



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: February 11, 2016
Contact: Susan Haid
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RTS No.: 11321
VanRIMS No.: 08-2000-20
Meeting Date: March 8, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 6505, 6507 and 6541 Main Street

RECOMMENDATION

- A. THAT the application by Orr Development (1980) Corp. to rezone 6505, 6507 and 6541 Main Street [*Lot A, Block 2, District Lot 651, Group 1 New Westminster District, Plan BCP48414 and Lot 5, except part in Plan 4463, Block 2, District Lot 651, Plan 2102; PIDs 028-607-384 and 015-128-237 respectively*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.50 to 3.60 and the building height from 13.8 m (45 ft.) to 21.3 m (70 ft.) to permit the development of a six-storey mixed-use building with 75 secured for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Yamamoto Architecture Inc., received August 13, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to conditions contained in Appendix B;

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

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

- C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign By-law [assigning Schedule B (C-2)], generally as set out in Appendix C, be referred to the same public hearing;
- FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the public hearing.
- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.
- E. THAT Recommendations A through D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in 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 a site located at 6505, 6507 and 6541 Main Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit development of a six-storey mixed-use building with commercial retail units at grade and 75 secured for-profit affordable rental housing units. The application has been made under the *Rental 100: Secured Market Rental Housing Policy*, and in accordance with that policy, the application seeks increased height and density in return for all proposed housing units being secured as for-profit affordable rental housing for the life of the building or 60 years, whichever is longer. The application also seeks other incentives available for such rental housing, including a waiver of the Development Cost Levy (DCL) and a parking reduction.

Staff have assessed the application and conclude that it is consistent with the *Rental 100* policy with regard to the proposed uses and form of development. The application is also consistent with the DCL By-law definition of "For-Profit Affordable Rental Housing" for which DCLs may be waived, as well as with the Parking By-law definition of "Secured Market Rental Housing" for which a reduced parking requirement may be applied.

If approved, the application would contribute 75 secured rental units to the City's affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor's Task Force on Affordability*. It is recommended that the application be referred to a public hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the public hearing, along with conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Rental 100: Secured Market Rental Housing Policy (2012)
- Rental Incentive Guidelines (2012, last amended 2016)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Housing and Homelessness Strategy (2011)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2015)
- Sunset Community Vision (2002)
- Green Building Policy for Rezoning (2010, last amended 2015)
- High-Density Housing for Families with Children Guidelines (1992)
- C-2 District Schedule (revised 2009) and associated guidelines (2003).

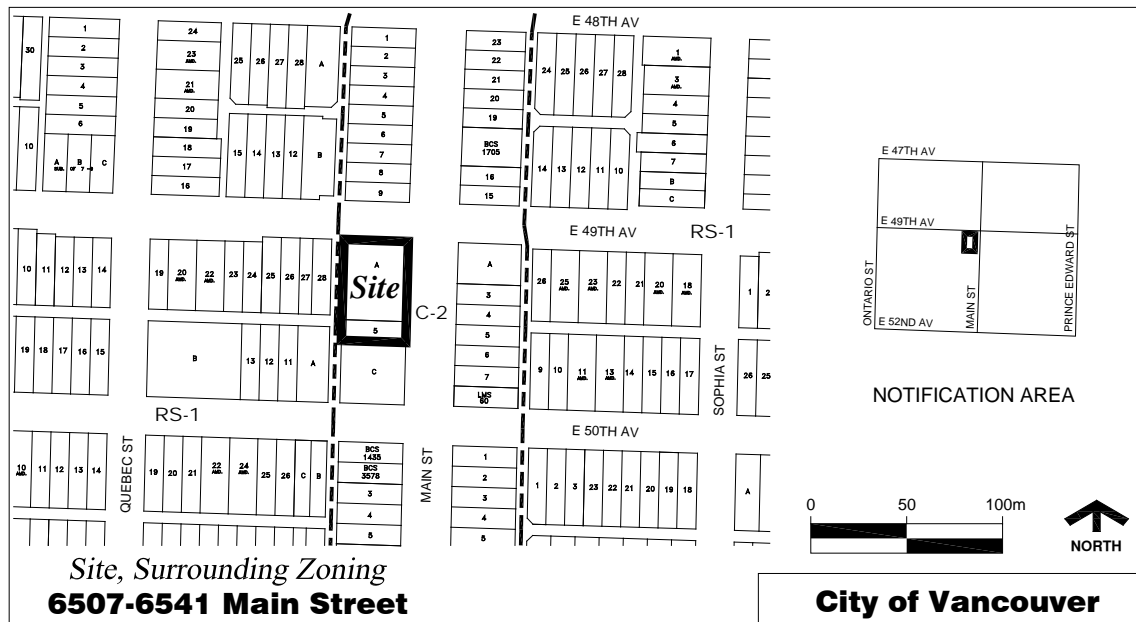
REPORT

Background/Context

1. Site and Context

This 1,769 m² (19,038 sq. ft.) site is located on the west side of Main Street, south of 49th Avenue (see Figure 1). It has a frontage of 52.7 m (173 ft.) along Main Street and 33.6 m (110 ft.) along 49th Avenue. Currently the site is developed with one- and two-storey commercial buildings. Along Main Street are C-2 zoned properties with a variety of low-rise commercial buildings. The properties to the west across the lane from the site are zoned RS-1 and are developed with parking lots and detached houses. The subject site is well located close to parks, the Sunset Community Centre and Langara College with bus service on Main Street and 49th Avenue.

Figure 1 – Site and Surrounding Zoning (including notification area)



2. Policy Context

Secured Market Rental Housing Policy (Rental 100) – In May 2012 Council approved the *Secured Market Rental Housing Policy*, which provides incentives for new developments where 100% of the residential floor space provided is non-stratified rental housing. The *Final Report from the Mayor's Task Force on Housing Affordability*, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

Housing and Homelessness Strategy – In July 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. Priority actions identified to achieve some of the strategy's goals relevant to this application include refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio, one-, two- and three-bedroom for-profit affordable rental housing units that would be secured through a housing agreement.

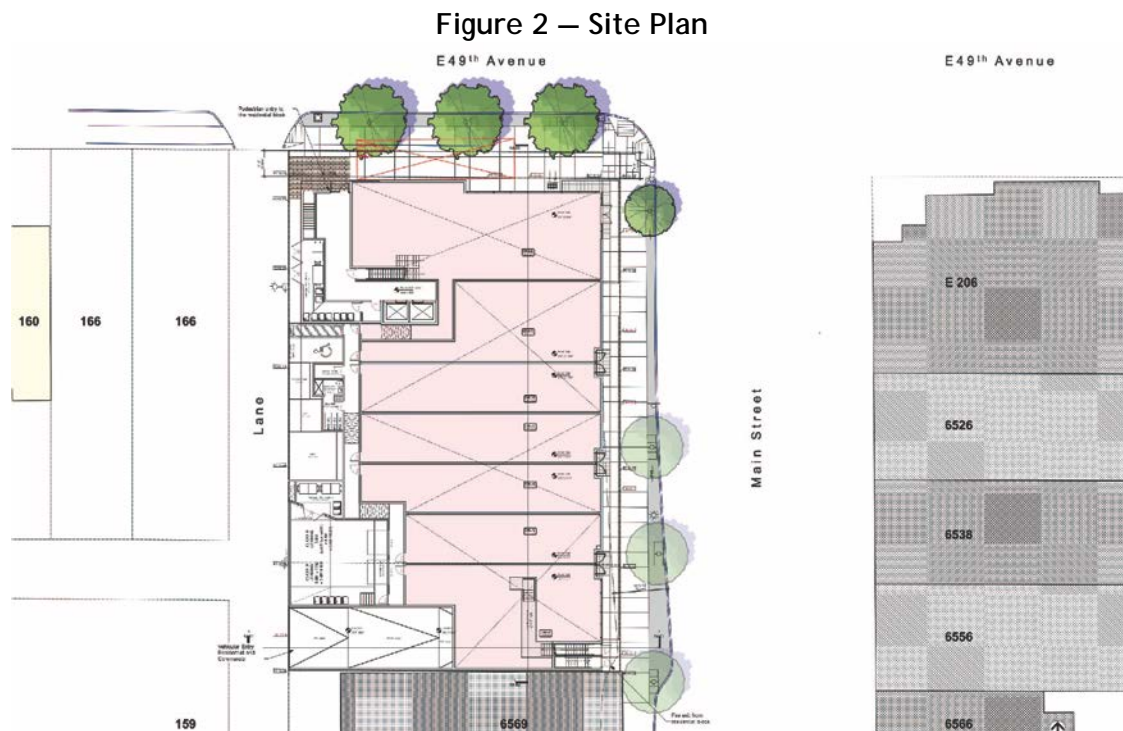
Sunset Community Vision – In January 2001 Council endorsed the *Sunset Community Vision*. The Vision supports rezoning for projects that have housing agreements, including rental housing projects (*Table 2.2 under the Rezoning Policy*). This site is in the Main Street Shopping Area or 'Punjabi Market'. The *Vision* addresses this area's assets and opportunities, as well as challenges, while providing a framework for future planning work in the area.

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

Strategic Analysis

1. Proposal

This application proposes to rezone the site located at 6505, 6507 and 6541 Main Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a six-storey mixed-use building with commercial retail units at grade and residential units above (see Figure 2).



In total, the application proposes 75 for-profit affordable rental housing units (11 studios, 35 one-bedroom, 24 two-bedroom and 5 three-bedroom) and 1,062 m² (11,435 sq. ft.) of commercial floor area all over two levels of underground parking accessed from the rear lane. Of the 75 units proposed, 29 are two or three bedroom units (39%), exceeding the minimum 25% family housing target set by the *Rental 100* policy. A condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development permit stage. Common amenity spaces are located at the south end of the building adjacent to common rooftop decks on the second and sixth floors.

2. Housing

The *Housing and Homelessness Strategy* strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The *Rental 100* program plays a critical role in the achievement of those targets by helping to realize secured rental housing. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. *Rental 100* units are targeted to moderate income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership.

This application meets the requirement of the *Rental 100* program by proposing 100% of the residential floor area as rental housing. The *Rental 100* program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives, where the units qualify as for-profit affordable rental housing, include increased height and density, parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the *Rental 100* program.

The *Rental 100* program sets a target of achieving a minimum of 25% of all units having two bedrooms or more and being suitable for families with children in accordance with the *High Density Housing for Families with Children Guidelines*. This application proposes 39% family units, comprised of 24 two-bedroom and five three-bedroom units, that may be suitable for families with children, helping meet the need for family rental housing in the city.

All 75 units would be secured through a Housing Agreement for the longer of the life of the building or 60 years. Adding 75 new units to the City's inventory of affordable rental housing contributes toward the near-term and long-term targets of the *Housing and Homelessness Strategy* (see Figure 3). Conditions related to securing the units are contained in Appendix B.

Figure 3— Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)*

	TARGET	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,239	1,933	2,004	5,176	176 above target

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

3. Density, Height and Form of Development (refer to drawings in Appendix E)

The *Rental Incentive Guidelines* provide general direction for the consideration of additional density to facilitate the provision of rental housing. On C-2 sites, increases up to six storeys and commensurate achievable density can be considered. The application is for a six-storey mixed-use building with a proposed height of 21.3 m (70 ft.). The proposed development is generally consistent with the C-2 form of development guidelines. The primary exceptions to these are the additional height and density afforded under the *Rental 100* policy incentives and relaxations made to the rear yard setbacks in order to create a flanking streetwall of appropriate height and proportion along 49th Avenue.

Commercial space is located at grade and is oriented to Main Street. The building footprint steps in and out to provide visual interest and to moderate the expansive retail frontage on Main Street. The result is the desired appearance of a 'fine grain' retail module along the street which could serve a variety of tenants. The primary residential entry is located in the northwest corner of the building on 49th Avenue at the lane, activating both 49th Avenue and the lane edge. This location provides a transitional buffer between commercial activity on Main Street and the single family residential to the west. Ample glazing affords enhanced passive surveillance of the adjacent lane. It is recommended that opportunities be taken to reflect the local character, heritage and history into the architecture of the building.

The massing along Main Street anticipates the possible form of future C-2 development to the south. A prominent frame element composed of balconies, privacy screens and slab extensions creates a four-storey streetwall representing the maximum height of conventional C-2 development. Levels five and six are set back to reinforce this four-storey streetwall. Along the south end of the building, level six is setback creating a fifth storey shoulder and a stepped transition to the expected four-storey form of development to the south. To the west along the lane, an increased setback is proposed from the rear property line for all units oriented to the lane. While the C-2 zoning specifies a minimum rear setback of 6.1 m (20 ft.) for residential units, this rezoning proposes a minimum rear yard setback of 13 m (42 ft.) for residential bedrooms and 11 m (36 ft.) for living spaces. This increased setback will enhance livability for residents and offset privacy concerns for neighbours to the west.

These enhanced setbacks result in generous common and private access outdoor spaces on the Level 2 roof deck. Here, one of two amenity rooms is co-located with a children's play area. Design development conditions recommend the expansion of this space, buffer planting and low wall planters with feature trees to assist in screening outdoor spaces from adjacent residences to the west. A second amenity room is located at the southeast corner of Level 6 with associated outdoor amenity space. The accompanying south facing roof deck features urban agriculture planters for the use of residents.

The Urban Design Panel reviewed and supported this application on November 4, 2015 (see Appendix D). Staff conclude that the design responds well to the expected character of C-2 development supplemented by the *Rental 100* policy incentives. Staff supports the application, subject to the design development conditions noted in Appendix B.

4. Transportation and Parking

The application proposes two levels of underground parking accessed from the lane. A total of 80 parking spaces and two loading spaces are proposed. This provision would meet the reduced Parking By-law standards for a secured market rental housing development. Also proposed are 97 Class A bicycle parking spaces, meeting the Parking By-law requirements. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council in June 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, stormwater management and a 22% reduction in energy cost as compared with ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the rezoning policy, indicating that the project could attain the required LEED® points and energy efficiency, and therefore would be eligible for a LEED® Gold rating.

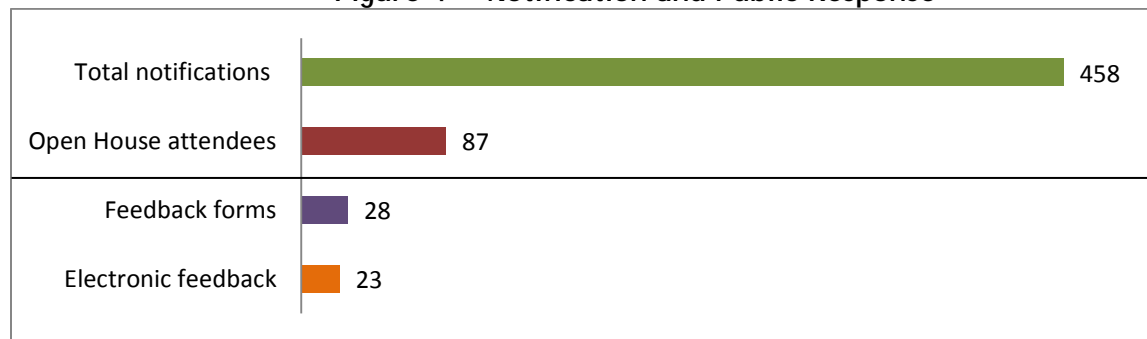
Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the Greenest City 2020 Action Plan is to pursue low-carbon Neighbourhood Energy Systems (NES) for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO₂ reduction by 2020, the Vancouver Neighbourhood Energy Strategy (approved by Council in October 2012) focuses on high density areas of the City including the Downtown, Cambie Corridor and Central Broadway areas. In alignment with the Vancouver Neighbourhood Energy Strategy, conditions of rezoning have been incorporated herein that provide for NES compatibility, immediate connection to the City-designated NES Utility Provider if available, and future connection if not immediately available.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on September 15, 2015. A total of 458 notifications were distributed within the neighbouring area on or about October 7, 2015. In addition, notification and application information, and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on October 21, 2015. Staff, the applicant team and a total of approximately 87 people attended the open house.

Public Response and Comments – A total of 28 comment sheets were submitted from individuals at the open house. In addition, 23 letters, emails or online comment forms were received for this application.

Figure 4 – Notification and Public Response



Below is a summary of all feedback (both online and from the open house) related to the proposal:

- *Housing and Rental* – Many voiced their support for a new housing development of high quality as well as rental housing. There was also a suggestion that seniors be given first consideration or dedicated rental units.
- *Height* – There were mixed comments about height, with a slim majority supportive of 6-8 storeys, while others preferred 3-4 storeys.
- *Parking and Traffic* – There was a concern that the area already has a lot of traffic and not enough parking, especially because of Langara College.
- *Community Engagement* – It was important to some that community groups such as the South Vancouver Neighbourhood house, Langara, YMCA, and Khalsa Diwan Society be engaged and consulted further as the project progresses.
- *Retail Services and Office Space* – There was a suggestion that more diverse retail (not just Punjabi) businesses be encouraged and that incentives be offered to local businesses as opposed to chain stores. Others expressed a desire to see a health collective, a co-op music school, affordable office space, and a doctors’ office be considered in the proposal.
- *Design* – There was mixed feedback regarding the design of the building, with some in favour, citing the design as good and futuristic, while others thought it looked ‘cookie-cutter’ and did not honour the heritage of the neighbourhood.

- *Main Street Shopping Area (Punjabi Market)* – In addition to specific feedback on the proposed development, significant public interest was expressed regarding the commercial vibrancy of the shopping area. This area is identified in the Sunset Community Vision as an important neighbourhood shopping area to be strengthened. In reflecting on how the proposed development relates to the Sunset Community Vision, attendees also provided their ideas to encourage revitalization and to enhance the commercial vibrancy of the Punjabi Market area. Comments, grouped by theme, included:
 - Business Diversity and Incentives – There was concern regarding the lack of diversity of businesses with suggestions to retain and expand business offerings from both Punjabi and other cultures to revitalize the area.
 - Beautification – There was a general desire to beautify the area with new banners on the light poles, Punjabi style architecture and services to facilitate the Diwali festival and parade.
 - Cultural Space – Many expressed a desire for either a cultural centre or more cultural space that could be used to celebrate the Punjabi/Indo-Canadian heritage. Others expressed an interest in the creation of more artist spaces in the area.
 - Pedestrian Safety – More street crossings, lighting, trees and signs should be installed.
 - Height and Density – Desire for increased density along Main Street and into the neighbouring residential areas.
 - Community Engagement – Local community groups should be involved in future engagement opportunities.

In response to feedback raised through the application review process, including comments from the public, Urban Design Panel and staff direction, the following design development conditions (Appendix B) are recommended:

- Consideration to include elements to reflect local heritage and history
- Increased setbacks to enhance livability for residents and offset privacy concerns for neighbours to the west.

With regard to broader comments, it is felt that the development will contribute towards enhancing the public realm and commercial vibrancy of the area. There are a number of opportunities for revitalization of existing shopping areas including redevelopment under existing C-2 zoning or through rezoning policies such as *Rental 100*, as well as the City's Business Improvement Area (BIA) Program and business district initiatives.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (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. This site is subject to the Citywide DCL rate, which is currently \$143.27 per m² (\$13.31 per sq. ft.) for new residential (other than qualifying for-profit affordable rental housing) or commercial floor space. On this basis, a DCL of approximately \$152,000 is anticipated, which is attributed to the commercial floor area (1,062 m²) of the project.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place 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 rezoning approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increase for a period of 12 months from the date of 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.

The applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with *Section 3.1A* of the *Vancouver Development Cost Levy By-law*. The total residential floor area eligible for the waiver is 5,305 m² (57,102 sq. ft.). The total DCL that would be waived is estimated to be approximately \$760,028. A review of how the application meets the waiver criteria is provided in Appendix F.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Rental Housing – The applicant has proposed that all of the residential units be secured as for-profit affordable rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years.

This application includes studio, one-, two- and three-bedroom apartments. The applicant proposed that the studio units would rent for \$1,260, the one-bedroom units would rent for \$1,675, the two-bedroom units would rent for \$2,084 and three-bedroom units would rent for \$2,606 per month. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in East Vancouver, as well as to the estimated monthly costs to own similar units in East Vancouver, using 2014 Multiple Listing Service data (see Figure 4) and conclude that the proposed rents are comparable to average rents in newer buildings in East Vancouver. In terms of comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

The dwelling units in this application would be secured as for-profit affordable rental through a Housing Agreement with the City for the longer of the life of the building or 60 years. Covenants within the Housing Agreement will be registered on title to preclude the stratification and/or separate sale of individual units. Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units will ensure that those initial rents must meet (or be below) the maximum rent levels established in the Vancouver Development Cost Levy By-law (see Figure 4) at the time of the approval in principle by Council following a public hearing. Once a project is approved, the DCL maximum rents can be increased annually during the period of construction (until occupancy) only by the Allowable Rent Increases set out annually by the BC Provincial Residential Tenancy Office. All subsequent rent increases are subject to the Residential Tenancy Act.

Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the *Vancouver Development Cost Levy By-law*.

Figure 4 – Comparable Average Market Rents and Home-Ownership Costs

	6505, 6507 and 6541 Main Street Proposed Rent	Average Market Rent in Newer Buildings - Eastside (CMHC, 2015) ¹	DCL By-Law Maximum Averages - Eastside (CMHC, 2015) ²	Monthly Costs of Ownership for Median-Priced Unit - Eastside (BC Assessment 2014) ³
studio	\$1,260	\$1,184	\$1,260	\$1,721
1-bedroom	\$1,675	\$1,486	\$1,675	\$1,868
2-bedroom	\$2,084	\$1,882	\$2,084	\$2,691
3-bedroom	\$2,606	n/a	\$2,606	\$3,475

¹ Data from the October 2015 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Eastside of Vancouver.

² For studio, 1- and 2-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 city-wide as published by CMHC in the Fall 2015 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2000 city-wide as published in CMHC's website "Housing Market Information Portal" for 2015.

³ Based on the following assumptions in 2014: median of all BC Assessment recent sales prices in Vancouver Eastside in 2014 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$3.68 per \$1,000 of assessed value.

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy, an offer of an Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The public benefit achieved for this application is secured for-profit affordable rental housing. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is anticipated in this instance.

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

FINANCIAL IMPLICATIONS

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

The site is subject to Citywide DCL and it is anticipated that the commercial component of the project will generate approximately \$152,200 in DCLs. The for-profit affordable rental housing component of the project qualifies for a DCL waiver under Section 3.1A of the Vancouver DCL By-law and the value of the waiver is estimated to be approximately \$760,028.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 6505, 6507 and 6541 Main Street from C-2 to CD-1 to increase the allowable density and height, to permit development of a mixed-use building with for-profit affordable rental housing, and conclude that the application is consistent with the *Rental 100: Secured Market Rental Housing Policy*. It is also concluded that the application qualifies for incentives provided with for-profit affordable rental housing, including additional height and density, a parking reduction and a DCL waiver. If approved, this application would make a contribution to the achievement of securing purpose built rental housing.

The Acting 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, and that, subject to the public hearing, the application, including the form of development as shown in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

6505, 6507 and 6541 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 numbers 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 the By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocer or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;

- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class A, Repair Shop - Class B, Restaurant, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (i) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Conditions of Use

- 3.1 No portion of the first storey of a building, to a depth of 10.7 m from the east wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.3 The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,769 m², being the site size at the time of 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 3.60.

- 4.3 Computation of floor area must include all floors of all buildings, 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 sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 The use of floor area excluded under section 4.4 must not include any other use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 21.3 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 or 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 of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom, or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the 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

* * * * *

6505, 6507 and 6541 Main Street
PROPOSED CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That, the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture Inc., on behalf of Orr Development Corp., and stamped "Received, Planning and Development Services, August 13, 2015", 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 the approval of Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to enhance the interface with the public realm.
 - (i) Provision of weather protection along both 49th Avenue and Main Street.
 - (ii) Design development to activate the expansive, largely blank west facing wall at 49th Avenue and the lane. Consider additional fenestration, materiality or 'super graphics' and elements to reflect local heritage and history.
- 2. Design development to enhance livability.
 - (i) Provision of an expanded area for urban agriculture and that it be relocated to terraced planter along the lane. Consider a balanced reduction in adjacent private patios to accommodate this (see Landscape Condition 6).
 - (ii) Supplement the number of proposed feature trees on the Level 2 roof deck, with additional trees to enhance visual interest. Consider locating these in a narrow planter along the northwest building corner.
- 3. Design development of the proposed setbacks from the property line shall remain consistent with the rezoning application submission.

Note to Applicant: The proposed building setbacks submitted can be considered as a minimum setback but could be increased if warranted by the design development process.

4. Provision of high quality and durable exterior finishes proposed in this rezoning submission will be carried forward and remain through the development permit process.
 - (i) Recommend consideration be given to the appropriateness of metal cladding in close proximity to grade, at the lane. It may be subject to undue damage and over time result in a worn appearance. Consider other high quality, more robust materials.
5. The proposed unit mix including 24 two-bedroom and 5 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units.
6. Design development to ensure the protection, enhancement and creation of bird habitat, as well, to reduce potential threats to birds by incorporating the Bird-Friendly Design Guidelines.

Landscape Design

7. In coordination with Design Condition 2(i), the expansion of the second floor amenity space should include an integrated planter at the west edge containing regularly spaces trees.

Note to Applicant: The edge planter should have a minimum 1 m wide, inside dimension with optimized soil volume. Ensure that urban agriculture uses are complimented with hose bib access, irrigation, tool storage, bench seating, work station and compost.
8. Design development to locate site utilities and vents on private property and integrated discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: Utility placement at the lane, such as the PMT, can create alcoves that may invite opportunities for mischief. To avoid unnecessary alcoves, the applicant should explore design solutions such as integrating the utilities into the building or enclosure with a sliding gate or equivalent solution. Coordination with BC Hydro will be needed.
9. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 m² (100 sq. ft.).

Note to Applicant: The hose bib condition is intended to encourage patio gardening. Should there be maintenance concerns related to the nature of tenancy, further coordination with staff will be needed the development permit stage.
10. Design development to grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible.

11. At time of development permit application:

- (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of large scale, dimensioned, architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship, the lane interface, common amenity areas and upper levels.

Note to Applicant: The sections should include the slab, planters, planter materials, tree stem, canopy and root ball.

Crime Prevention through Environmental Design (CPTED)

12. Design development to respond to CPTED principles, having particular regard 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

- 13. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management; or LEED Gold if using LEED for Homes midrise or another LEED Rating System and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Housing Policy and Projects

14. That the proposed average unit sizes be revised to be consistent with the average maximum allowable unit size under the Vancouver Development Cost Levy By-law.

Note to Applicant: Studio units are presently marginally over the average allowable maximum unit sizes under the Vancouver Development Cost Levy By-law.

15. Design development to ensure that a minimum of 25 percent of the proposed rental housing units are designed to be suitable for families with children, including some three bedroom units.
16. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and an accessible washroom.
17. A common outdoor amenity area, ideally co-located with the common amenity room, is to be provided which includes an area suitable for a range of children's play activity.

Engineering Services

18. Where encroaching over property lines, a canopy application is required. Canopies must be fully demountable and drained to the buildings internal drainage system. Canopies are defined as a rigid roof like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (see Vancouver Building By-law section 1A.9.8).
19. Clarification if doors are intended along the 49th Avenue frontage. Although the City does not seek on-site space for the public bike share system, it is the City's intention to place a system along this frontage on public property, so please ensure there is an unobstructed space of 16 m across this frontage.
20. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided

prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.

21. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy 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. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

22. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
23. Provision of 21 m² of adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.
24. 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.
25. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law except:

At minimum one Class B loading space must be of sufficient length and have a sufficient loading throat to accommodate an MSU truck with 10 m overall length. Any other required Class B loading space(s) must provide space to accommodate a 9 m SU-9 truck.
26. Provision of automatic door openers on the doors providing access to the bicycle room(s) noted on plans and identify the route intended to be used by residents to travel to and from the bicycle rooms to the building exterior.
27. 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 Guidelines:

- (i) Provision of a 2.74 m x 2.74 m (9 ft. x 9 ft.) corner cut through the inside radius at the bottom of the main parking ramp is required.

Note to Applicant: This is to ensure two-way vehicle movement through the turn at the bottom of the main parking ramp for customer's vehicles. This may result in the loss of one commercial parking space.

- (ii) Clarification that a scissor lift or a raised loading platform is provided at the rear of the loading spaces.

- (iii) Confirmation that the overhead security gate will operate with a key fob, otherwise a card mounted reader will require an increase of the parking ramp to 6.7 m (22 ft.) in width.

- (iv) Modification of the parking ramp design to include:

- a) The slope must not exceed 10% for the first 6.1 m (20 ft.) from the property line.

- b) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: The parking ramp slope does not calculate as noted on the plans.

- c) Label design elevations in imperial scale.

- (v) Clarification if bicycle racks are proposed for public property, if so a separate application to the General Manager of Engineering Services is required.

Note to Applicant: Class B bicycle parking (bike racks) supplied on public property cannot be counted towards the on-site by-law requirement that would apply to this project.

- 28. Update the landscape plan to reflect the off-site improvements sought as part of the rezoning.

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, the General Manager of Planning and Development Services, the General Manager of Engineering Services and

the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lot A, Block 2, District Lot 651, Group 1 New Westminster District, Plan BCP48414 and Lot 5, except part in Plan 4463, Block 2, District Lot 651, Plan 2102 to create a single parcel and subdivision of that site to result in the dedication of the north 2.63 m (8.66 ft.) for road purposes.
2. Release of SRW BB3021411-14 currently registered on the title of Lot 5.
3. Provision of building setback and a surface Statutory Right of Way (SRW) to achieve a 5.5.m distance from the back of the City curb to the building face adjacent the east property line of the site. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. The SRW agreement must accommodate underground parking and cantilevered upper portions of the building from the second floor to the roof within the SRW area.
4. Upon demolition of the existing building on lot A, cancellation of the off-site parking covenant (BM240784-87) registered on Lot A.
5. 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 adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
- (iii) Provision of a standard concrete pedestrian lane crossing and new curb returns on both sides of the lane entry at the lane west of Main Street on the south side of 49th Avenue.
 - (iv) Provision of new concrete sidewalks adjacent the site in keeping with the treatment patterns for the area (Main Street Showcase). All new sidewalks are to be sawcut to meet the approved pattern.
 - (v) Provision of a new bus shelter on Main Street adjacent the site subject to a more detailed review by City staff. The applicant is to pay all costs associated with installation of a bus shelter, foundations, drainage, electrical if required and the shelter itself will be supplied and installed by the City's street furniture contractor. Should adequate space not be available to accommodate a bus shelter then the applicant is to make provision for benches to be located on private property for use by the public and extended or improved weather protection is to be provided for bench users.
 - (vi) Provision of street trees adjacent the site where space permits.
 - (vii) Relocation or removal of the existing wood pole (BC Hydro/Telus) in the lane that obstructs access to the proposed loading bays. Written confirmation from all affected utilities is required.
6. 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.

Housing Policy and Projects

7. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years and life of the building, and subject to the following additional conditions:
- (i) A no separate-sales covenant.

- (ii) A no stratification covenant.
- (iii) That none of such units will be rented for less than one month at a time.
- (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit.
- (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy By-law.

Unit Type	6505, 6507 and 6541 Main Street Proposed Average Starting Rents
Studio	\$1,260
1-bedroom	\$1,675
2-bedroom	\$2,084
3-bedroom	\$2,606

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of Chief Housing Officer and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in accordance with the Housing Agreement in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the DCL By-law.
- (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.

Soils

- 8. If applicable:
 - (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (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; and
 - (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 Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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.

* * * * *

**6505, 6507 and 6541 Main Street
DRAFT CONSEQUENTIAL AMENDMENTS**

SIGN BY-LAW NO. 6510

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

“6505, 6507 and 6541 Main Street [CD-1#] [By-law #] B (C-2)”

NOISE BY-LAW NO. 6555

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

“ [CD-1#] [By-law #] 6505, 6507 and 6541 Main Street”

6505, 6507 and 6541 Main Street
ADDITIONAL INFORMATION

Urban Design Panel (November 4, 2015)

EVALUATION: SUPPORT (8-0)

Introduction: Cynthia Lau, Rezoning Planner, and Allan Moorey, Development Planner, introduced the project as a rezoning application comprised of two parcels on the southwest corner of Main Street and 49th Avenue. It is situated in the Punjabi Market area of the Sunset Community Vision, and is being considered under the Secured Market Rental Housing Policy (Rental 100).

As this site's existing zoning is C-2, the policy allows for general consideration of up to six-storeys and commensurate achievable density.

To the west are single-family properties. Along Main Street one block north and two blocks to the south are sites zoned C-2, with a vacant former gas station site to the north. Generally, these sites are developed with one and two-storey buildings.

This rezoning application proposes to rezone the site from C-2 to CD-1 to allow development of a six-storey mixed-use development over two levels of underground parking with a maximum building height of 70 ft. and an FSR of 3.59. The proposed development generally adheres to the required setbacks, and exceeds in some places.

The proposal includes 75 secured market rental units, 80 parking spaces, 2 Class B loading spaces and 97 Class A bicycle parking spaces. A Public Bike Share station is requested along the north elevation on public property.

The project design is an articulated street wall that provides a four-storey diadem in anticipation of future C-2 development to the south while transitioning to the additional two stories afforded by the Rental 100 Policy.

The primary residential entry is in the northwest corner of the building, off 49th Avenue. Parking entry to two levels below grade is in the southwest corner off the lane.

Seventy-five rental units are provided. Of them:

- 15% (11) are studio units
- 46%(35) are one bedroom units
- 32% (24) are two bedroom units
- 7% (5) are three bedroom units

The materiality of the proposed development is characterised by the use of:

- Window wall glazing system
- Commercial storefront
- Metal siding of varied colour
- Paint-finished aluminum and tempered glass guards
- Coloured glass privacy screens

- Paint-finished concrete

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

1. While the flanking building return along 49th Avenue. provides an appropriate interface with that street, could the Panel comment on the west building face, against the lane and RS-1 residential beyond, with attention given materiality and expression.
2. Does the panel support the proposed height, massing, density and form of development?

Applicant's Introductory Comments: The strategy was to maintain a four-storey street wall along Main Street and 49th Avenue, to have more of a significant setback at the fifth and sixth levels, and to prevent shadow impacts on the adjacent site.

The residential entry will be on the west side, where the mass steps down to follow grade and create a good transition to the sidewalk along Main Street. At grade the base wall creates grounding for the elements that project off it, allowing added density at the upper levels and maintaining a wide sidewalk.

To help mitigate some of the setback encroachment on the northwest, the number of windows has been minimised. Units have also been oriented north/south to prevent overlook, and the second floor deck has been buffered with large scale planters for screening.

Then amenity is split into two areas. One is a sheltered semi-private play area with urban agriculture on the roof, while the other is a small meeting space in the southeast corner which spills out onto the patio.

The public bike share requested is 16 m x 4 m deep, and the goal is to screen this area somewhat from the retail. Parking is in the southwest corner.

There are two main aspects to the site; the commercial aspect and the private side. On the commercial edges, the goal is to provide an upgrade to the existing street edges. Some existing trees are being retained and some new trees on and around 49th Avenue will be incorporated.

On the backside there is a green edge to the lane which allows in light and provides buffering from the lane. Stepping down, the second level allows for more green edges in there as well. There is also some planting on the upper amenity to add green, while maintaining a functioning space.

Panel's Consensus on Key Aspects Needing Improvement:

- The amenity space should be increased and reconfigured, or possibly moved to the roof;
- There was concern about the blank walls on the west elevation – design and more response to cultural context would be encouraged;
- Increasing the setback around the residential entry, and developing that corner to make it more legible and allow for more daylight into the space; and

- Design development of the street front and the retail modulation – develop the canopy along 49th Avenue to facilitate both the bike parking and pedestrians;

Related Commentary: Overall the panel strongly supported the design of this project. It was commented that the building is a thoughtful design in response to the Punjabi district, which enhances the housing objectives of the City of Vancouver. The panel agreed that the height, massing and density were all supportable.

Broadly there was concern about the treatment of the west elevation, and it was suggested that additional design elements be considered. Using graphics to enhance the wall would be better than leaving it blank. There was also concern about the durability and aesthetics of using metal siding in the design.

The amenity space, particularly the exterior one, was considered a bit small. It would work better if expanded and re-configured, and possibly moved to the roof to facilitate this. These comments were also echoed in regards to the children's area.

Further design development was suggested for the residential entry to announce it more, as it was felt to be understated and hidden by the balconies. A second entrance, a courtyard, landscaping, or wrapping the lobby along the lane, could assist with this.

It was suggested that the laneway would benefit from some landscaping, and possibly greater setbacks to enhance the area.

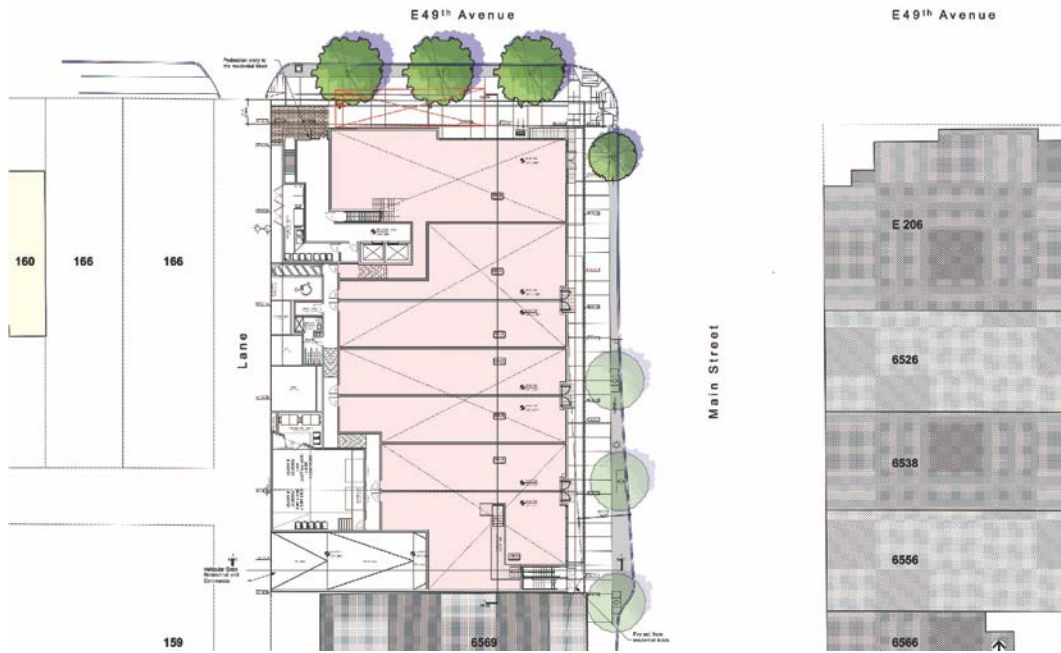
In regards to the bike parking area, it was suggested that the expression be strengthened, respond and be informed by the bike parking along 49th Avenue. A larger canopy over the bike share would improve the area.

Applicant's Response: The applicant thanked the Panel for their feedback. In particular the Panel's comments pertaining to the west side, where improvements can definitely be made. The development of the materials will occur.

* * * * *

6505, 6507 and 6541 Main Street
FORM OF DEVELOPMENT

Site Plan



Perspective View



Elevations

East Elevation (Main Street)



West Elevation (Lane)



North Elevation (49th Avenue)



6505, 6507 and 6541 Main Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

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

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

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	11	42 m ² (450 sq. ft.)	42 m ² (453 sq. ft.)
1-bedroom	35	56 m ² (600 sq. ft.)	53 m ² (573 sq. ft.)
2-bedroom	24	77 m ² (830 sq. ft.)	74 m ² (794 sq. ft.)
3-bedroom	5	97 m ² (1,044 sq. ft.)	91 m ² (982 sq. ft.)

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

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Studio	11	\$1,260	\$1,260
1-bedroom	35	\$1,675	\$1,675
2-bedroom	24	\$2,084	\$2,084
3-bedroom	5	\$2,606	\$2,606

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

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

DCL By-law maximum construction cost	Proposed construction cost
\$2,691 per m ² (\$250 per sq. ft.)	\$2,691 per m ² (\$250 per sq. ft.)

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

6505, 6507 and 6541 Main Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey mixed-use development with 75 for-profit affordable rental units.

Public Benefit Summary:

The proposal would provide 75 dwelling units secured as for-profit affordable rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,769 m ² / 19,038 sq. ft.)	2.5	3.60
Floor Area (sq. ft.)	47,595	68,537
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	633,489	152,200
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		633,489	152,200

Other Benefits (non-quantified components):

75 units of market rental housing secured for the longer of 60 years and the life of the building

* 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%).

6505, 6507 and 6541 Main Street
APPLICANT AND PROPERTY INFORMATION

Applicant and Property Information

Address	6505- 6541 Main Street
Legal Descriptions	Lot A, Block 2 District Lot 651, Group 1 New Westminster District, Plan BCP48414 and Lot 5, except part in Plan 4463, Block 2, District Lot 651, Plan 2102; PIDs 028-607-384 and 015-128-237 respectively
Developer	Orr Development Corp.
Architect	Yamamoto Architecture Inc.
Property Owner	Orr Development (1980) Corp.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	C-2	CD-1
SITE AREA	1,769 m ² (19,038 sq. ft.)	1,769 m ² (19,038 sq. ft.)
USES	Mixed-use	Mixed-use
FLOOR AREA	4,422 m ² (47,595 sq. ft.)	6,367 m ² (68,537 sq. ft.)
Floor Space Ratio (FSR)	2.50 FSR	3.60 FSR
HEIGHT	13.7 m (45 ft.)	21.3 m (70 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law