



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: June 10, 2015
Contact: Anita Molaro
Contact No.: 604.871.6479
RTS No.: 10826
VanRIMS No.: 08-2000-20
Meeting Date: June 25, 2015

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services in consultation with the Director of Legal Services

SUBJECT: 1014 West 11th Avenue - Muir House - Heritage Designation and Heritage Revitalization Agreement

RECOMMENDATION

- A. THAT Council add the existing building at 1014 West 11th Avenue (PID: 014-684-349; Lot 8 Except the West 45 Feet, Block 395, District Lot 526, Plan 1276; PID: 014-684-357; Lot 8 Except the East 10 Feet, Block 395, District Lot 526, Plan 1276 (the "site")), known as the Muir House (the "heritage building") to the Vancouver Heritage Register in the 'C' evaluation category.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate the exterior of the heritage building as protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement in respect of the heritage building to:
 - i. secure the rehabilitation and long-term preservation of the heritage building; and
 - ii. vary the *Zoning and Development By-law* and the *Vancouver Development Cost Levy By-law* in respect of the site to permit the construction of an infill building as proposed under Development Permit Application No. DE418220 (the "DP Application") and as more particularly described in this report.

- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and

 - ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

The purpose of this report is to seek Council approval to designate the exterior of the Muir House at 1014 West 11th Avenue as protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. Under the current RM-3 zoning applicable to the site, the existing building could be demolished and the site redeveloped with a density of up to 1.2 floor space ratio (FSR). As incentive and compensation to the owner for the heritage designation, rehabilitation, and conservation of the heritage building, a use variance to allow for infill development, and a modest increase in permitted density, as set forth in Development Permit Application Number DE418220 (the "DP Application"), and as described in this report, are proposed. Eleven Dwelling Units in total are proposed, which are to all be as secured rental housing. The General Manager of Planning and Development Services is prepared to approve the development permit application should Council approve the recommendations of this report.

COUNCIL AUTHORITY

Pursuant to Section 582 of the *Vancouver Charter* Council may establish, by resolution, a heritage register identifying real property that Council considers to be heritage property and, by resolution, to add such properties to the register from time to time.

Pursuant to Section 592 of the *Vancouver Charter*, Council, by by-law, may enter into HRAs with the owners of heritage properties which may vary or supplement certain kinds of by-laws and permits, including the *Zoning and Development By-law* and the *Development Cost Levies By-law*.

Pursuant to Section 593 of the *Vancouver Charter*, Council may, by by-law, designate heritage buildings and other heritage resources within the City of Vancouver as being protected heritage properties.

Pursuant to Section 595 of the *Vancouver Charter*, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. Often this, along with additional

compensation to offset rehabilitation costs incurred under an HRA, is achieved by way of by-law variations contained in the HRA so as to permit an otherwise impermissible development.

The proposed heritage designation and HRA for the heritage building require Council approval at a public hearing and by-law enactment pursuant to Sections 592, 593 and 594 of the *Vancouver Charter*.

- *Heritage Policies and Guidelines (April, 1991)*
- *Green Buildings Policy For Rezoning (2009, last amended 2014)*

The *Heritage Action Plan*, which was approved in December 2013, responds to citizen and Council desire to encourage and support heritage conservation in the City. A number of actions were approved including the use of available tools to conserve the City's heritage resources.

GENERAL MANAGER'S COMMENTS

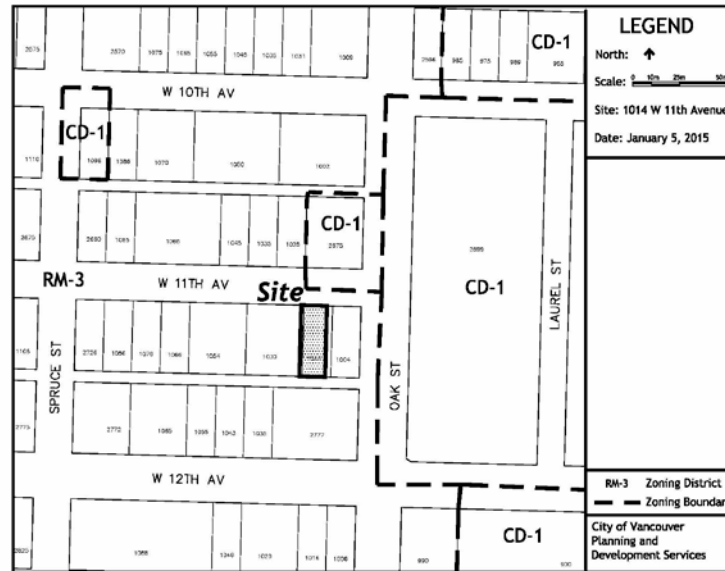
The General Manager of Planning and Development Services RECOMMENDS approval of A, B, C, D, and E.

STRATEGIC ANALYSIS

Site and Context

The site is located in the Fairview neighbourhood in an area zoned RM-3 (see Figure 1). The *RM-3 Zoning District Schedule of the Zoning and Development By-law* permits apartment buildings up to 36.6 metres (120 feet) in height on larger sites. Retention of existing character or heritage buildings is not required. The total area of the subject site is 522 square metres (5,625 square feet). A 6.1 metre (20 foot) wide paved lane exists at the rear of the site.

Figure 1: Site and surrounding zoning



Heritage Value

The Muir House was built in 1910 by Archibald Muir and is a good example of craftsman housing built during the Edwardian building boom which lasted from 1910 to 1913. It is one of the earliest houses constructed in the area (see Appendix A and Appendix B). Features include scroll-cut brackets, exposed decorative purlins, pointed bargeboards, half timbering at the gable peaks, exposed rafter tails, and open wooden balustrade and tapered round columns with elaborate capitals set on square granite piers on the front porch. The house also features wood casement window assemblies with multi-paned transoms and wooden frame and sash double-hung windows with multi-paned upper sashes. The original front door assembly also exists and features a wood paneled front door with three small glazed insets and half-height sidelights on either side which contain decorative leaded glass. The building was converted to a rooming house in the early 1950s at which time the exterior was likely stuccoed. It is proposed to add the Muir House to the Vancouver Heritage Register in the 'C' evaluation category.

Development Application and Proposed Incentives

If approved, the incentives and compensation to be provided to the owner for the heritage designation, rehabilitation, and conservation of the heritage building will be in the form of proposed variances to the *Zoning and Development By-law* and the *Vancouver Development Cost Levy By-law* ("*DCL By-law*") as set forth in the DP Application, and as described below. The zoning applicable to the site is RM-3. The DP Application proposes to move the heritage building forward on the site, and to retain and restore it, convert it to a Multiple Conversion Dwelling containing five rental Dwelling Units, and to construct a new Infill Multiple Dwelling at the rear of the site (the "new infill building") which is to contain six rental Dwelling Units for a total of 11 secured rental units (see the Housing section of this report).

A maximum density is not prescribed in the RM-3 zoning (maximum density is determined by a number of design factors such as site coverage and compliance with containing height angles).

However, a site of this size could achieve a maximum density of approximately 1.2 FSR under the RM-3 zoning, assuming a number of design choices. Most development in RM-3 is outright with respect to design, density, and height. The existing building could be demolished and redeveloped with a density of up to approximately 1.2 FSR without Council approval. The total density proposed is 1.24 FSR (see Table 1 and Appendix D).

Table 1: Zoning and Parking Summary

Item	Existing	Permitted or Required	Proposed
Use	Multiple Conversion Dwelling	Multiple Conversion Dwelling or Multiple Dwelling permitted (infill use is not permitted)	Multiple Conversion Dwelling and Infill Multiple Dwelling
Overall Floor Space Ratio (FSR)	468 m ² (5,038 sq. ft.) 0.90 FSR	627 m ² (6,750 sq. ft.) 1.20 FSR maximum	642 m ² (6,910 sq. ft.) 1.24 FSR
Off Street Parking Spaces	1	5 minimum	6 equivalent (1 car share and 1 small space)

A variance of the *DCL* By-law is proposed to align the *DCL* rate payable for the proposal with that which would be payable for development under the zoning without heritage protection (see the explanation in Appendix D).

Staff have considered the probable impact of the proposed development, including the results of notification (see the Results of Neighbourhood Notification section), the conservation approach (see Condition of the Heritage Building and Conservation Approach section), and the compatibility of the development with the zoning, and conclude that the DP Application is supportable. The General Manager of Planning and Development Services is prepared to approve the DP Application should Council approve the recommendations of this report.

Housing

Seven rental Dwelling Units exist in the heritage building. The proposal retains five of these and adds six additional rental units in the new infill building for a total of eleven rental units.

The rental replacement requirement outlined in the *Rental Housing Stock Official Development Plan* (ODP) does not apply to this site as Multiple Conversion Dwellings (MCDs) are currently not covered by the ODP. However, section 2.2 of the ODP states Council’s general concern about protecting the City’s rental housing stock. Although not required, the applicant has agreed on a voluntary basis to secure all 11 rental units through a Housing Agreement for the longer of the life of the buildings or sixty years.

Currently, there are seven existing rental units in the heritage building, four of which are occupied. The existing rents are summarized below.

Table 2: Summary of Existing Rents

Existing Tenant	Unit Type	Rent
1	1 bedroom and bachelor	\$1,550
2	1 bedroom	\$936
3	1 bedroom and sleeping room	\$780
4	3 bedroom	\$1,500

The applicant has provided a Tenant Relocation Plan which includes 2 months free rent (3 months for tenants who have resided in the heritage building for over 10 years), a one-time \$750 moving stipend, and the right of first refusal to move back into the development upon completion with a 20% discount off the initial starting rents. The proposed starting rents for the new units are as follows.

Table 3 Summary of New Starting Rent Ranges

Unit Type	Rent Range	Rent with 20% Discount for Returning Tenants
1 bedroom	\$1,500 - \$1,650	\$1,250 - \$1,320
2 bedroom	\$1,850 - \$2,250	\$1,520 - \$1,870

For tenants requesting assistance in finding alternate accommodation, the applicant has offered to provide three similar options in Vancouver, one of which will be in the same neighbourhood as their current home. All options will be within 10% of their current rent levels, unless otherwise agreed to by the tenants. A final Tenant Relocation Plan will be required prior to completion of the DP Application, and a final Tenant Relocation Report is to be provided prior to Occupancy Permit issuance. A copy of the Tenant Relocation Plan is included in Appendix D.

Housing staff have concluded that the project, along with the proposed Tenant Relocation Plan, meets multiple housing objectives, including Council’s concerns around protecting existing rental stock/tenants as well as creating much needed supply of new secured market rental housing, and is supportable.

Staff will be undertaking a review the “Rate of Change” regulations, and will consider amending the Rental Housing Stock ODP to include rental replacement requirements to MCDs at that time.

Compatibility with Existing Zoning and Land Use Regulations

The Intent of the *RM-3 Zoning District Schedule* is to:

“... permit medium density residential development, including high-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access through floor area bonus incentives..”

The application proposes medium density residential development with open space and daylight access and is consistent with the intent of the *RM-3 Zoning District Schedule*.

Condition of the Heritage Building and Conservation Approach

The Muir House is in good condition. A number of later additions at the rear of the house, which are not compatible with the original building, are to be removed, along with the existing stucco which is not original (see the Heritage Value section). A comprehensive Conservation Plan has been provided and staff conclude that the rehabilitation scheme is consistent with the federally adopted *Standards and Guidelines for the Conservation of Historic Places in Canada* and is supported.

Results of Neighbourhood Notification and Staff Comments

As part of the DP Application review, fifty-two surrounding properties were notified of the DP Application, and a site sign was installed. Three responses were received, one in support of the project and two expressing opposition with concerns that the project should provide more off-street parking spaces.

The off-street parking requirement for the project is five spaces (see Table 1). The application proposes one care share space and one small car space which, under the Parking By-law, is equivalent to six parking spaces. Staff conclude that while the project will likely increase parking demand in the area, the proposal is consistent with the Parking By-law requirements and the parking impacts would be commensurate with that created by development over time in the neighbourhood.

Comments from the Vancouver Heritage Commission

On October 20, 2014, the Vancouver Heritage Commission reviewed the application and unanimously supported the proposal (see Appendix E).

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 various engineering infrastructure. The HRA proposes to vary the DCLs payable such that the City-wide DCL rate of \$32.18/m² (\$2.99/square foot) is applicable as opposed to the higher rate of \$138.53/m² (\$12.87/sq. ft.) for residential proposals which exceed 1.2 FSR, which would otherwise be applicable to the project (see the explanation in Appendix D). On this basis, a DCL of approximately \$5,600 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of DCL bylaw rate amendment provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments.

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.

Heritage: The owner has offered to conserve and rehabilitate the heritage building and to accept its designation of its exterior as protected heritage property, which is a highly valued community feature. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into an HRA which, among other things, will secure the conservation and rehabilitation of the heritage building as further set out in Appendix F. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$200,000.

See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Financial Implications

As noted in the section on Public Benefits, the applicant has offered the on-site conservation and rehabilitation of the Muir House valued at \$200,000. The HRA proposes to vary the DCLs payable pursuant to Vancouver Charter Section 592(2)(b)(ii) such that the City-wide DCL rate for residential buildings below 1.2 FSR becomes applicable (see detailed explanation in Appendix D). It is anticipated that a DCL of approximately \$5,600 would be received should the application be approved and the project proceed. This DCL is \$18,500 lower than the DCL of \$24,100 which would have been collected without the variance.

For a list of other projects where a variance of DCLs has been approved, see Appendix D.

The 11 rental housing units, secured by a Housing Agreement for the longer of the life of the building and 60 years, will be privately owned and operated.

Proforma Evaluation

Real Estate Services staff reviewed the applicant's pro forma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises that the by-law variances proposed will offset the costs of the rehabilitation and conservation of the heritage building and will not result in any undue profit.

Environmental

The City's *Green Buildings Policy for Rezoning*s applies to the application. The policy allows for exemptions for heritage components provided reasonable design efforts are made to improve green performance where appropriate, while respecting heritage aspirations and promoting heritage retention.

Legal

The by-law variations proposed will provide an improved development potential on the site. The owner's proposal to rehabilitate and conserve the heritage building, and designate the heritage building's exterior as protected heritage property, in exchange for obtaining the by-law variations needed to get that improved development potential will be appropriately secured as legal obligations contained in the HRA to be registered on title to the site so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. City staff and the owner have negotiated and completed the HRA which

includes rehabilitation and conservation obligations on the part of the owner and enforcement provisions for the City.

Section 595 of the *Vancouver Charter* requires that, if sought, Council must compensate an owner for any reduction in the market value caused by a heritage designation. The owner has signed the HRA and in doing so has explicitly accepted the by-law variances to be provided, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the Muir House and the obligations to rehabilitate and conserve it. The HRA will be executed by the City and registered on title following Council's enactment of the by-law authorizing the City to enter into the HRA and before a development permit for the project may be issued.

CONCLUSION

The approval of the addition to the Vancouver Heritage Register of the Muir House at 1014 West 11th Avenue, its heritage designation, and the proposed HRA will ensure that the heritage building is conserved and protected from exterior alterations which affect its heritage value, and from demolition. The owner has agreed to accept the proposed variances as compensation for the designation, rehabilitation, and conservation of the heritage building. The General Manager of Planning and Development Services is prepared to approve the DP Application should Council approve the recommendations of this report. Therefore, it is recommended that Council approve the addition of the Muir House to the Vancouver Heritage Register in the 'C' evaluation category, its heritage designation, and the proposed HRA.

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1014 West 11th Avenue
PHOTOGRAPHS



Photo 1: 1014 West 11th Avenue (circa 2014) Looking South



Photo 2: Streetscape Looking South (circa 2014)

The prominent house to the left (east) of 1014 West 11th Avenue was also built by Archibald Muir, the builder of the Muir House.

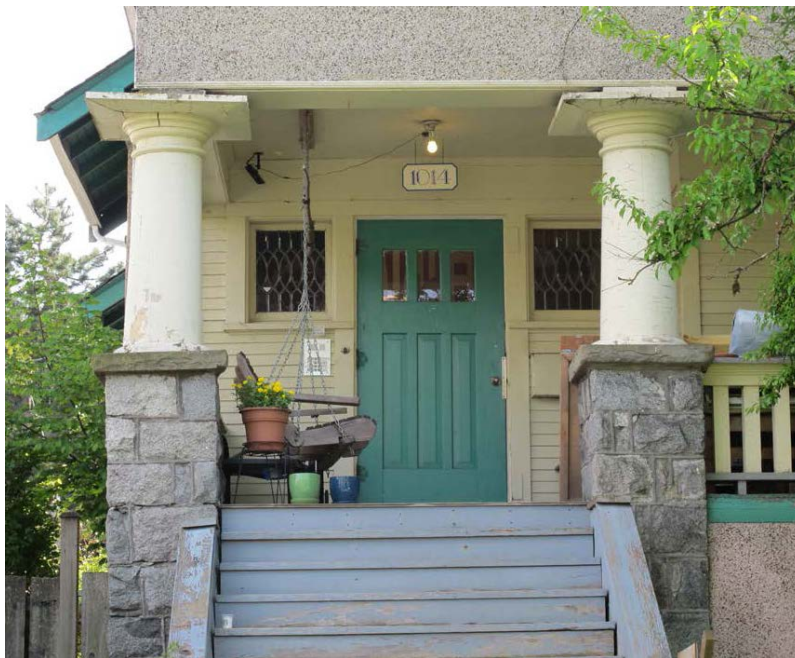


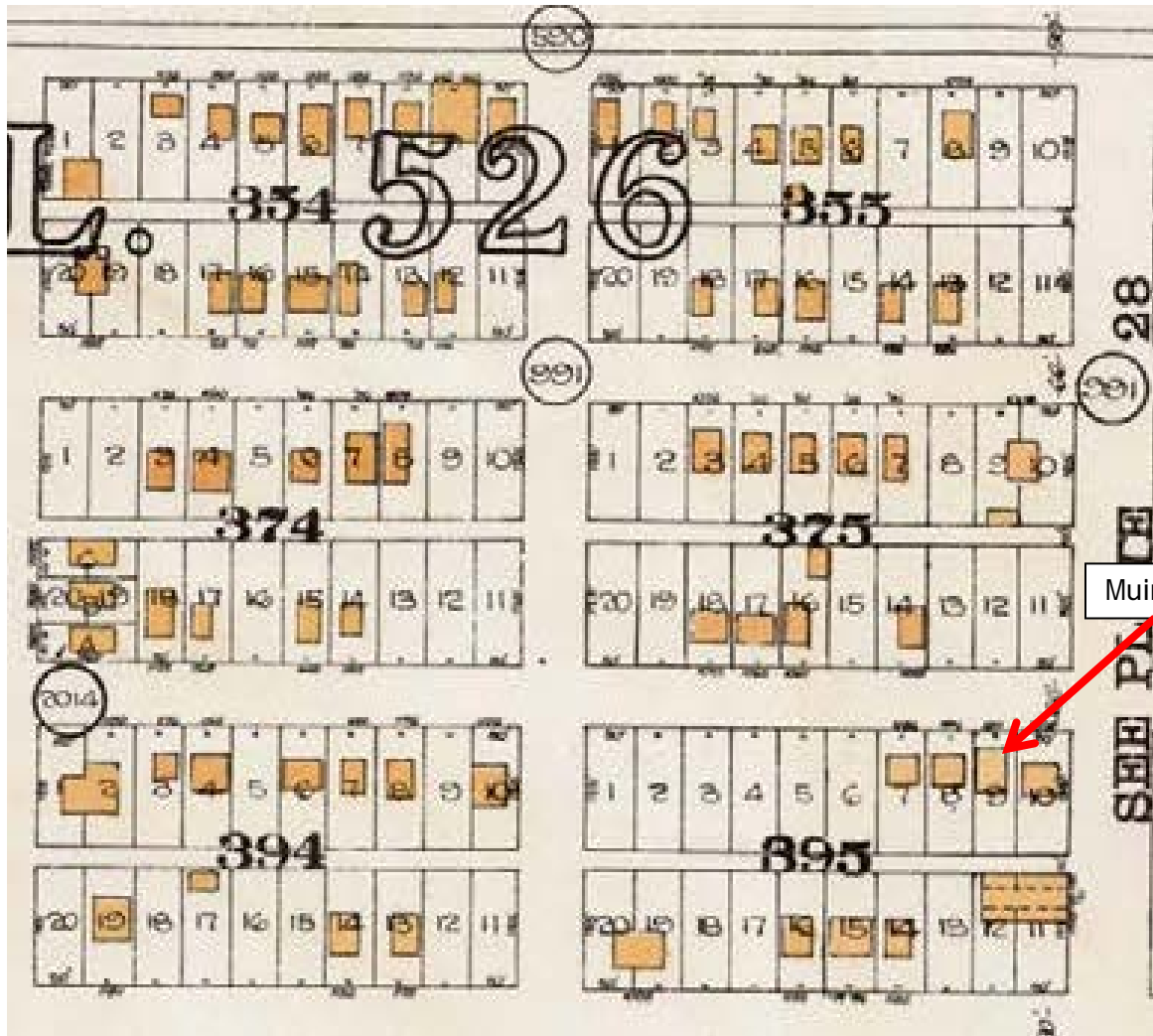
Photo3: Front Porch Detail of 1014 West 11th Avenue (circa 2014)



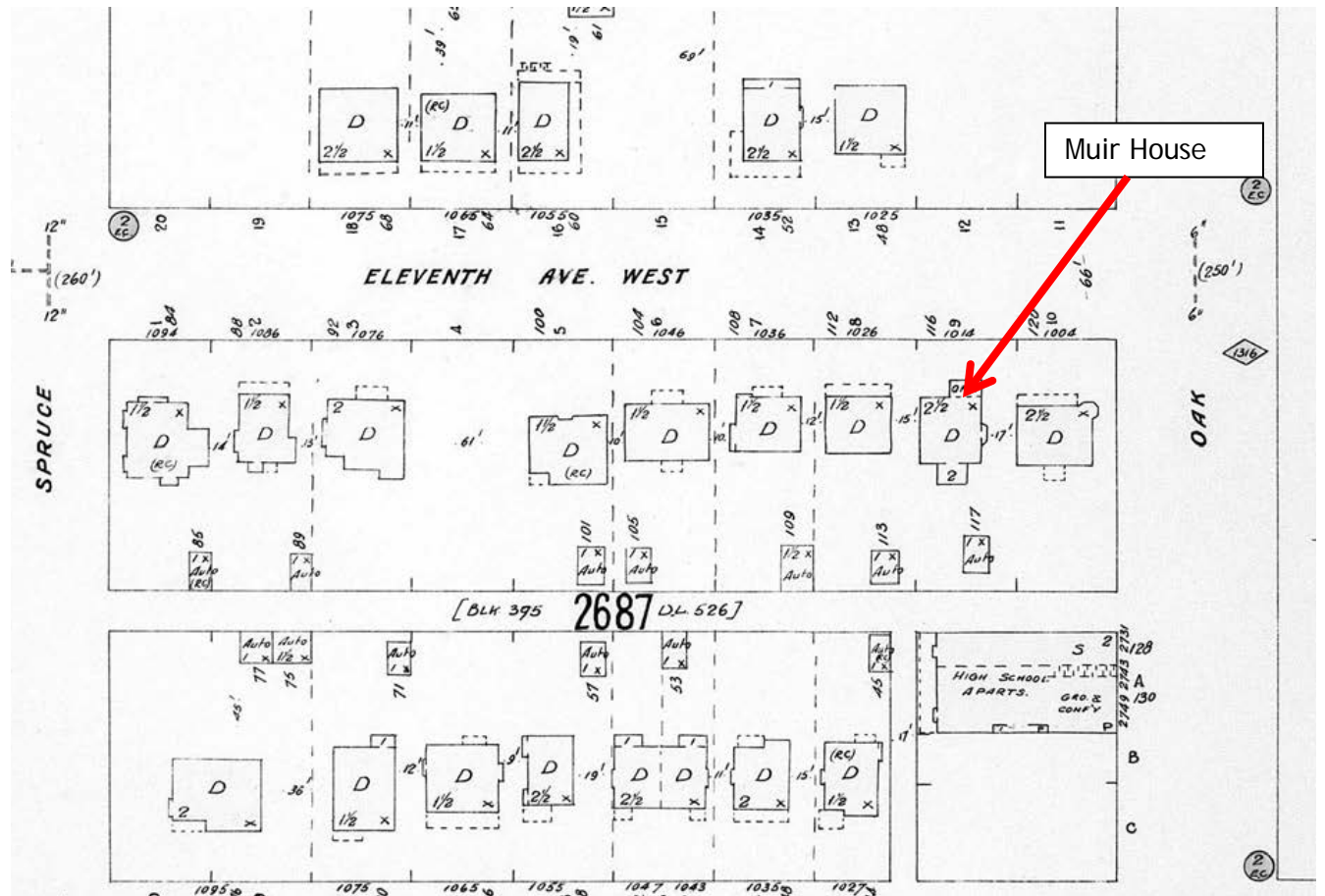
Photo 4: Looking Northwest from West 12th Avenue and Oak Street (circa 1905)

The Muir House would be built on the muddy land in the foreground a few years after this photograph was taken from the rooftop of King Edward School (which was destroyed in a fire in 1973). Oak Street is visible in the foreground (behind the wall/hedge). Portions of the perimeter stone wall of the school site (now part of the hospital campus) still survive. The houses in the background run along what is now West Broadway (see Map 1 in Appendix B).

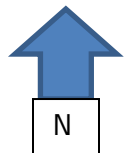
1014 West 11th Avenue
MAPS



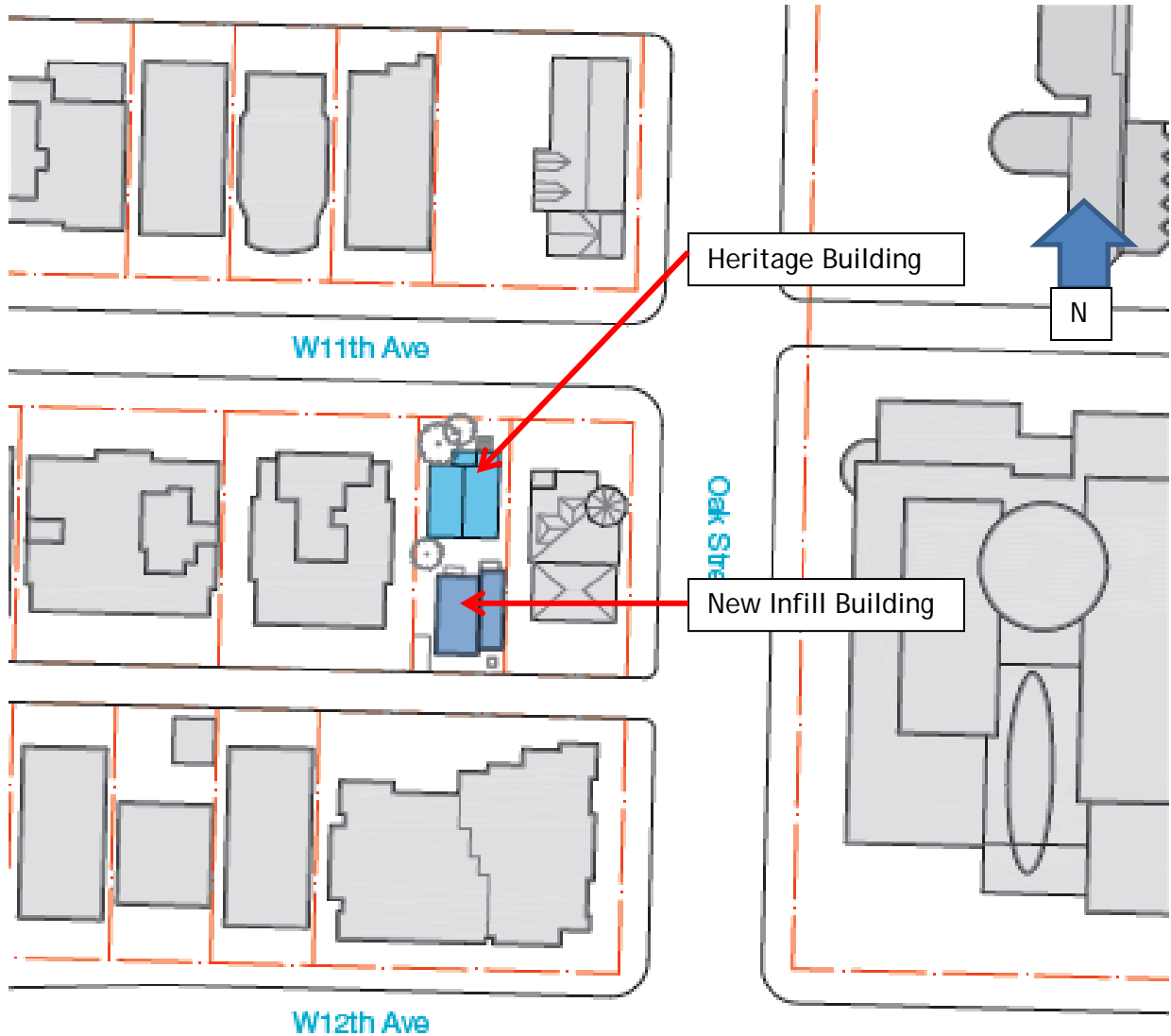
Map 1: Fire Insurance Map circa 1912



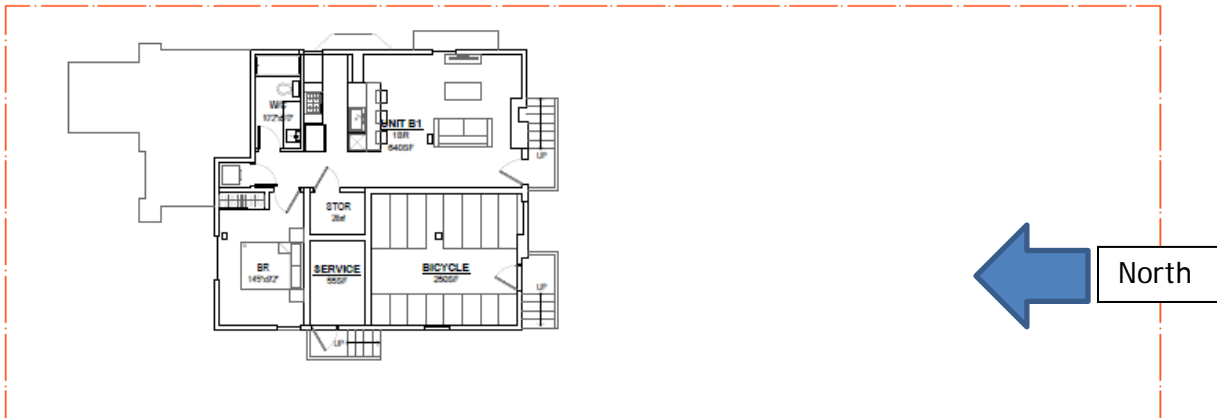
Map 2: Fire Insurance Map circa 1956



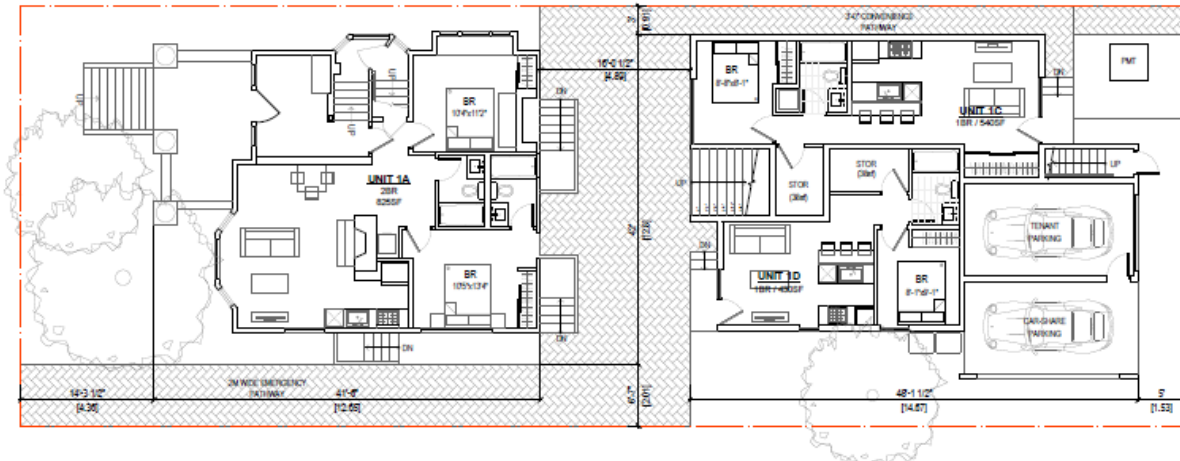
1014 West 11th Avenue
DRAWINGS



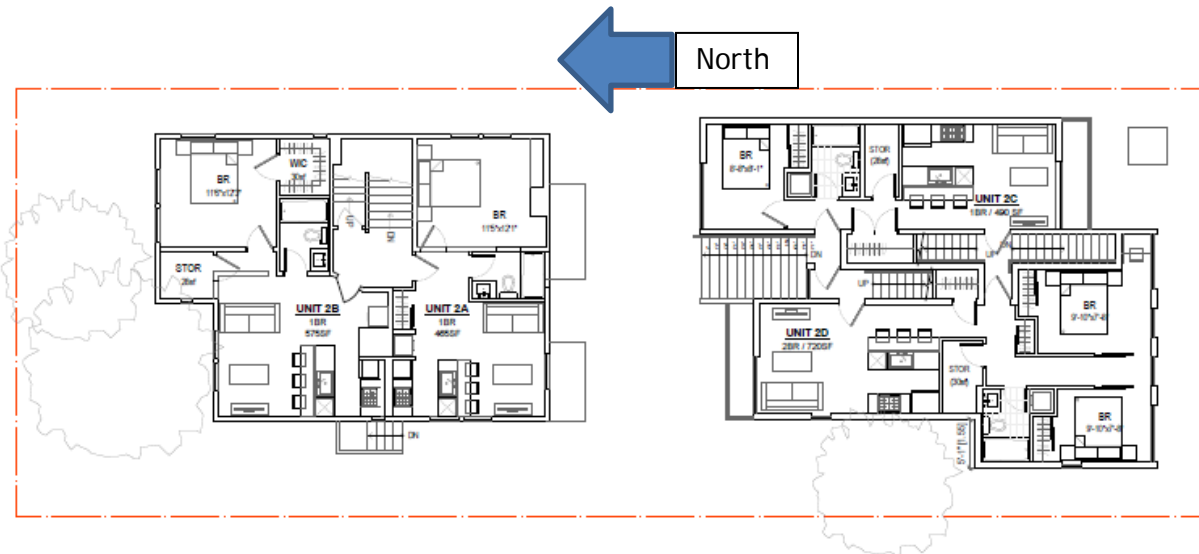
Site Diagram



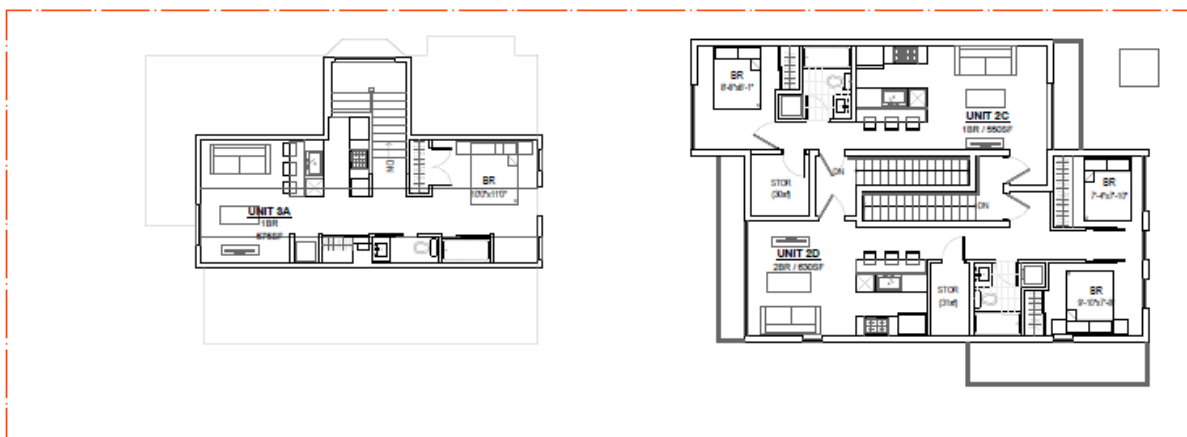
Basement Floor Plan of the Heritage Building



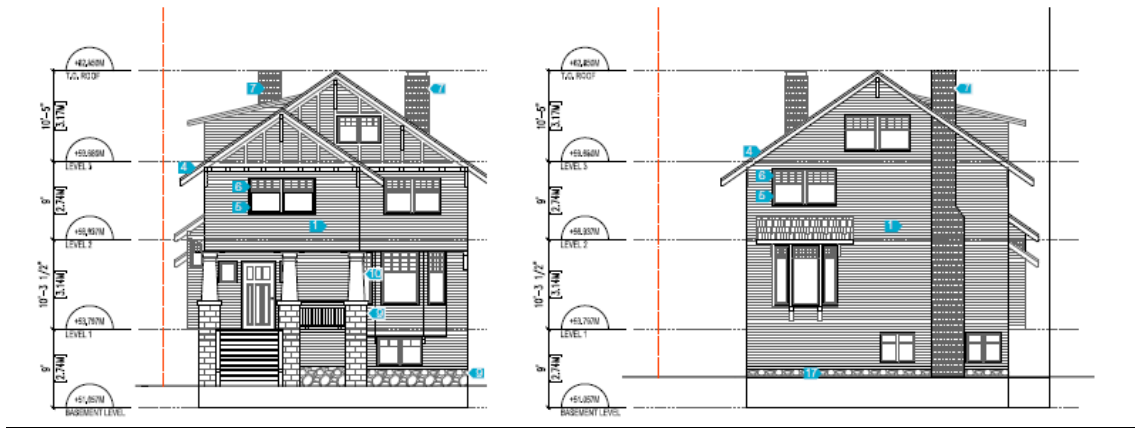
Main Floor Plans of the Heritage Building and the New Infill Building



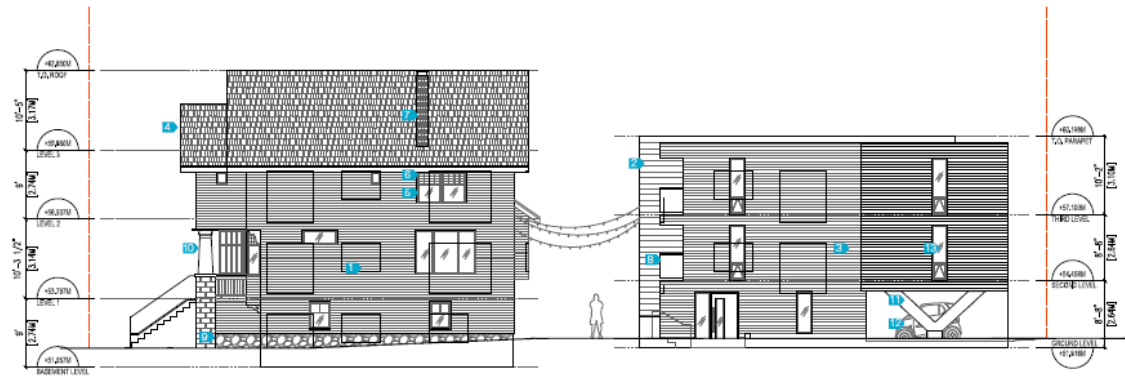
Second Floor Plans of the Heritage Building and the New Infill Building



Third Floor Plans of the Heritage Building and the New Infill Building



North and West Elevations of the Heritage Building



East Elevations of the Heritage Building and the New Infill Building



South (Lane) Elevation of the New Infill Building



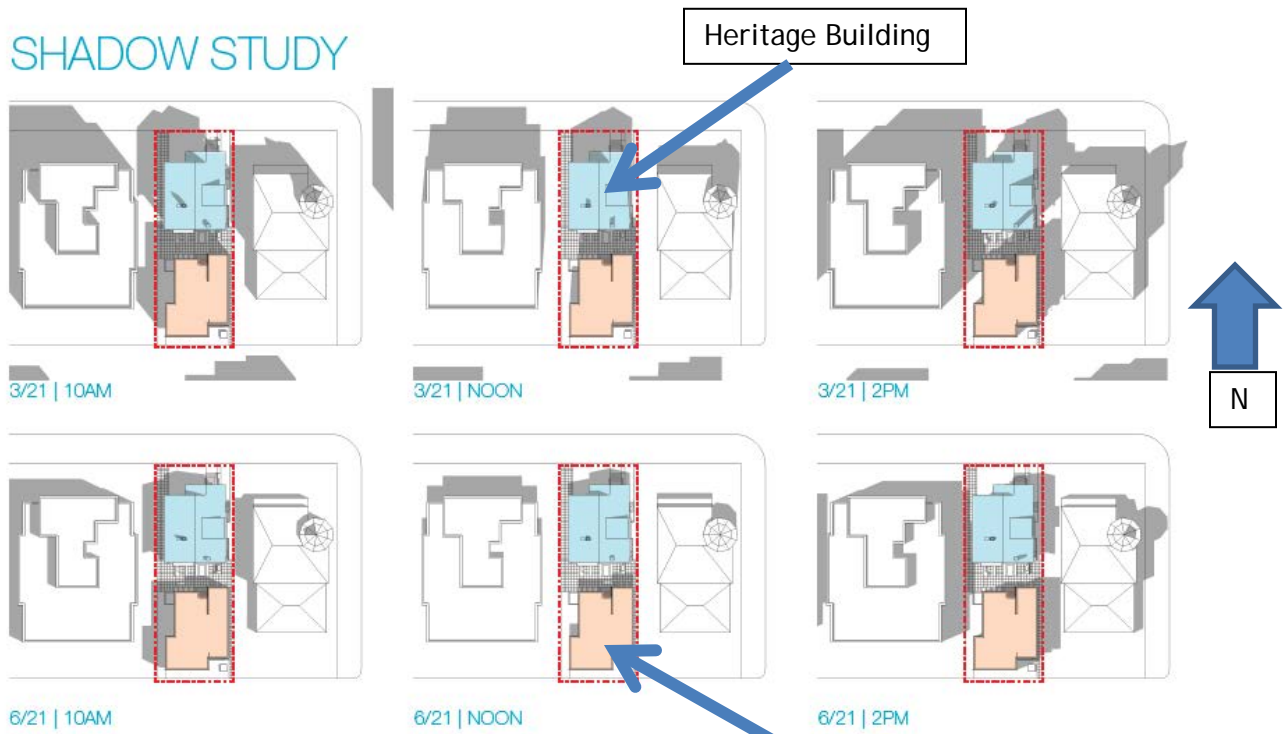
New Infill Building



Renderings

The front (north) side of the site is at the top and the rear (south) side of the site is at the bottom.

SHADOW STUDY



Shadow Analysis

New Infill Building

1014 West 11th Avenue
TECHNICAL ZONING SUMMARY AND TENANT RELOCATION PLAN

Table A: Zoning and Parking Summary

Item	Existing	Permitted or Required	Proposed
Use	Multiple Conversion Dwelling	Multiple Conversion Dwelling or Multiple Dwelling permitted (infill use is not permitted)	Multiple Conversion Dwelling and Infill Multiple Dwelling
Overall Floor Space Ratio (FSR)	468 m ² (5,038 sq. ft.) 0.90 FSR	627 m ² (6,750 sq. ft.) 1.20 FSR* maximum	642 m ² (6,910 sq. ft.) 1.24 FSR 2.4% over permitted
Height	10.8 metres (35.25 feet)	10.73 metres (35.17 feet) up to 36 metres (120 feet) on larger sites maximum	10.8 metres (35.25 feet) for the Heritage Building and 8.0 metres (26.33 feet) for the infill building
Front Yard	10.7 metres (35.1 feet) to front wall of the Heritage Building	6.1 metres (20 feet) minimum	6.3 metres (20.8 feet)
Side Yards	1.5 metres (5 feet) west side and 3.1 metres (10 feet) east side	2.1 metres (6.89 feet) minimum	1.5 metres (5 feet) west side and 3.1 metres (10 feet) east side
Off Street Parking Spaces	1	5 minimum	6 equivalent (1 car share and 1 small space)

* The maximum permissible density in the RM-3 zoning is not a prescribed floor space ratio but is based on a number of factors including site coverage, height, and location of off street parking. On a site of this size a density of 1.2 FSR is a reasonable approximation of the maximum density achievable on the site based on a number of design assumptions.

DCL By-law Variance:

The HRA proposes to vary the DCL By-law- such that the DCLs payable are based on the City-wide DCL rate for residential buildings below 1.2 FSR which is currently \$32.18/m² (\$2.99/square foot). If developed without this variance, the DCLs payable would be based on a higher rate of \$138.53/m² (\$12.87/sq. ft.) applicable to residential projects which propose over 1.2 FSR, in which case the DCLs payable would be approximately \$24,100. The application proposes a density of 1.24 FSR which is slightly more than the 1.2 FSR cut-off. The additional .04 FSR makes the project programmatically viable. Therefore, a DCL variance is proposed so as to not trigger the higher rate given the project only marginally exceeds the 1.2 FSR cut-off.

Table B: Comparison of DCLs Payable

	<i>Development with HRA and with DCL variance</i>	<i>Development with retention without HRA</i>	<i>Development without retention</i>	<i>Development with HRA No DCL variance</i>
<i>Existing Area</i>	468 m ² (5,038 sq. ft.) 0.90 FSR	468 m ² (5,038 sq. ft.) 0.90 FSR	existing building demolished	468 m ² (5,038 sq. ft.) 0.90 FSR
<i>Proposed Area</i>	642 m ² (6,910 sq. ft.) 1.24 FSR	up to permitted 627 m ² (6,750 sq. ft.) 1.20 FSR	up to permitted 627 m ² (6,750 sq. ft.) 1.20 FSR	642 m ² (6,910 sq. ft.) 1.24 FSR
<i>DCL-eligible Area</i>	174 m ² (1,872 sq. ft.)	159 m ² (1,712 sq. ft.)	627 m ² (6,750 sq. ft.)	174 m ² (1,872 sq. ft.)
<i>Applicable DCL Rate</i>	\$32.18/m ² (\$2.99/sq. ft.)	\$32.18/m ² (\$2.99/sq. ft.)	\$32.18/m ² (\$2.99/sq. ft.)	\$138.53/m ² (\$12.87/sq. ft.)
<i>DCL payable</i>	\$5,600	\$5,100	\$20,250	\$24,100

As shown in Table B above, the project under the proposed HRA would generate approximately \$5,600 in DCLs whereas development without the HRA would generate approximately \$5,100 in DCLs with only the retention of the existing building (as DCLs are based on new floor area only). If the site was to be redeveloped with a new building, the DCLs payable would be approximately \$20,250 at the \$32.18/m² (\$2.99/sq. ft.) rate (see Appendix F).

Without the proposed DCL variance, the project under the proposed HRA would have to pay approximately \$24,100 in DCLs, which is more than the maximum payable with a new development. As such, when compared to development without a density variance and HRA, where the existing building is simply retained, no reduction in DCLs payable for the project is proposed (\$5,600 payable instead of \$5,100).

Furthermore, the additional 0.04 FSR is necessary to make the project viable (e.g. allow for sufficient circulation space etc.).

DCL Variances Approved Since 2000

YEAR	ADDRESS	HERITAGE BUILDINGS PRESERVED	DCL AREA	DCL REDUCTION	YEARLY TOTAL
2000	654 East Georgia	1	City-wide	\$7,102	\$7,102
2003	7400 Oak	1	Oakridge/Langara	\$247,000	\$370,601
	610 Granville	3	City-wide	\$95,713	
	1411 W 11th	4	City-wide	\$27,888	
2004	1477 W 15th	1	City-wide	\$192,050	\$382,181
	500 Granville	1	City-wide	\$50,913	
	977 W 8th	1	City-wide	\$35,854	
	55 East Cordova	1	City-wide	\$103,365	
2007	100 West Cordova	1	City-wide	\$5,273,797	\$5,273,797
2009	1098 Richards	2	Downtown South	\$1,071,018	\$1,071,018
2011	351 Abbott St	1	City-wide	\$124,711	\$162,884
	639 Commercial Dr.	1	City-wide	\$38,173	
2012	564 Beatty	1	City-wide	\$605,920	\$605,920
2014	none	0		\$0	\$0
TOTAL	13 projects	19		\$7,873,504	\$7,873,504

December 21, 2014

The City of Vancouver
Department of Housing
300-515 West 10th Avenue
Vancouver, BC

Attention: Ms. Andrea Gillman

**Re: Tenant Relocation Plan
DE418220 - 1014 W 11th Avenue
Purpose-Built Rental Housing & Heritage Revitalization**

Dear Ms. Gillman,

The intent of this letter is to confirm and layout the tenant relocation plan for a proposed revitalization of the existing Heritage Building located 1014 West 11th Avenue and the building of a new infill building. Together the new project proposes 11 residential units, all as purpose-built rental units in covenant with the City of Vancouver. Further, the existing building will be restored and as such there will also be a Heritage Revitalization Agreement with the City of Vancouver. As Rate of Change policy applies to this, we recognize and wish to help current residences transition smoothly into new housing through this process.

Summary

JTA Development Consultants., on behalf of the owner of 1014 W 11th Avenue, Nicolaou Properties, has been coordinating a development permit application and heritage revitalization agreement for the property that would require the relocation of 4 tenants of the existing RM-3 rental building on the site. Tenant relocation is required to rehabilitate the existing heritage building and to update and create a new infill development off the lane where all residential area is purpose-built market rental housing in covenant with the City of Vancouver Housing Department. The proponent is aware that this application, if approved, would cause a degree of inconvenience and financial burden on the existing residents. Our goal is to provide support to the current tenants in order to make the transition out of the building smoothly and with as little financial pressure as possible.

Furthermore, if desired by the tenants, we hope they will feel welcome to return to the building upon its completion. Tenant's residing in the building at the time of the issuance of the Development Permit will be eligible for the Tenant Relocation Plan. Below are a variety of information and assistance measures we are putting in place for the current tenants in order to fulfill requirements of the City of Vancouver's Rate of Change Guidelines and to fulfill our corporate belief of upholding a positive tenant-landlord relationship.

To-date we confirm that no actions or notice have been circulated to tenants of the building with regards to relocation from the building. However, we are no longer accepting new tenants until the building is complete.

Our intent is to help transitioning including the provision of up-to two months notice and free rent over that time including a stipend to cover moving expenses. In addition, we will offer support in the form of property management help to find another residence.

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Page 1 of 4

Property Address: 1014 West 11th Avenue, Vancouver, BC V6H 1K1
 Legal Address: Parcel Identifier: 014-684-357
 Legal Description: LOT 9 BLOCK 395 PLAN VAP1276
 DL 526 NEW WESTMINSTER
 EXCEPT THE EAST 10 FEET
 LOT 8, BLOCK 395, PLAN VAP1276,
 DISTRICT LOT 526, NEW
 WESTMINSTER LAND DISTRICT



The following chart outlines the current configuration of the units, the current rental rates of the units, and the date of original tenancy for existing residents.

Unit	Name	Current	Current Rent	Date Tenancy of
1.		1-bedroom	\$1,000.00	Aug 1, 1998
2.		Bachelor	\$550.00	Aug 1, 1998
3.		Bachelor		
4.		1-bedroom	\$936.00	Fixed End: February 28, 2015
5.		Storage	\$0.00	Aug 1, 1998
6.		Sleeping Room	\$150.00	October 1, 2011
7.		1-bedroom	\$630.00	October 1, 2011
8.		3-bedroom	\$1,500.00	August 1, 2012

Current Tenant Vacant Suite

Units in Relocation Plan	
Total Units	7
Storage Units	1
Vacant Units	1
Fixed Term Units	1
Units in Relocation Plan	6

Relocation Plan

Tenant Notice/2-months rent

As the representative of the owner and landlord of 1014 West 11th Avenue, we will go above the British Columbia's residential Tenancy Act requirements for ending tenancy due to the landlord's use of the property for major construction. We commit to providing two-month's notice and the equivalent to two months' rent on or before the move-out date to each tenant that falls under this plan. In addition, through constant communication, we will provide tenants with project updates that will help give them unofficial notice in advance of the two-month requirement. *Note that an additional month's rent will be offered to tenants who have resided in the building for over 10 years.

Moving Expenses

To lighten the financial burden of relocation on the tenants covered by this relocation plan, the

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Owner will offer a one-time \$750 stipend to each tenant for the purpose of covering moving expenses within the Metro Vancouver area.

First Right of Refusal

Tenants will be offered the first right of refusal, based on their length of tenancy, to the new units if they desire to return to the building once construction is completed. The rehabilitated building and infill building will offer a better living environment at rates comparable to the market in the area. For tenants who wish to return, the Owner will offer a 20% discount on the initial starting rents.

Alternate Accommodation Assistance

Nicolaou Properties will use its internal resources and industry connections in the residential property management field to assist tenants in locating alternative comparable living accommodation in Metro Vancouver. The tenants, if requested, will be assisted in finding three (3) comparable units in Vancouver, and one in their neighbourhood, that fit as closely to their current accommodation as possible and no more than 10% above the current rent levels unless otherwise agreed to by the tenants.

All current tenants that fall under the Tenant Relocation Plan will be provided with the contact information for the designated tenant relocation manager/coordinator. If desired, tenants can provide their accommodation specifications and the designated tenant relocation manager/coordinator will actively search out vacant units that match the requirements. In addition, as an owner of other residential rental properties in our portfolio and under development, we will provide the tenants with priority to rent at our other rental buildings pending vacancies and timelines.

Tenant Notices

Proof of written tenant notice and communication with the residents of the building will be provided when requested by City of Vancouver staff.

Final Tenant Relocation Report

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); and includes a summary of all communication provided to the tenants will be provided upon the plans completion.

Conclusion

JTA Development Consultants, on behalf of the owner of 1014 W 11th Avenue, Nicolaou Properties, is committed to ensuring that the building's tenant relocation process is smooth with little burden on the existing residents. We feel like the measures described above in our Tenant Relocation Plan successfully addresses the City of Vancouver Rate of Change Guidelines. We look forward to working with the residents of the building over the coming months and years to successfully relocate them to alternative accommodation that suits their need and providing them with the opportunity, if they desire, to return to the building after construction.

For further information regarding this Tenant Relocation Plan please contact JTA Development Consultants any time and we will work to provide any additional information.

With this plan in place, the team will ensure the utmost care is taken throughout this process to ensure the smoothest transition possible for the current residents. Should you have any questions, please do not hesitate to call or email anytime.

Sincerely,

JTA Development Consultants



James Tod
Principal



1014 West 11th Avenue
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

On October 20, 2014, the Vancouver Heritage Commission reviewed the proposal and resolved the following:

THAT the Vancouver Heritage Commission supports the Conservation Plan and Infill Development Application for 1014 West 11th Avenue - 'The Muir House', including the compatibility of the new development with the heritage house, as presented at its meeting on October 20, 2014;

FURTHER THAT the Commission supports the continued existence of the berm and the house's historic elevation above the berm.

Staff Comments:

The berm relates to the difference in grades at the front of the property. The grades on the site are two feet higher than the sidewalk grades and the original steps joining the two levels exist on the boulevard (City property). Staff were initially seeking removal of the steps and lowering of the grades as the steps do not comply with current standards. It is anticipated, however, that a solution will be reached where the existing grades of the site and steps provided to the sidewalk will be acceptable to the City and the owner, and that this will be resolved prior to issuance of the development permit.

1014 West 11th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Rehabilitation and conservation of a heritage building and construction of a new infill building.

Public Benefit Summary:

The project would result in the conservation and long-term protection of a heritage resource.

	Current Zoning	Proposed
Zoning District	RM-3	HRA
FSR (site area = 522 m ² (5,625 sq. ft.))	1.20	1.24
Buildable Floor Area	627 m ² (6,750 sq. ft.)	642 m ² (6,910 sq. ft.)
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed HRA (\$)
Required*	DCL (City-wide) (See Note 1)	20,250 (new building)	5,600
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		200,000
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$20,250	\$205,600

Other Benefits (non-market and/or STIR)

Note: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

Note 1: DCLs do not apply to existing floor area. The existing heritage building's floor area is 468 m² (5,038 sq. ft.)