as flat rate.</li> </ul>
Assistance in finding a rental unit or other form of alternative affordable housing	<ul style="list-style-type: none"> <li>Applicant has committed to providing tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as their current home.</li> <li>All options provided would rent for no more than 10% above the average rent for the area (CMHC South East Vancouver as per Figure 4 above), unless otherwise agreed to by the tenant.</li> <li>All options should consider the needs identified by tenants including pet friendly and appropriate number of bedrooms.</li> </ul>
First right of refusal to relocate into a replacement rental unit on the site	<ul style="list-style-type: none"> <li>For existing tenants wishing to move back into the building upon completion, the applicant has agreed to provide a 20% discount off proposed initial starting rents at the time of occupancy. These rents can then increase as per the British Columbia Residential Tenancy Act.</li> <li>The applicant will pay for moving expenses for returning tenants in the same manner that is being offered when tenants move out of the building.</li> </ul>

If the rezoning is approved, the applicant will work with each tenant who wants assistance to develop a relocation plan specific to the needs and preferences of their household.

## 5. Transportation and Parking

Vehicle and bicycle parking are proposed within one level of underground parking, accessed from the rear lane. The application proposes 41 vehicle parking spaces and 58 bicycle spaces meeting the provisions of the Parking By-Law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the conditions included in Appendix B.

## 6. Environmental Sustainability

The *Green Building Policy for Rezonings* (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, therefore, would be eligible for a LEED® Gold rating.

Under the *Little Mountain Adjacent Area Rezoning Policy*, all new buildings must be readily connectable to a neighbourhood energy utility (“NEU”) when available and legal agreements will be required to ensure this. Conditions of rezoning in Appendix B provide for NEU compatibility and future connection.

A condition of rezoning in Appendix B requires the provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

### ***PUBLIC INPUT***

**Public Notification** — A pre-application meeting was held to present the proposal to the Riley Park South Cambie Vision Implementation Committee in April 16, 2014. A rezoning information sign was posted on the site on June 10, 2014. A total of 581 notifications were distributed within the neighbouring area on or about June 10, 2014. In addition to notification and application information, online comment forms, were provided on the City of Vancouver Rezoning Centre webpage ([Vancouver.ca/rezapps](http://Vancouver.ca/rezapps)). A community open house was held on June 24, 2014 with staff and the applicant team present. A total of 29 people attended the open house.

**Public Response and Comments** — The City received a total of five responses to the application, by email or comment. Concerns with respect to the application focused on traffic impacts to the area and general comments regarding height and additional density.

### ***PUBLIC BENEFITS***

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

#### **Required Public Benefits**

**Development Cost Levies (DCLs)** — DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the Citywide DCL rate of \$138.53/m<sup>2</sup> (\$12.87/sq. ft.). On this basis, a DCL of approximately \$532,213 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL bylaw rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not

issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

**Public Art Program** — The Public Art Program requires all new rezoned developments having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

#### **Offered Public Benefits:**

**Community Amenity Contribution (CAC)** - Within the context of the City's Financing Growth Policy, and the *Little Mountain Adjacent Area Rezoning Policy* (LMAARP), 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.

According to section 4.4 of the LMAARP, the fixed rate CAC will not be applicable to existing RM-3A zoned rental properties along Main Street and these properties will follow a standard negotiated approach to determine an appropriate CAC. The applicant has offered a cash CAC of \$565,000. Real Estate Services staff have reviewed the application and concluded that the CAC is appropriate and recommend that the offer be accepted.

In accordance with the LMAARP, CACs will be allocated towards the Affordable Housing Reserve to help achieve Council's social housing objectives either on the Little Mountain site or in the Riley Park South Cambie area. See Appendix B.

#### **FINANCIAL IMPLICATIONS**

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$565,000 which will be allocated to the Affordable Housing Reserve to advance Council's social housing objectives either on the Little Mountain site or in the Riley Park South Cambie area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

The Citywide DCL District rate applies to this site and it is anticipated that the project will generate approximately \$532,213 in DCLs.

The eight units of market rental housing proposed by the applicant, secured via a Housing Agreement for the life of the building or 60 years, whichever is greater, will be privately owned and operated.

## **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 *Little Mountain Adjacent Area Rezoning Policy* with regard to land use, density, height and form.

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 D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

5037, 5067 and 5087 Main Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**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) Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

**Conditions of use**

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

## Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 1,518 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses must not exceed 2.53.

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, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (e) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area; and
- (f) a staircase in a top floor unit that leads to a roof deck.

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

## Building Height

5. Building height, measured from base surface, must not exceed 18.9 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 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 m<sup>2</sup>.

## 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

\* \* \* \* \*

5037, 5067 and 5087 Main Street  
DRAFT CONDITIONS OF APPROVALS

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 Taylor Kurtz Architecture + Design Inc. and stamped "Received Planning Department, May 2, 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:

**Design Development**

- 1. Design development to enhance the clarity and prominence of the main entry.

Note to Applicant: Further consideration should be given to the architectural expression of the entry as well as the landscape treatment in the front entry area.

- 2. Design development to ensure a high quality and detailing of the extensive soffit areas of the building.

Note to Applicant: Materials and lighting will be critical elements in this very significant aspect of the building.

- 3. Design development to enlarge and improve the usability of the amenity space and consider moving it to the roof.

Note to Applicant: See also Housing Policy conditions for further requirements regarding the design of the amenity space.

- 4. Design development to the external exit stairs to ensure a positive contribution to the frontage along 35th Avenue and to the pedestrian path along the north side of the building.

Note to Applicant: The detailed design and materials of the exit stairs will be an important element with respect to the experience of the streetscape, and with respect to CPTED.

5. Design development to improve the pedestrian experience along the public path on the north side of the building (see also Condition (c) 3).

Note to Applicant: Further consideration should be given to outlook and casual surveillance from adjacent units, as well as landscape. Addressing condition five regarding the design of the exit stairs will also assist with this.

6. Consideration to further enhance the access of light to the exit stairs and through to the interior circulation corridors of the building.

## Landscape

7. Design development to provide a high-quality public realm interface incorporating safe landscaped open spaces with residential-quality greenery and visual interest to benefit the pedestrian environment along the street and lane edge.

8. Design development of landscape surface treatment at property edges to provide substantial greenery for privacy screening to mitigate potential overlook issues for at grade oriented residential units.

9. Design development to provide maximized growing medium volumes for tree and shrub planters on structures to ensure long-term viability of the built landscape.

Note to Applicant: Structures such as underground parking slabs may need to be altered (dropped/ angled/ notched) to provide adequate depth and continuous soil volumes, and not placed in above grade planters to achieve soil depth. Planter depth to exceed current BC Landscape Standard.

10. Arrangements made for an ISA Certified Arborist to assess all private trees located on the subject site and to provide comments in writing.

Note to Applicant: Healthy specimen trees should be considered for retention and efforts made for incorporation within the Site Plan, where possible.

11. Design development to integrate utilities into the building, where possible.

Note to Applicant: Avoid the placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances.

12. Provision of best current practices for managing water conservation in common landscaped areas, including high efficiency ( drip) irrigation, aspects of xeriscaping including drought-tolerant plant selection and mulching.

13. At the time of development permit application:

- (i) Provision of a legal survey confirming the location of existing on-site and off-site trees.
- (ii) Provision of an ISA Certified Arborist report for all existing site trees and adjacent trees on neighbouring sites, as noted on the legal survey.
- (iii) Provision of a fully labelled Landscape Plan, Sections and Details at the Complete Development permit submission stage.
- (iv) Provision of large scale  $\frac{1}{4}''=1'-0''$  or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane edges; include planter walls, stairs, landscaping, soil depth ( indicated by underground structures), and other landscape features, as applicable.
- (v) Provision of hose bibs for all patios greater than 100 sq. ft. in area.

#### Crime Prevention through Environmental Design (CPTED)

- 14. Design development to respond to CPTED principles, having particular regards for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcoves and vandalism, such as graffiti.

#### Sustainability

- 15. Provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling & Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

- 16. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the *Green Buildings Policy for Rezoning*s, including a minimum of 63 points in the LEED® rating system, including at least six optimize energy performance points, one water efficiency point, and one stormwater point.

Note to Applicant: Provide a LEED® checklist confirming the above; 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 are also required under the policy.

17. 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.
- (i) 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.
  - (ii) The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with a City-designated Neighbourhood Energy Utility 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.
- (iii) 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 Policy

18. That the proposed unit mix of family units include 68% two-bedroom units, 10% three-bedrooms be included in the Development Permit drawings.
- Note to Applicant: Any changes in unit mix shall be to the satisfaction of the Chief Housing Officer.
19. Provision of a Final Tenant Relocation Plan to the satisfaction of the Chief Housing Officer, which in addition to the terms already agreed to, will include an updated list of tenants and rents, current as of the time of Development Permit application.
20. Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes

information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

21. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
22. Design development of replacement market rental housing units to meet the intent of the High Density Housing for Families with Children Guidelines (HDHFCG) and to improve livability.

Note to Applicant: The following items should be addressed at the time of development permit:

- (i) Room Sizes: Second bedrooms appear to be on the small side, at approximately ~9' x 9.5' (~85 sq. ft.). *High Density Housing for Families with Children Guidelines* (HDHFCG) specify that bedrooms should be able to accommodate a single bed, dresser and desk or table, as well as some floor space for playing in the children's bedrooms. Furniture layouts should reflect what living space is likely to be accommodated in these rooms.
  - (ii) Closets and storage: Design development of all replacement market rental units to provide an adequately-sized closet in each proposed bedroom, and bulk storage options for one-bedroom replacement market rental housing units. There are no bedroom closets shown in any units, strata or rental, but rental units may be especially challenged in trying to fit closets in. HDHFCG give minimum dimensions for overall bulk storage (2.3 m<sup>2</sup> or 5.7 m<sup>3</sup>), *exclusive of* adequately-sized bedroom and linen closets. Bedrooms must include a closet.
  - (iii) Storage: Design development of units R1 and R2 to include adequate bedroom closets and bulk storage closets.
  - (iv) Horizontal angle of daylight: Main bedrooms in R4 appear to just meet the minimum for horizontal angle of daylight (and slightly better in R2 and R3). Staff encourages the applicant to seek improvements to daylight access, especially if other proposed layout changes negatively impact such access.
  - (v) Full baths: Applicant to consider using space taken up by a second full bath to improve the layout for the rest of the suite.
23. Design development of indoor and outdoor common amenity space to demonstrate the ability for the proposal to meet the common amenity needs of

a family-oriented building, as per the *High Density Housing Guidelines for Families with Children*.

Note to Applicant: Applicant has proposed an indoor amenity room of 217 sq. ft. next to the ground floor lobby. As per the *High Density Housing for Families with Children Guidelines*, outdoor play areas suitable for use by children of a range of ages should be provided. Indoor amenity spaces function best at a minimum of 400 sq. ft., adjacent to an accessible washroom with change table and, preferably, with direct access to exterior amenity space/children's play.

## Engineering

24. Clarify garbage pick-up operations. Bins and totes are not to be pulled out onto the parkade ramp; storage location should consider access for waste haulers and ease of use for tenants and Owners. The space should either be at grade adjacent the lane or at the parking level where minimum grades serve to access the space. Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
25. Provision of City building grades and provision of design grades adjacent all entries (along the property lines) and both sides of all breakpoints on the parkade ramp including ramp lengths and percentage of grade.
26. 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:

- (i) Modify the placement of the columns located on either side of the two small car parking spaces directly across from the elevator and vestibule.

Note to Applicant: the adjacent standard parking spaces will otherwise require an additional 8" stall width.

- (ii) Provision of improved access to the bicycle room located at the south west corner. As proposed, if a larger vehicle parks in the small car space, the door to the room may not be accessible.
- (iii) Co-ordinate the location of the parkade access for this site and with the proposed parkade access for 5030 - 5080 Quebec Street to ensure that there is no vehicle interlock between the operations of the 2 entry points.
- (iv) Provision of correctly sized disability parking spaces.

- (v) Provision of a minimum 8' 6" small car and 8' 10" standard car parking space width is required if it is adjacent a wall.

#### 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, the Chief Housing Officer 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 26 to 28, Block 4, DL 637, Plan 8768 to create a single parcel.
2. Provision of a 0.76 m (2'-6") wide surface statutory right-of-way (SRW) to accommodate a wider public realm and sidewalk along the Main Street frontage of the site. Removal of all fences, gates, benches etc. that encroach into the SRW area is required.
3. Provision of a 1.4 m wide statutory right-of-way (SRW) to accommodate public access along the northerly edge of the site.
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.
  - (i) Provision of standard 2.1 m wide concrete sidewalk with saw cut joints on Main Street adjacent the site. Relocation of the existing fire hydrant on the Main Street frontage so that is not located within the future sidewalk is required. Note the sidewalk is to be located to achieve a 1.2 m front boulevard.
  - (ii) Provision of a 2.1 m wide concrete sidewalk with saw cut joints on 35th Avenue adjacent the site. Note the sidewalk is to be located such that its width is not compromised by the existing utility infrastructure located in the 35th Avenue boulevard.
  - (iii) Provision of a standard concrete lane crossing at the lane east of Quebec Street on the north side of 35th Avenue. Work is to include the reconstruction of both lane curb returns and installation of curb ramps to current standards.

- (iv) 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.
  - (v) 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 Utility, which may include but are not limited to agreements which:
  - (i) require buildings within the development to connect to the City-designated Neighbourhood Energy Utility at such time that a system becomes available.
  - (ii) grant the operator of the City-designated Neighbourhood Energy Utility access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling Neighbourhood Energy Utility connection and operation, on such terms and conditions as may be reasonably required by the Applicant; and
  - (iii) 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 Utility.

Note to Applicant: Until a City-designated Neighbourhood Energy Utility provider has been identified the 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.

## Soils

7. If applicable:
  - (i) Submit a site profile to the Environmental Protection Branch.
  - (ii) 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.
  - (iii) 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(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

## Community Amenity Contribution (CAC)

8. Pay to the City in cash, the Community Amenity Contribution of \$565,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated to the Affordable Housing Reserve Fund.

## Housing

9. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing eight residential units as replacement market rental housing for the longer of 60 years and the life of the building, subject to the following additional conditions in respect of those units:
  - (i) That all such units will be contained within a separate air space parcel or be contained within a single strata lot at the discretion of the Chief Housing Officer and Director of Legal Services.

- (ii) That such air space parcel may not be subdivided by deposit of a strata plan or that such strata lot may not be divided or subdivided, whether by amendment to strata plan or otherwise.
- (iii) That no such units may be separately sold.
- (iv) None of such units will be rented for less than one month at a time.
- (v) A rent roll indicating the proposed initial monthly rents for each rental housing unit.
- (vi) Compliance with the Tenant Relocation Plan attached to this report in Appendix E.
- (vii) 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 be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

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.

\* \* \* \* \*

5037, 5067 and 5087 Main Street  
ADDITIONAL INFORMATION

URBAN DESIGN PANEL MINUTES

The Urban Design Panel reviewed this rezoning application on September 10, 2014. The application was supported 6-0.

EVALUATION: SUPPORT (6-0)

**Introduction:** Graham Winterbottom, Planner with the Vancouver South Division introduced the proposal for a site at East 35th Avenue fronting onto Quebec Street. The area is predominately single family lots along the street with rental apartments. The proposal is being considered under the context of the Little Mountain Adjacent Area Rezoning Policy which covers the area from East 35th Avenue to East 33rd Avenue as well as Main to Quebec Streets. The planning work for the adjacent area was initiated by the Riley Park South Cambie Vision that was approved by Council in 2005. The Vision stated that if policy was developed for the larger Little Mountain site, then the adjacent area should also be considered for zoning changes. Over the course of two years, staff worked closely with the community to develop the Little Mountain Policy Statement as well as the Little Mountain Adjacent Area Rezoning Policy. The policy for the larger site was approved by Council in June 2012 and generally recommends heights across the site of 6-8 storeys with opportunities at the centre of the site for 10 and 12 storey buildings. Heights immediately next to the adjacent area go from 4-6 storeys along the Quebec Street land to 4-8 storeys south of the East 35th Avenue lane. Mr. Winterbottom noted that the Adjacent Area Rezoning Policy was approved by Council in February 2013 and contains several principles to guide the redevelopment of the area. This includes a transition in scale and height, diverse and innovative housing types including rowhouse design. As well the Policy specifies several key connections which align with the connections on the larger Little Mountain site to provide permeability through to Queen Elizabeth Park.

Pat St. Michel, Development Planner, further described the proposal and mentioned that to the south will be the community hub on the main Little Mountain site. It will be a village square organized around a grove of retained trees. The proposal will have 5-storeys along Quebec Street with the upper level stepped back creating upper level decks with sheltering roofs. The construction consists of two levels of concrete with three levels of wood-frame above. There are double height townhouse-like units planned on the lower two levels with gardens, balconies, covered outdoor spaces that address both the street and the lane. The mid-storey units have generous balconies and upper level units have terraces and private decks on the roof top. The building has southern exposure along East 35th Avenue which is an important future pedestrian connection through to Queen Elizabeth Park. A second row of trees is planned along the edge between the sidewalk and the building as well as a hedge for privacy and a series of public art. The front and rear elevations of the units are setback substantially in order to create covered patio areas at grade. The proposal contains 41 underground parking spaces.

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

- Does the Panel support the proposed massing, density and height?

- Does the Panel support the East 35th Avenue frontage and in particular the proposed exit solution in relation to the streetscape?

Mr. Winterbottom and Ms. St. Michel took questions from the Panel.

**Applicant's Introductory Comments:** Craig Taylor, Architect, further described the proposal with a power point presentation and mentioned that the existing site had primarily 1940s and 1950s single family and some multi-family units. The site is adjacent to the future Little Mountain development and to Queen Elizabeth Park. They have been trying to incorporate the changing neighbourhood into the design solution. They want to maintain a high level of design quality and materiality and as well uphold the commitment to environmental design. The proposal is being built under LEED™ Gold with one of their primary goals that has driven the design decisions was to encourage livability as associated to family and family oriented units. There will be 38 units as well as 1 and 1.5 parking stalls to the units which is in excess of the requirements. Mr. Taylor described how the form and the massing of the building was developed and as well the architecture. They have planned the balcony design to offer passive shading to the facades. The roof decks will give great outdoor space for the penthouse units. Mr. Taylor mentioned that they are providing a new pedestrian path at East 35th Avenue and a bike path on the northern end of the site. He added that they are planning to provide natural light in the stair wells that will add more natural light into corridors. Mr. Taylor also mentioned that they are planning on adding public art on the East 35th Avenue edge.

Peter Kreuk, Landscape Architect, described the landscape plans for the proposal. He noted that they are looking at fairly large garden spaces along the ground plane. They are able to maintain a level of transparency but allow for a friendly edge along the public side of the property.

The applicant team took questions from the Panel.

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

- Design development to improve the East 35th Avenue facade;
- Design development to improve the function of the path leading to QE Park adjacent to building;
- Design development to improve the entry;
- Design development to enlarge and improve the usability of the amenity space and consider moving the amenity space to the roof;
- Design development to the glazing of the exist stairs;
- Consider improving the security aspects around the bike storage.

**Related Commentary:** The Panel supported the proposal and thought the design responded to the rezoning policy.

The Panel supported the massing, height and density and noted that there is a good scale for what is emerging in the neighbourhood and setting a good precedent for what was to come. With regards to the East 35th Avenue elevation, the Panel thought it needed some design development. They mentioned that it seemed forgotten and yet was a primary elevation.

The Panel questioned the resolution of the path leading to Queen Elizabeth Park. They thought the function of the path could be important and if does remain, there needs to be

some discussion with the City regarding design development. Currently it seems redundant and poorly resolved with uncomfortable spaces and poor vistas created.

The Panel appreciated the form including the contemporary nature and the devices that are being proposed including external shades. Some Panel members thought the soffit was a significant element in the design and that it needed to be treated correctly though the use of materials or lighting.

With regards to the entry, the Panel thought there was a lack of celebration and was an opportunity lost and it was suggested the entrance might be better located on West 35th Avenue.

There was support for the staircases and the attempt to use glazing to bring light into the common corridors. There were some questions regarding how functional they might be and there might be some other ways to leverage more light.

Panel had some questions regarding potential overlook issues and suggested an investigation to assess exposure and privacy be completed.

The Panel had some concerns regarding the amenity space and how it was going to be used and suggested it be larger and perhaps relocated onto the roof.

The Panel also suggested improved access to the bike storage especially around security and safety.

The Panel thought the landscaping was a successful approach.

**Applicant's Response:** Mr. Taylor said that all the Panel's comments were valuable and they will take them into consideration as they move forward with the project. Mr. Kreuk said they are striving for greening the lane but are not sure if that is achievable.

\* \* \* \* \*

5037, 5067 and 5087 Main Street  
FORM OF DEVELOPMENT

Site Plan





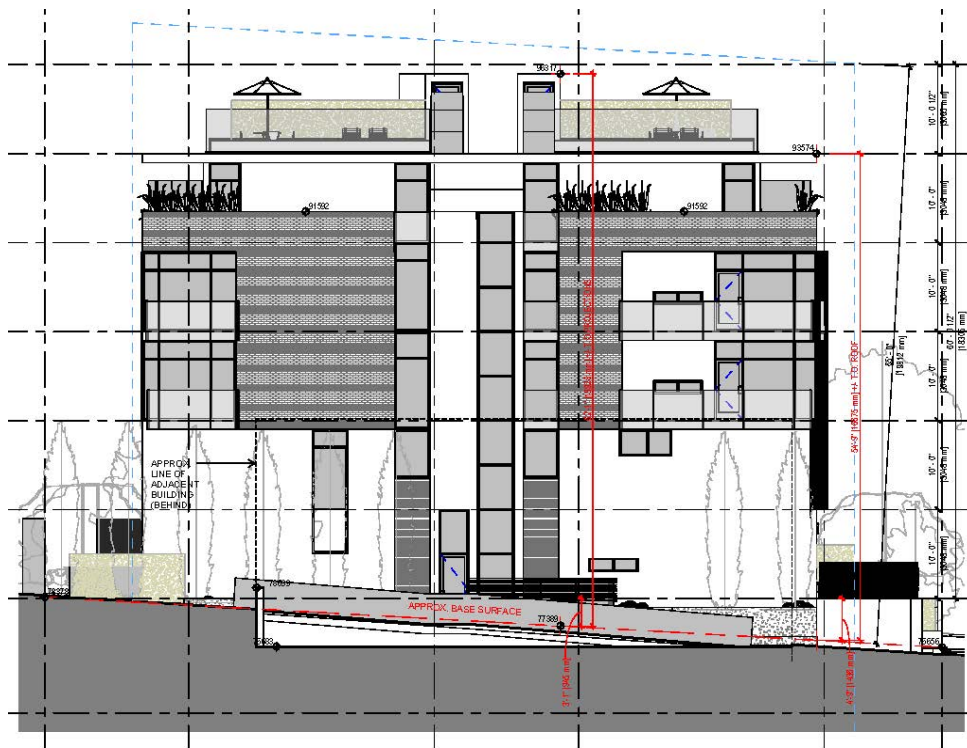
East Elevation (Main Street)



West Elevation (lane)



South Elevation (35th Avenue)



North Elevation (from adjacent property)

**5037, 5067 and 5087 Main Street  
DRAFT TENANT RELOCATION PLAN**



**5037, 5067, 5087 Main Street, Vancouver, B.C.**

**Draft Tenant Relocation Plan**

**January 16, 2015**

**5037, 5067, 5087 MAIN STREET, VANCOUVER, BC  
DRAFT TENANT RELOCATION PLAN**

**Summary**

Boffo Homes (Main Street) Inc. on behalf of Boffo Properties Inc., has submitted a rezoning application for the properties located at 5037, 5067, and 5087 Main Street in Vancouver. Boffo is planning to redevelop the three existing RM-3A buildings into one 5 storey apartment building with a total of 41 units. The current properties are subject to the City of Vancouver [Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts](#); therefore, the redevelopment would require the replacement of eight rental units which are located in the three existing buildings onsite.

Boffo is aware that our proposed redevelopment would cause a degree of inconvenience and additional cost to the existing residents and our intention is to create as seamless of a transition as possible. Boffo is committed to providing financial assistance, offering the first right of refusal to return to the building upon its completion, as well as consistent ongoing communication with our tenants to ensure that they remain informed throughout the entire process.

The following outlines exactly how Boffo intends to provide assistance to the existing tenants in order to satisfy the requirements of the City of Vancouver Rate of Change Guidelines.

**Current Tenants** - As of January 16th, 2015

Property Address: 5037 Main Street, Vancouver, BC, V5W 2R2

Legal Address:

PID: 007-945-230

Legal Description: LOT 28 BLOCK 4 DISTRICT LOT 637 PLAN 8768

Apartment	Name of Tenant	Monthly Rent	Start of Tenancy
Upper – 5037 Main Street	Vacant		
Lower – 5037 Main Street	Vacant		
Basement – 5037 Main Street	Vacant		

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BOFFO PROPERTIES INC.  
building character

JANUARY 16 2015

**5037, 5067, 5087 MAIN STREET, VANCOUVER, BC  
DRAFT TENANT RELOCATION PLAN**

Property Address: 5067 Main Street, Vancouver, BC, V5W 2R2

Legal Address:

PID: 009-930-035

Legal Description: LOT 27 BLOCK 4 DISTRICT LOT 637 PLAN 8768

Apartment	Name of Tenant	Monthly Rent	Start of Tenancy
Upper – 5067 Main Street	[REDACTED] **	\$1100	December 2014
Lower – 5067 Main Street	[REDACTED] **	\$500	September 2014

Property Address: 5087 Main Street, Vancouver, BC, V5W 2R2

Legal Address:

PID: 016-123-760

Legal Description: LOT 26 BLOCK 4 DISTRICT LOT 637 PLAN 8768

Apartment	Name of Tenant	Monthly Rent	Start of Tenancy
Upper – 5087 Main Street	[REDACTED] **	\$1100	October 2014
Lower – 5087 Main Street	[REDACTED] *	\$1180	April 2011
Basement – 5087 Main Street	[REDACTED] *	\$1030	April 2005

\* Long term tenants

\*\* Tenant is on a recent fixed term lease expiring prior to bylaw enactment.

Units in Relocation Plan	
Total Units	8
Vacant Units	3
Fixed Term Units	3
Long term Tenants	2

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**5037, 5067, 5087 MAIN STREET, VANCOUVER, BC  
DRAFT TENANT RELOCATION PLAN**

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**Notification**

- Under the Residential Tenancy Act requirements for ending a tenancy due to the landlord's use of the property for major construction, Boffo is required to provide at least two-month notice to all tenants who are being relocated. Boffo has already been in contact with all current tenants and will continue to provide further communication as we approach our two-month deadline.
- Boffo is prepared to provide proof of written tenant notice and communication with the residents when requested by City of Vancouver staff.

**Financial Compensation**

- Boffo will also provide the equivalent of two month's rent to all tenants who fall within the relocation plan.
- All damage deposits will be returned at the time the tenant vacates their unit.
- Tenants will have the option of having a \$750 cash payment, or have Boffo arrange a moving company to assist tenants with the moving process. If the tenant chooses the cash payment option, the payment will be made at the time the tenant vacates. Should the tenant choose to have a moving service arrangement rather than the cash payment option, Boffo will coordinate and arrange for a professional moving company to assist in moving to any location within Metro Vancouver. For tenants moving beyond Metro Vancouver, Boffo will provide assistance in coordinating the moving process and will cover moving expenses of up to \$750. In this case, payment will be made when receipts are submitted by the Tenant to Boffo.

**First Right of Refusal**

- Tenants will be offered the first right of refusal to move into the new replacement rental units upon the buildings completion. Priority selection of the new units will be based on their prior length of tenancy.
- For tenants who wish to return, Boffo will pay for moving expenses in the same manner that is being offered when tenants move out of the building.
- Rental rates for the new rental units will start at market rates minus a 20% discount, which can then increase as per British Columbia's Residential Tenancy Act.

**5037, 5067, 5087 MAIN STREET, VANCOUVER, BC  
DRAFT TENANT RELOCATION PLAN**

**Relocation Assistance**

- Boffo will assist tenants in finding alternative accommodation in the City of Vancouver. If requested by the tenant, Boffo will find three comparable rental options that are within 10% of CMHC average area rents, unless otherwise agreed to by the tenant. At least one of these options will be located in the project neighborhood.
- All tenants that fall under the Tenant Relocation Plan will be provided the contact information for Boffo's Customer Care Manager. This individual will assist with any administration duties where necessary and will help search for vacant apartments if desired by the tenant.

**Final Tenant Relocation Plan**

Boffo understands that a Final Tenant Relocation Plan will be required at the time of our Development Permit Application. The final report will clearly outline the following:

- The names of all tenants
- Choice of alternate accommodation
- Total financial compensation given
- Summary, all communication with the tenants

Should you have any questions or require clarification, please contact Josh Anderson at 604-648-0594 or email [Josh.Anderson@boffoproperties.com](mailto:Josh.Anderson@boffoproperties.com).

Yours truly,

**BOFFO HOMES (MAIN STREET) INC.**

**Josh Anderson**

Director, Development

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5037, 5067, 5087 Main Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

A five-storey building fronting on Main Street and containing a total of 41 dwelling units.

**Public Benefit Summary:**

The project would generate DCLs and a CAC offering to be allocated toward the affordable housing fund, as per the Little Mountain Adjacent Area Rezoning Policy

	Current Zoning	Proposed Zoning
Zoning District	RM-3A	CD-1
FSR (site area = 1,518 m <sup>2</sup> / 16, 345 sq. ft.)	1.35	2.53
Buildable Floor Area (sq. ft.)	2,050 m <sup>2</sup> (22,066 sq. ft.)	3,842 m <sup>2</sup> (41,353 sq. ft.)
Land Use	Multiple Dwelling	Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	283,986	532,213
	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		565,000
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		283,989	1,097,213

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

5037, 5067 and 5087 Main Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5087, 5067 and 5037 Main Street
Legal Descriptions	Lots 26 to 28, Block 4, District Lot 637, Plan 8768; PIDs 016-123-760, 009-930-035, and 007-945 - 230 respectively
Developer	BOFFO Homes (Main Street) Inc.
Architect	Taylor Kurtz Architecture + Design Inc.
Property Owners	BOFFO Homes (Main Street) Inc.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RM-3A	CD-1
SITE AREA	1,518 m <sup>2</sup> (16,345 sq. ft.)	1,518 m <sup>2</sup> (16,345 sq. ft.)
USES	Multiple Dwelling	Multiple Dwelling
FLOOR AREA	2,050 m <sup>2</sup> (22,066 sq. ft.)	3,842 m <sup>2</sup> (41,353 sq. ft.)
FLOOR SPACE RATIO (FSR)	1.35	2.53
HEIGHT	10.7 m (35 ft.)	18.9 m (62 ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law

\* \* \* \* \*