



## POLICY REPORT

Report Date: October 22, 2019  
Contact: Karen Hoese  
Contact No.: 604-871-6403  
RTS No.: 13444  
VanRIMS No.: 08-2000-20  
Meeting Date: November 5, 2019

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1102-1138 East Georgia Street

### **RECOMMENDATION**

- A. THAT the application by Ekistics Architecture, on behalf of CH (East Georgia) GP Inc., to rezone:
- 1102-1120 East Georgia Street [*Lots 1 to 4, Block 21 of Block A, District Lot 182, Plan 355; PIDs: 015-363-945, 015-363-961, 015-363-970, and 015-363-996 respectively*];
  - 1128 East Georgia Street [*PID: 015-364-054; The East 19.5 Feet of Lot 5, Block 21 of Block A, District Lot 182, Plan 355; PID: 015-364-003; Lot 5, Except the East 19.5 Feet, Block 21 of Block A, District Lot 182, Plan 355; PID: 015-364-089; Lot 6, Block 21 of Block A, District Lot 182, Plan 355*]; and
  - 1134-1138 East Georgia Street [*Lots 7 to 8, Block 21 of Block A, District Lot 182, Plan 355; PIDs: 013-499-459 and 013-499-475 respectively*] from I-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit development of a four-storey mixed-use building consisting of commercial and light industrial uses at grade with a mezzanine level, and a total of 47 residential units (37 strata-titled units and 10 social housing units), with a floor space ratio (FSR) of 2.57 and a building height of 15.9 m (52.2 ft.), be referred to public hearing together with:
    - (i) plans prepared by Ekistics Architecture, received August 14, 2018, with an addendum received July 18, 2019;
    - (ii) draft by-law provisions, generally as presented in Appendix A; and

- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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 the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- C. THAT, if the application is referred to a public hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the public hearing.

- 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 amending by-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
  - (i) THAT the passage of the above resolution 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 the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone a site located at 1102-1138 East Georgia Street from I-2 (Industrial) District to CD-1 (Comprehensive Development) District. This application is being considered under the *Downtown Eastside Plan* (DTES Plan), which provides supporting policy for this area to consider a rezoning on industrial-zoned lands in order to encourage new development with an emphasis on family housing. The proposed rezoning would allow for the development of a four-storey mixed-use building consisting of commercial and light-industrial uses at grade with a mezzanine level, and a total of 47 residential units, of which 10 will be social housing units to be owned and operated by Anhart Community Housing Society. A floor space ratio (FSR) of 2.57 and a building height of 15.9 m (52.2 ft.) are recommended. If approved, the application would contribute to the City's affordable housing goals, as identified in the *Housing Vancouver Strategy*, as well as the social housing goals as set out in the DTES Plan.

Staff have assessed the application and conclude that it meets the intent of the DTES Plan and is generally consistent with regards to the proposed use and form of development. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies and guidelines for this site include:

- Downtown Eastside Plan (2014)
- Rezoning Policy for the Downtown Eastside (2014)
- Housing Vancouver Strategy and 3-Year Action Plan (2017)
- Housing Plan for the Downtown Eastside (2005)
- Metro Vancouver Regional Growth Strategy (2010, last amended 2017)
- Vancouver Regional Context Statement Official Development Plan (2013)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2018)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2018)
- I-2 District Schedule

## **REPORT**

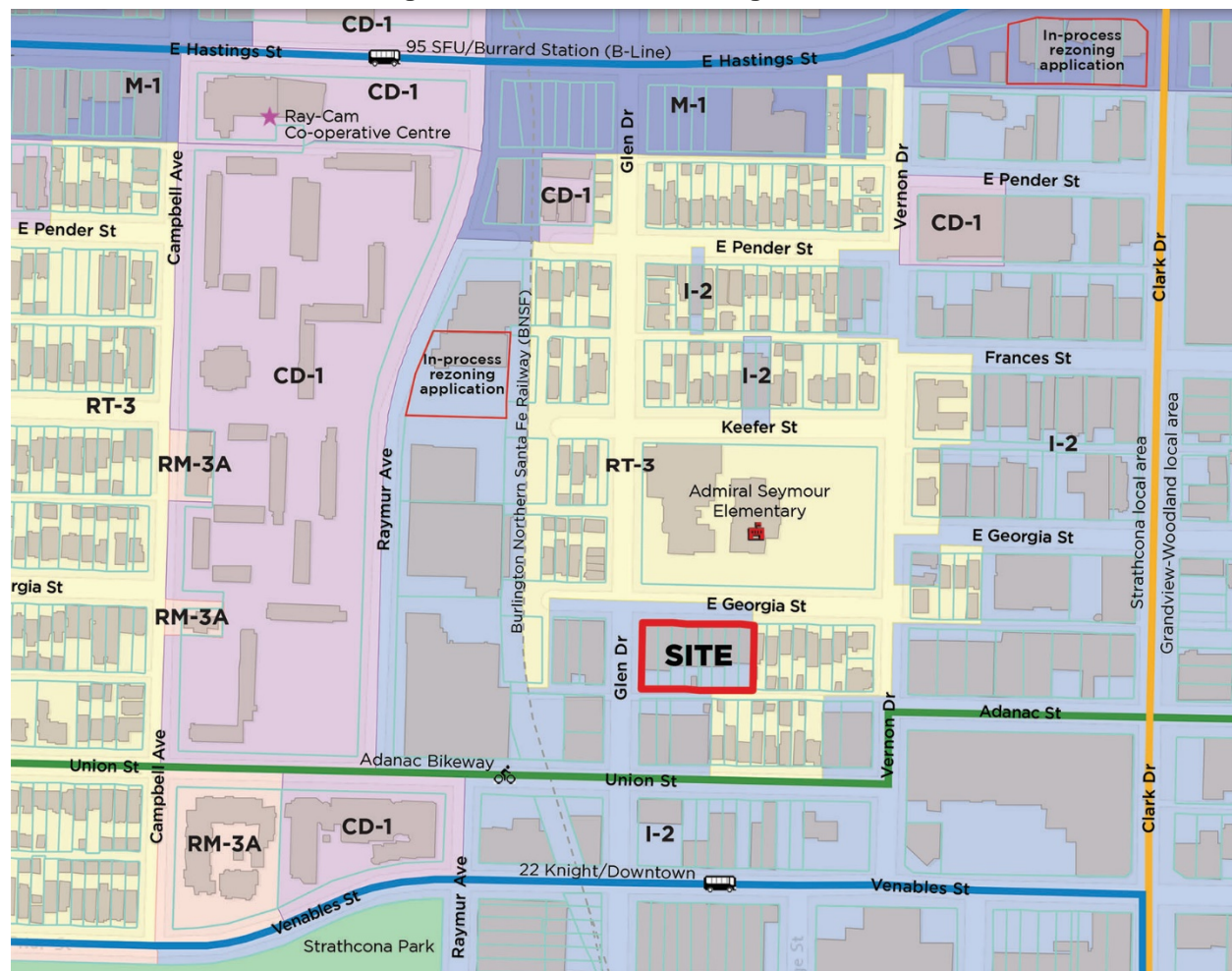
### **Background/Context**

#### **1. Site and Context**

The subject site is located on the southeast corner of East Georgia Street and Glen Drive in the Strathcona local area (see Figure 1). It is comprised of nine legal parcels, with a total site size of 2,347.2 sq. m (25,265.3 sq. ft.) and a frontage of 63 m (207.1 ft.) on Georgia Street and 37.2 m (122 ft.) on Glen Drive.

The site is currently occupied by four industrial buildings, one storey in height with surface parking and loading along the lane. The buildings were built between 1959 and 1970 and are not listed on the Vancouver Heritage Register. Adjacent to the east property line and across the lane to the southeast is RT-3 zoning, which consists of single-family homes and duplexes with most of the homes identified as important streetscapes in the Strathcona-Kiwanis RT-3 Guidelines; these areas are not anticipated for change under the DTES Plan. The sites to the west and south are zoned I-2 and consist of one- to two-storey industrial buildings; however, the site directly to the south has an active development permit and is anticipated to redevelop to a four-storey mixed-use building with commercial, office and industrial uses at a height of 20 m (65.8 ft.).

**Figure 1: Site and Surrounding Context**



**Local School Capacity** – Admiral Seymour Elementary School is located directly north across Georgia Street, which is the catchment school for this site. Seymour Elementary has a total operating capacity of 391 students. The 2017/18 enrolment rate was 32 per cent and the 2027 enrolment rate is projected to increase to 46 per cent, as indicated in the 2019 Vancouver School Board's *Long Range Facilities Plan*.

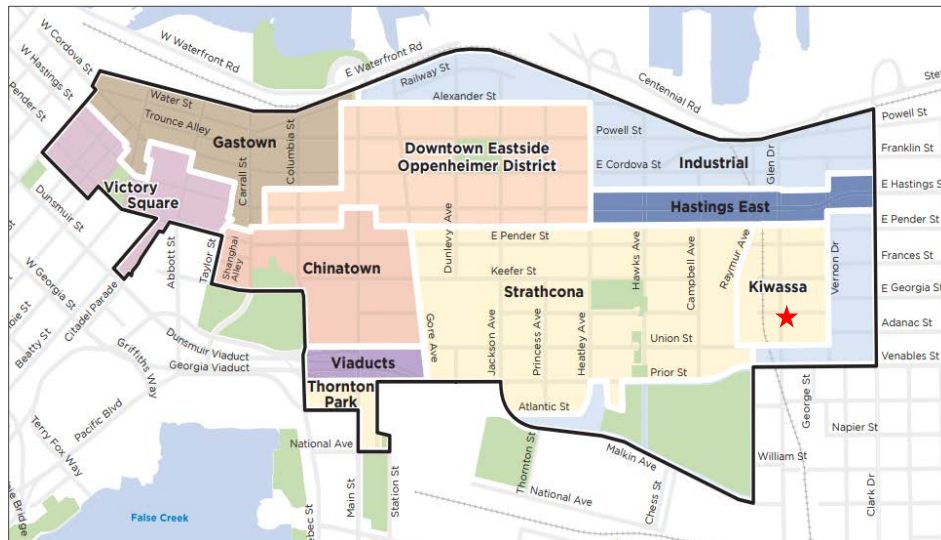
**Neighbourhood Amenities** – The following neighbourhood amenities are located approximately within a 500 metre radius (6-minute walk):

- Parks: Strathcona Park (857 Malkin Avenue) is located to the southwest. Strathcona Linear Park (787 Prior Street) and MacLean Park (710 Keefer Street) are located to the west at Hawks Avenue.
- Cultural/Community Space: Ray-Cam Cooperative Centre (920 East Hastings Street) is located to the northwest.
- Child Care: Ray-Cam Daycare Centre, a licensed group childcare facility for children aged 2.5 to five years with out of school care for children aged 5 to 12 years, is located at the Ray-Cam Cooperative Centre to the northwest.
- Transportation: The Adanac Bikeway and 22 Knight/Downtown bus route are located to the south within two blocks from the site. The 95 SFU/Burrard Station (B-Line) and 211 Seymour/Phibbs Exchange/Vancouver bus lines are located to the north along Hastings Street and Powell Street respectively.

## 2. Policy Context

**Downtown Eastside Plan** – Approved in 2014, the *Downtown Eastside Plan* (DTES Plan) guides future private and City investment and partnerships towards achieving integrated development that meet the needs and priorities of the community. It strategically aligns core community values, City objectives, and planning principles to provide clarity and certainty about where and how new growth will be managed. The plan's policies are designed to achieve a thoughtful balance that supports the continued development of a mixed-income community in the Downtown Eastside without displacing Vancouver's most vulnerable citizens.

**Figure 2: Downtown Eastside Sub-areas and Neighbourhoods (with Subject Site)**



The subject site is located in the Kiwassa sub-area of the DTES Plan (see Figure 2). The DTES Plan encourages new development with an emphasis on family housing in this area and supports rezoning of industrial zoned lands for residential development that includes 20 per cent social housing. In Kiwassa East, new development should reflect the established lower-scaled,

older heritage buildings and prevailing smaller lot frontages as an important characteristic of this existing neighbourhood, and it must strengthen the residential character of the area, while contributing to the community's identity as an interesting and vibrant place of varied activities with a focus on artists, light industrial, and related production activities.

**Rezoning Policy for the Downtown Eastside** – Approved in 2014, the *Rezoning Policy for the Downtown Eastside* allows for rezoning consideration on existing industrial-zoned sites in the Kiwassa sub-area for mixed-use developments where a minimum of 20 per cent of residential units are secured as on-site social housing. New developments are to focus on family housing and choice of use at grade.

**Housing Plan for the Downtown Eastside** – Approved in 2005, the *Housing Plan for the Downtown Eastside* supports increasing housing capacity in Kiwassa through site-specific rezoning applications. The plan encourages mixed-income and family housing, and anticipates a modest amount of social housing to be built through density bonusing.

**Metro Vancouver Regional Growth Strategy and Vancouver Regional Context Statement Official Development Plan** – The *Metro Vancouver Regional Growth Strategy* and the *Vancouver Regional Context Statement Official Development Plan* designate the site as “general urban”, which allows for consideration of a rezoning from industrial to residential use.

## Strategic Analysis

### 1. Proposal

The application proposes a four-storey mixed-use development with commercial and light industrial uses at grade with a mezzanine level and residential use above, over one level of underground parking (see Figure 3). The commercial and light industrial space is to serve as creative production space, focusing on artists, light industrial and related production activities. The residential component includes four at-grade townhouse units along Georgia Street and two- and three-storey townhouses configured in a courtyard form above the ground floor. Based on the addendum received July 18, 2019, a total of 47 residential units are proposed, comprised of 37 strata-titled units and 10 social housing units to be owned and operated by Anhart Community Housing Society.

**Figure 3: Perspective looking southeast from Georgia Street and Glen Drive Intersection**



## 2. Land Use

The application proposes 1,900.8 sq. m (20,461 sq. ft.) of commercial and light industrial floor area and 4,123.7 sq. m (44,388.6 sq. ft.) of residential floor area, consisting of 81 per cent family housing units. This is consistent with the DTES Plan, which encourages new development to include a range of housing types with an emphasis on family housing, as well as, a special creative precinct focusing on artists, light industrial and related production activities.

## 3. Density, Height and Form of Development

(see application drawings in Appendix E and project statistics in Appendix H)

As submitted, the application's floor area calculations revealed an overall density of 2.92 FSR due to a number of errors and assumptions. The proposed four-storey mixed-use development comprised of commercial, light industrial and residential uses is consistent with the urban design intent of the Kiwassa East sub-area; however, the building significantly exceeds the density in the built form policies.

**Existing Zoning** – The site is currently zoned I-2 (Industrial) District, which permits a maximum density of 3.00 FSR and an outright height of 18.3 m (60 ft.) to a discretionary height of 30.5 (100 ft.) for uses not related to residential. Under existing zoning, a development on this site would be limited to an industrial building up to a maximum of four storeys (outright) to seven storeys (discretionary). The DTES Plan aims to protect and strengthen the low- to medium-density residential character of the area and allows for rezoning consideration of industrial-zoned sites to permit residential use while reducing the maximum density to 2.50 FSR and height to 15.2 m (50 ft.).

**Form of Development** – The mixed-use development is comprised of a commercial podium with three residential components atop, in which the configuration in a U-shape creates a 34 ft. deep courtyard (see Figure 4).

**Figure 4: View of Courtyard on Podium**



The height proposed is four storeys and includes a double-height commercial podium containing a mezzanine level and three-storey townhouses above. The overall scale and massing has been broken down into several buildings, as well as stepped back on the fourth level along Georgia Street and the east property side, to reduce the apparent mass and to provide a better neighbouring integration with the surrounding streetscape.

Urban design provisions for mixed-use developments on I-2 sites through rezoning are set out in the DTES Plan. New development is expected to strengthen the residential character of the area, while contributing to the community's identity as an interesting and vibrant place of varied activities. These developments are to ensure ground-oriented vibrancy through visually interesting ground-oriented uses and activities; introduce opportunities at grade to showcase production activity in the public realm; provide appropriate setbacks that introduce public realm vibrancy; and introduce "eyes on the lane" through greater building frontage transparency.

In addition to the typical entries from the street, the building can be accessed from Glen Drive, Georgia Street and the lane through a series of pedestrian breezeways that allow for at-grade opportunities to showcase production activities and pedestrian engagement. A condition of approval in Appendix B seeks further assurance of public usage. These pedestrian mews also lead to the main residential core and connect Georgia Street, Glen Drive and the lane internally in a semi-public condition. An arcade is proposed at grade along Glen Drive. To allow for an improved contextual fit and to increase safety and security, design development of this interface is a condition of approval as outlined in Appendix B. Above, the residential buildings consist of family-sized townhomes that create a courtyard providing the main outdoor amenity space for residents. The four residential units located at grade along Georgia Street, two units on the mezzanine level and four units in the courtyard level, will be dedicated as social housing units.

**Density** – As submitted, the application indicated that a total FSR of 2.50 was proposed, which complies with the maximum density outlined above. A technical review had indicated otherwise, showing that the proposal would far exceed the 2.50 FSR due to errors in the applicant's floor area calculations and unanticipated floor area at the courtyard level. As a result, the applicant has provided an addendum showing how the application will respond to the DTES Plan. The adjustments made maintains the overall form of development as initially proposed, but manages to provide a reduction in floor area through increased setbacks on the fourth floor and floor area reductions throughout the whole building. The addendum results in a reduced FSR of 2.57. Consequently, an increase of up to 0.07 FSR is proposed.

Staff recognize that the proposed building courtyard typology, including the proposed publicly accessible breezeways on the ground floor, exceeds the typical percentage of common circulation space for other projects. However, this typology responds more to the fine-grained context and better addresses the urban design intent for the Kiwassa East sub-area, such as re-capturing spaces in between buildings and lanes to contribute to public life. As such, staff accepts the modest increase in density in support of the large proportion of family units and the unique building typology.

**Urban Design Panel Review** – The Urban Design Panel reviewed the application on November 14, 2018 and supported the project as a new typology and considered the courtyard scheme to be a good fit in the neighbourhood (see Appendix D).

Based on the proposed built form and massing, staff have concluded that the overall proposal is generally consistent with the objectives of the DTES Plan and support this application, based on the appended subject to the conditions outlined in Appendix B.



#### 4. Housing

The DTES Plan strives to ensure that access to affordable housing choices in the DTES and across the city is available for low-income people, including the homeless and the working poor, children, families and seniors, while continuing to encourage a housing mix in the neighbourhood. The rezoning policy allows for consideration of mixed-use developments where 20 per cent of residential units are secured as on-site social housing, and provides the City some discretion on how the 20 per cent social housing may be delivered.

The intention is that Anhart Community Housing Society (ACHS) will purchase the social housing at cost and when completed, ACHS will operate the social housing and rent each unit to qualified tenants. Staff support the partnership with the non-profit in order to support the creation of new social housing, and specifically for this application where a relatively low number of social housing units are contemplated.

**Existing Tenants** – The site is currently developed with industrial buildings and has no residential tenants on site.

**Housing Mix** – This application proposes 37 strata-titled residential units and 10 social housing units (see Figure 5). The proposed unit mix meets the DTES Plan policy intent that encourages an emphasis on family housing with 81 per cent family units in the overall project.

**Figure 5: Proposed Unit Mix**

	Strata-titled Units	Social Housing Units	Total Units
<b>One bedroom</b>	4 (11%)	5 (50%)	9 (19%)
<b>Two bedrooms</b>	19 (51%)	5 (50%)	24 (51%)
<b>Three bedrooms</b>	14 (38%)	--	14 (30%)
<b>Total</b>	37 (100%)	10 (100%)	47 (100%)

**Progress towards Social Housing Targets** – This application, if approved, would add 10 units to the City’s inventory of social housing, which would contribute towards the stated 10-year social and supportive housing targets set out in the *Housing Vancouver Strategy* (see Figure 6). In addition to city-wide targets, the DTES Plan includes social housing targets as shown in Figure 7.

**Figure 6: Progress Towards 10-Year Housing Vancouver Targets for Non-Market Housing (as of September 30, 2019)**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Social, Supportive and Co-op Housing Units</b>	12,000	4,169*

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

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

**Figure 7: Progress Towards Downtown Eastside Housing Targets (as of September 30, 2019)**

Housing Type	Targets		Achieved	Gaps	
	10 Year	30 Year		10 Year	30 Year
<b>Social Housing inside the DTES</b>	1,400	4,400	814	586	3,586

Note: Measuring of DTES housing targets began in 2014. Temporary Modular Housing (TMH) units are not counted towards targets.

**Affordability** – The target rents in the social housing component reflect the DTES Plan’s objective to maintain or enhance affordability. Rezoning from industrial to residential use in the Kiwassa sub-area requires 20 per cent of the units to be secured as social housing, which defines social housing in this sub-area as rental housing:

- (i) in which at least one-third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
- (ii) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- (iii) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the City a section 219 covenant, housing agreement, or other security for the housing commitments required by the City, registered against the freehold or leasehold title, with such priority of registration as the City may require.

The target rents for the remaining units are for not less than one-third of the social housing units to rent to households with incomes below the then current Housing Income Limits, at a rate no higher than 30 per cent of household income, and the remaining units to rent at affordable market rents. Staff intend to work with senior levels of government and ACHS to find opportunities to deepen and broaden affordability across the 10 social housing units.

**Security of Tenure** – The 10 social housing units proposed will be secured with a Housing Agreement and a no strata title (or no further strata title if all social housing units will form one strata lot), no separate sales section 219 covenant. Conditions related to securing the units are contained in Appendix B.

## 5. Transportation and Parking

Vehicle and bicycle parking are provided on one level of underground parking accessed from the lane on the southeast corner of the site. The application proposes a total of 69 parking spaces for residential and commercial uses (including one car share space), two class B loading spaces, 52 class A bicycle spaces and 12 class B bicycle spaces, which is slightly below the Parking By-law minimum requirements. Parking, loading and bicycle spaces will require revisions in accordance with the Parking By-law. Engineering conditions are included in Appendix B.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings conditions within the policy. This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

**Green Sites** – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. In 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no trees on site. A total of seven trees, all on City boulevard were assessed for this site. All City trees are in good condition and proposed to be retained and protected.

### **Public Input**

**Public Notification** – A rezoning information sign was installed on site in August 2018. Approximately 780 notifications were distributed within the neighbouring area on or about October 5, 2018. In addition, notification and application information, as well as an online comment form, were provided on the City’s Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

**Community Open House** – A community open house was held on October 22, 2018 at Admiral Seymour Elementary School located at 1130 Keefer Street. Staff, the applicant team and a total of approximately 65 people attended.

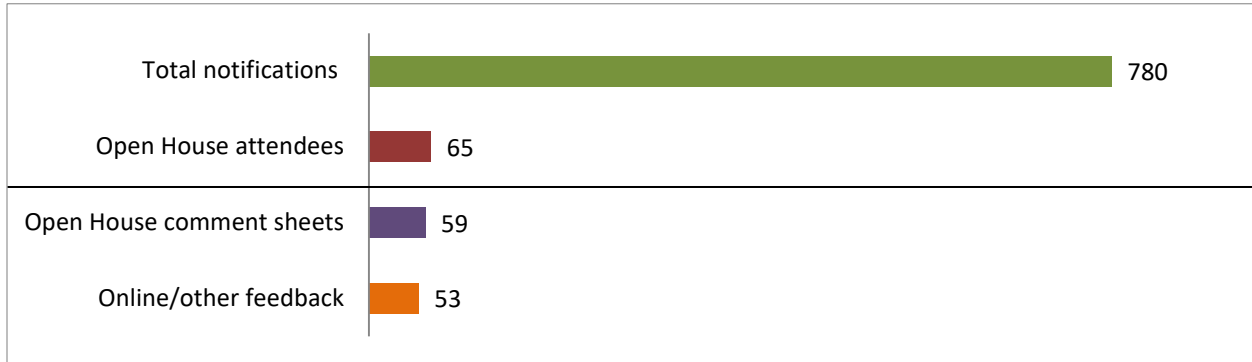
**Public Comments** – Staff received a total of 112 responses regarding the rezoning application (see Figure 8). Overall, responses received were supportive. Respondents identified the proposal as a positive contribution to the neighbourhood, with the potential to revitalize the area and provide much needed family housing, social housing and retail commercial space in a form that fits within the neighbourhood context. Areas of concerns were limited with the majority expressing the need for more height and density to allow for more housing and social housing units. A few concerns were stated regarding the loss of sunlight due to height and that bicycle and car share spaces should be increased with a reduction in vehicle parking. A more detailed overview of public comments on this application is provided in Appendix D.

**Response to Public Comments** – The proposal generally meets the built form policies as set out in the DTES Plan and therefore, additional height and density above the existing proposal is not recommended. The rezoning of the site to allow for residential use on an industrial-zoned site creates an increase in housing that would not be permitted otherwise.

Regarding the loss of sunlight on neighbouring properties due to height, the northeast corner of the development is proposed at a lower height with the fourth floor massing stepped back on all three buildings. This reduced height and massing responds to the adjacent RT-3 sites, allowing for greater access to sunlight.

With regards to parking, the proposal is subject to the Parking By-law and parking reductions can be achieved through a Transportation Demand Management Plan that provides measures prioritizing more sustainable travel as part of a rezoning and development permit application.

**Figure 8: Notification and Public Response**



**PUBLIC BENEFITS**

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

**Required Public Benefits**

**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 City-wide DCLs and City-wide Utilities DCLs on the proposed 1,900.8 sq. m (20,461 sq. ft.) of commercial floor area and 3,551.7 sq. m (38,231.5 sq. ft.) of strata residential floor area. The residential floor area allocated to the social housing component, comprised of 572 sq. m (6,157 sq. ft.), is exempt from DCLs under provisions of the Vancouver Charter and the DCL By-law.

Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,406,394 would be anticipated from this development. The value of the exemption for the social housing is estimated at \$158,481.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

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

### **Offered Public Benefits**

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

**Social Housing** – The proposed development would provide 10 social housing units, comprised of no less than the minimum 20 per cent of the total units contributing to the calculation of floor space ratio, to be purchased by a not-for-profit in a turnkey condition at cost upon building completion. ACHS (a not-for-profit society) will take ownership of the units from the developer and operate them as affordable housing as per the housing rents set out in the DTES plan. Conditions to secure the delivery and tenure of these units and the affordable rents are included in Appendix B.

Typically for inclusionary zoning, the City seeks ownership of the social housing units. However, in smaller projects (i.e. 10 or less social housing units) that indicate a non-profit serving as an equity partner is needed to make the inclusion of social housing viable, the City will consider alternative approaches that meet the inclusionary social housing requirement of 20 per cent social housing units.

The applicant is fulfilling the inclusionary rezoning requirement in the DTES plan to deliver 20 per cent of the units as social housing. Staff have reviewed the applicant's development proforma and have concluded that an additional CAC is not warranted in this case. No further contribution towards public benefits is anticipated as part of this application. See Appendix G for a summary of all of the public benefits for this application.

### **FINANCIAL IMPLICATIONS**

Based on rates in effect as of September 30, 2019, it is anticipated that the project will generate approximately \$1,406,394 in DCLs from the commercial and strata residential floor area. The social housing area is exempt from DCLs, and the value of the exemption is estimated to be \$158,481.

There are no public art contributions associated with this rezoning.

ACHS (a not-for-profit society) intends to purchase the social housing units at cost through a mix of take-out financing and capital fundraising. When completed, ACHS will operate and maintain the social housing with a minimum of one-third of units at or below shelter rate, and target rents for the remaining units with one-third at or below HILs and one-third at affordable market rents. A housing agreement will be registered on title to ensure the social housing remains as such for 60 years or life of the building, whichever is longer.

Consistent with Council policy, the social housing units are expected to be self-sustaining over the long term where rents are set at levels that will cover mortgage payments, operating costs and capital replacement; and not require any operating subsidies and property tax exemptions from the City.

### ***CONCLUSION***

Staff have reviewed the application to rezone the site at 1102-1138 East Georgia Street from I-2 to CD-1 to permit development of a mixed-use development consisting of commercial and light industrial uses at-grade with a mezzanine level, and a total of 47 residential units (37 strata-titled units and 10 social housing units), and conclude that the application is generally consistent with the DTES Plan policies and aspirations for this site. Staff further conclude that the proposed form of development is an appropriate urban design response to the site and its context, and is supportable.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to public hearing, together with a draft CD-1 By-law as generally shown in Appendix A. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

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**1102-1138 East Georgia Street  
PROPOSED CD-1 BY-LAW PROVISIONS**

*Note: A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of 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 a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ( ).

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (b) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, and Community Centre or Neighbourhood House;
  - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
  - (d) Manufacturing Uses, limited to Bakery Products Manufacturing, Brewing or Distilling, Clothing Manufacturing, Creative Products Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing – Class A, Food or Beverage Products Manufacturing – Class B, Furniture or Fixtures Manufacturing, Information Communication Technology Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing – Class B, Miscellaneous Products Manufacturing – Class B, Non-metallic Mineral Products Manufacturing – Class B, Paper Products

Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Textiles or Knit Goods Manufacturing, and Wood Products Manufacturing – Class B;

- (e) Office Uses, limited to General Office;
- (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Limited Service Food Establishment, Public Bike Share, and Retail Store;
- (g) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant – Class 1, School – Arts or Self-Improvement, and School – Vocational or Trade;
- (h) Wholesale Uses, limited to Wholesaling – Class A; and
- (i) Accessory Uses customarily ancillary to the uses listed in this section 3.

### Conditions of Use

- 4.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:
  - (a) Farmers' Market;
  - (b) Public Bike Share;
  - (c) Restaurant – Class 1; and
  - (d) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.2 A minimum of 20% of the total dwelling units must be used for social housing.
- 4.3 The design and layout of at least 35% of the dwelling units not used for social housing must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".



- 4.4 The design and layout of at least 50% of the dwelling units used for social housing 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**

- 5.1 Computation of floor space ratio must assume that the site area is 2,347.2 m<sup>2</sup> being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.57, except that:
- (a) the total floor area for Retail Uses and Service Uses combined must not exceed 500 m<sup>2</sup>; and
  - (b) the total floor area for Office Uses must not exceed 50% of the total gross floor area for all non-residential uses.
- 5.3 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.
- 5.4 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 residential 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area, provided that for child day care facilities the

Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and

- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude courtyard space that is open to above, not including circulation space required for access to dwelling units.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

### **Building Height**

6. Building height, measured from base surface to top of parapet, must not exceed 15.9 m.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 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 ( ).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or

- (ii) 9.3 m<sup>2</sup>.

**Acoustics**

- 8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

**Zoning and Development By-law**

- 9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ( ).

\* \* \* \* \*

**1102-1138 East Georgia Street  
CONDITIONS OF APPROVAL**

*Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.*

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Ekistics Architecture, received August 14, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

**Urban Design**

1. Design development to improve the building interface and massing with Glen Dr.

Note to Applicant: The intent is to enhance the contextual integration with the existing character and to further address the principles of Crime Prevention Through Environmental Design (CPTED). A minimum setback of 18 ft. from back of curb along Glen Dr at grade should be provided. Small cantilevers above and within the parcel may be considered.

2. Design development to improve the internal horizontal circulation at grade, including:
  - (a) Increase the width of the breezeway running west-east from Glen Dr to the stairs to a minimum of 12 ft. wide;
  - (b) Maintain (or increase) the proposed width of the breezeway running from E Georgia St to the lane;
  - (c) Ensure activation through visual interest and transparency; and
  - (d) Maintain the legibility and clarity of the circulation layout.

Note to Applicant: The intent of this condition is to improve and reinforce the public realm experience consistent with the objectives of the *Downtown Eastside Plan*. Strategies such as additional accesses to at-grade units from the internal circulation, enhanced material treatment including transparency and murals or maximizing daylight (skylights) should be incorporated.

3. Design development to improve the interface with the public realm, including:
  - (a) Enhancing the southeast portion of the lane interface to better relate to the existing RT-3 adjacency;  
  
Note to Applicant: Loading spaces should minimize its large apparent opening and improve the material treatment to provide enhanced visual quality.
  - (b) Provision of an approximately 4 ft. continuous sidewalk along the lane at a minimum from the proposed breezeway to the west; and
  - (c) Provision of opportunities for place-making.  
  
Note to Applicant: Expressing community/local identity through public art such as murals in soffits, pavement and walls as shown, should be maintained or increased.
4. Design development to improve the open space at the courtyard by:
  - (a) Providing further landscaped design and programming, including suitable children's play areas (refer to Landscape condition 9);
  - (b) Minimizing the apparent mass of the vertical cores (stairwell and elevator); and  
  
Note to Applicant: Provision of two elevators is required.
  - (c) Exploring increasing solar access into the courtyard.  
  
Note to Applicant: This could be achieved through further setback of the upper level of the southern building facing the courtyard. Alternatively, the courtyard width may be increased.
5. Design development to provide green roof.  
  
Note to Applicant: If roof hatches are proposed, relaxation of the maximum height may be considered subject to provision of green roof, per the Zoning and Development By-law. A minimum 25% coverage of intensive green roof or minimum 50% coverage of extensive green roof for all roofs of the mixed-use building must be provided. Refer to the [Roof-mounted Energy Technologies and Green Roofs](#) bulletin. Further coordination with staff is required at the Development Permit stage.
6. Design development to ensure adequate massing and treatment transition on the east elevation.  
  
Note to Applicant: The treatment of the east elevation should explore further measures to mitigate the massing impacts on neighbouring developments, including adding visual quality through material treatment and planting.
7. Design development to maintain the high level of material quality and texture proposed throughout the development consistent with the character of the neighbourhood.

Note to Applicant: The level of texture should be maintained, including the murals on walls and/or soffits proposed.

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

8. Design development to respond to CPTED principles, having particular regard for:
- (a) theft in the underground parking, loading and at-grade common circulation areas;
  - (b) residential break and enter;
  - (c) mail theft; and
  - (d) mischief in alcoves and vandalism, such as graffiti.

### **Landscape**

9. Confirmation of the provision of planters along the Glen Dr frontage and the south commercial/creative production frontage, to create a balance of hard and soft landscape at the private and public realm interface.

Note to Applicant: Proposed (movable) planters shown on the renderings are supported and should be shown on the landscape plan(s) for consistency.

10. Confirmation of the courtyard design to provide generous space for gathering, dedicated playground (538 sq. ft.) in the centre surrounded by seating areas, and various planting and walkways, as described in the "Urban Design Response" in the application booklet, and as shown in the renderings. Solar exposure should be maximized for children's play area and be considered when selecting planting species (refer to Urban Design condition 4).

Note to Applicant: Proposed landscape features should be accurately shown on the landscape plan(s).

11. Design development to incorporate edible plants in the planting plan, especially the planted area around the amenity deck.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

12. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed Canadian Landscape Standards. At the perimeter of the building, the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes. Landscape sections with detailed dimensions and any relevant architectural sections should be provided to verify soil volume.

13. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting to the rooftop areas, where possible;
- (d) Consider linear infiltration bio-swailes along property lines, at lower site areas;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the *Citywide Integrated Rainwater Management Plan (IRMP)*, [Volume I](#) and [Volume II](#) for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

14. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
  - (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
  - (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

15. At the time of Development Permit application, provision of:
- (a) A detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8":1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- (b) A detailed architectural and landscape cross sections (minimum ¼-inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab,

planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (c) A "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters.

- (d) An arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- (e) Coordination of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 604-257-8587 for tree species selection and planting requirements. Provide a notation on the plan as follows: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

- (f) High-efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- (g) Enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellises).

- (h) An outdoor Lighting Plan.

### Sustainability

16. All new buildings in the development will meet the requirements of the [Green Buildings Policy for Rezonings](#) (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings.



Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin [Green Buildings Policy for Rezoning – Process and Requirements](#) (amended April 28, 2017 or later).

### Engineering Services

17. The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
18. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
19. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law No. 4243, section 3A) and access around existing and future utilities adjacent to the site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
20. Please place the following statement on the landscape plan: 'This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.'
21. Provision of additional design elevations on both sides of the ramp, drive aisles and manoeuvre aisles at all break lines, disability spaces, loading spaces and at all entrances.
22. Provision of updated plans to show and dimension all required columns and column encroachments into vehicle parking spaces.  
  
Note to Applicant: Column encroachments more than 1.2 m (4 ft.) from either end of a vehicle stall will require additional width.
23. Provision of updated parking plans to note the location of overhead security gate.
24. Provision of updated section plans to show and dimension areas of minimum vertical clearance to the underside of raised security gate, free of built obstructions.

25. Provision of automatic door openers for all doors providing access to Class A bicycle spaces.
26. Provision of updated plans to show the route for Class A bicycle spaces to reach the outside.  
  
Note to Applicant: Note use of the parkade ramp if required.
27. Provision of Class B bicycle spaces for each use to be located entirely on private property at grade.  
  
Note to Applicant: Class B bicycle spaces are primarily designed to provide short-term transient parking for persons who are not residents or employees of the building.
28. A complete tech table is required showing the calculations for the minimum required parking, loading, pick-up/drop-off, visitor, bicycle spaces and the number of spaces being provided per use under the Parking By-law (amended July 2018, in effect January 2019).
29. Updated plans to number individual vehicle and bicycle parking spaces for ease of reference and to show/label any required residential security gates on drawings.
30. Changes to the Parking By-law were approved by Council on July 25, 2018. Development Permit applications will be subject to new requirements for vehicle parking, bicycle parking, pick-up/drop-off spaces, visitor spaces and transportation demand management. For more information, see:
  - (a) [Parking By-law Updates to Achieve Transportation 2040 Actions;](#)
  - (b) [Parking Design By-laws, policies & guidelines;](#)
  - (c) Up to 30% parking reductions available with submission of a satisfactory TDM plan in accordance with the [TDM Administrative Bulletin](#), comprised of up to 10% reduction for proximity to transit, and up to 20% reduction for Transportation Demand Management Measures.

### Green Infrastructure

31. Staff note that a Preliminary Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements detailed fully in the [Rainwater Management Bulletin](#). The applicant should take into account the following:
  - (a) As per the [Rainwater Management Bulletin](#), runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
    - (i) Only those surfaces designed for motor vehicle use and other high

- pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
- (ii) Staff will not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the runoff from the impervious areas being directed on to these absorbent areas, and this being clearly demonstrated.
    - a. Where areas of growing medium such as the raised planters do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them.
  - (iii) RWMP targets must be achieved on site, without use of Street right of way.
- (b) The rainwater management system for the building(s) and site shall be designed such that the 10-year flow rate discharged to the sewer under post-development conditions is not greater than the pre-development 10-year flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- (c) Water quality volume (24 mm for low-pollutant generating surfaces like roofs and 48 mm for high-pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
- (i) Provide product information for all treatment practices.
  - (ii) Products need to meet the ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
- (d) The applicant is to refer to the [Rainwater Management Bulletin](#) for full submission requirements.
- (e) Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
- (f) A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be registered on the property's title. After construction, the Engineer of Record will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final

RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering Services**

1. Consolidation of Lots 1 to 4, Lot 5, Except the East 19.5 Feet, The East 19.5 Feet of Lot 5, and Lots 6 to 8; All of Block 21 of Block A, District Lot 182, Plan 355 to create a single parcel.
2. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (a) Provision of adequate water service to meet the fire flow demands of the project. Supply project details including confirmed fire flow calculations based on the Fire Underwriter's Survey's document, Water Supply for Public Fire Protection, sprinkler demand based on NFPA 13/14, average day domestic water demands, and peak hour domestic water demands (sealed by a qualified Engineer) to confirm that water system upgrades are not required. Should review of the confirmed project details deem upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
    - (i) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
    - (ii) Development to be serviced to the 250mm STM and 200 mm SAN sewers in L/S E Georgia St.

- (iii) Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.
- (c) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (d) Provision for the reconstruction of the full width of the asphalt lane south of E Georgia St, within property extents, as per City of Vancouver Streets Restoration Manual Centre Valley "Higher Zoned Lane" MF137-AX specification.
- (e) Provision for the installation of a new catch basin at the centre valley of the lane south of E Georgia St and east of Glen Dr.
- (f) Provision of a 1.22 m (4'-0") front boulevard with trees and light broom-finish saw cut concrete sidewalk to property line on Glen Dr frontage.
- (g) Provision of a 1.22 m (4'-0") front boulevard with trees, with minimum 1.83 m (6'-0") light broom-finish saw cut concrete sidewalk in front of the residential units and light broom-finish saw cut concrete sidewalk between the front boulevard and property line for the remainder of the E Georgia St frontage.
- (h) Provision of a double curb bulge and new curb ramps on the southeast corner of E Georgia St and Glen Dr.

Note to Applicant: City to provide geometric design.

- (i) Provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (j) Provision of generous and continuous weather protection on E Georgia St and Glen Dr frontages.
- (k) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (l) Provision of speed humps along E Georgia St from Glen Dr to Vernon Dr.

3. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

4. Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for the 2 Class B loading spaces between the commercial and residential uses and to label the spaces as 'Residential and Commercial Loading'.

Note to Applicant: The Shared Use Agreement should specify allocated time periods for shared use by residential vs. commercial units.

5. Provision of a Transportation Demand Management (TDM) agreement and TDM plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: A TDM plan is required for any requested relaxations to vehicle parking requirements. Up to 30% parking reductions available with submission of a satisfactory TDM plan in accordance with the [TDM Administrative Bulletin](#) comprised of up to 10% reduction for proximity to transit, and up to 20% reduction for Transportation Demand Management Measures.

## Housing

6. Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, to subdivide the development lands by either (i) an air space subdivision to create an air space parcel; or (ii) a strata plan to create one single strata lot, containing at least 10 Social Housing units occupying at least 572 sq. m (6,157 sq. ft.) of the development floor space, which will contain the following terms and conditions:
  - (a) A no occupancy covenant until the social housing units are transferred to a non-profit entity such that the social housing units meet the definition of "Social Housing";
  - (b) A no separate sales covenant;

- (c) A no stratification covenant (on air space parcel or from single strata lot);
- (d) A provision that none of such units will be rented for less than one month at a time;
- (e) A requirement that all units comply with the definition of "Social Housing" in the applicable DCL By-law; and
- (f) Such other terms and conditions as the General Manager of Arts, Culture and Community Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter*.

7. Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, in order to comply with the provisions for Social Housing as defined in the Zoning and Development By-law for this area for the ten (10) Social Housing units included in this development. The Housing Agreement will secure no fewer than one-third of the Social Housing Units, to be occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance.

Note to Applicant: This condition will be secured by a 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter*.

### **Sustainability**

8. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Environmental Contamination**

9. If applicable:
- (a) Submit a site profile to Environmental Services (Environmental Protection);
  - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements

deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services 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 Services, the General Manager of Engineering Services and the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to 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 and at no cost to the City.

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.

\* \* \* \* \*





**1102-1138 East Georgia Street  
ADDITIONAL INFORMATION**

**1. Urban Design Panel**

The Urban Design Panel reviewed the application on November 14, 2018.

**EVALUATION: Support (7-0)**

**Introduction:**

Rezoning Planner, Lecia Desjarlais, introduced the application to assemble 9 parcels under the DTES plan under the Kiwassa East Subarea rezoning policy. The site is located on the South side of East Georgia St., across from Admiral Seymour Elementary School. East of the zone are RT-3 character homes not anticipated to be developed under the DTES Plan. Across Glen Dr. are I-2 1- to 2-storey industrial buildings.

The site is zoned I-2 with four 1-storey industrial buildings with surface parking at the rear and no trees. The combined frontage is approximately is 207 ft. (63.1 m) by 122 ft. (37.2 m) with a future walking and cycling routes proposed along Glen Dr.

Under the rezoning policy, a height of 50 ft. and a FSR of 2.5 is permitted with the focus on family housing and choice of use at grade. Locally serving retail, creative production, industrial and artist spaces are encouraged in this area. This is an industrial let go area where rezoning are considered for mixed use developments where 20% of residential units are secured as on-site social housing.

This is a proposal to rezone to CD-1 to build a 4-storey mixed-use building with ground floor commercial and creative industrial spaces, 30 market residential units and 7 social housing units. This proposed height is 52 ft. and 2.5 FSR.

Development Planner, Miguel Castillo Urena, further elaborated on the context, describing Admiral Seymour Elementary School as Heritage A to the North, low scale developments RT-3 zoning heritage streetscape A to the East, I-2 zoning to the West and RT-3 zoning to the South.

The site has a grade difference of approximately 4 ft. along long E Georgia St., 1.5 ft. along Glen Dr. and 3 ft. along the lane until mid-site and then it drops to 2 ft.

The form of development (FoD) consists of a commercial podium and a configuration with 3 residential components on top, creating a 34 ft. deep courtyard. There is one level of parking underground.

The total height is 52 ft. 3 in. and setbacks are as follows:

- E. Georgia St.: 0 ft. (12 ft. for E Georgia fronting townhouse units and 6 ft. 7 inches on the fourth floor)
- Glen Dr.: 10 ft. 6 in (0 ft. above ground floor)
- Lane: 4 ft. (10 ft. above)
- East Side Yard: 3 ft. 7 in.

Circulation at the ground plane is through a series of internal pathways with access from Glen Dr., E. Georgia St., and the lane. This allows the CRUs to be fronting onto the lane and enables

access to them though the site. The residential core is located in close proximity to the indoor amenity area and loading and parking entry are off the lane towards the Southeast corner.

Above, the courtyard is programmed with children's play area and it functions as the main horizontal common circulation to access the townhouses.

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

1. Overall massing, including height and contextual response (setbacks) to existing lower form of developments (RT-3) to the east.
2. Architectural concept in general, including the proposed courtyard scheme.
3. Architectural expression, character and sustainable design proposed.
4. Overall public realm interface and the proposed horizontal common circulation at grade (character, function and configuration).

**Applicant's Introductory Comments:**

The Applicant, Mark Blackwood, stated that this proposal's idea is to engage the community by integrating existing elements which are currently quite separate. Their purpose is to bring together light industrial, creative commercial, residential use and family housing. With the proximity to the school, which has a dwindling population, the addition of family housing at this location would be valuable.

Regarding the context of the multiple uses of the neighbourhood, the building has been set back per regulation along E. Georgia St., the corner has been lowered to 37 ft. which is 2 ft. above the current RT-3 zoning, and the courtyard has been opened up and stepped down the lane side to ease the transition into the residential uses.

Along this block the residential component at-grade along E. Georgia St. has three street fronting townhomes providing front yard landscaping to ease into the residential area to the East.

At the ground plane, internal circulation paths are provided which may benefit smaller commercial studio spaces. These paths allows for movement on a daily basis and along with the laneway being activated as commercial, this creates a sense of community, giving people opportunity to circulate in different ways throughout the podium. The wide circulation path is intended to be part of the amenity to allow for public interaction. The glazing is along the storefronts and into the internal pathways.

From a character point of view, the project is trying to blend industrial and commercial uses with residential. The intent is to make it feel like a warehouse conversion but in a contemporary way, using textured brick and steel detailing and glass railings.

One of the key features is the elevated courtyard. While the outside looks like an apartment building, the inside becomes the residential amenity space in the upper storeys. It allows for a sense of privacy, security for the play areas and greenery associated with each residential unit.

There are a series of glass block skylights along the pedestrian path to bring light to the commercial space below.

The interior of the courtyard has 34 ft. width allocated for amenities. The upper storey of the South facing units has been set back to optimize the light into the courtyard.

There is a small sunken courtyard at the ground plane that vertically relates to the mezzanine level and the community amenity room.

Private amenity spaces include South facing patios and roof gardens for each townhome to provide outdoor garden space.

On Glen Dr., the set back under the arcade reinforces the pedestrian nature along the street. There is consideration in the policy for neighbourhood commercial and café uses. Along with the proposed bike route, this would give another presence on the street.

The higher parts of the building correspond with the heights permitted under current I-2 uses. The lowest corner of the site is just above 50 ft and it is 37 ft at the highest corner. On average, the building is around 47 ft tall.

### *Landscape*

The landscaping was designed to support the architectural form. Screening is in the courtyard to provide lack of overlook into the neighbouring property and screening for the planting on the roof deck.

The goal was to keep the spaces intimate. Because the space is narrow, the plant material and the spaces provided are meant to be of a residential nature. There's a suggestion of a water garden and opportunities for urban agriculture.

The areas are tight but will landscaping will be used intensely.

The roof planting is limited due to weight factors with residents would add to it.

### *Sustainability*

This project was designed with the stipulations of the latest green building rezoning policy in mind.

The rainwater management solution would include some vegetation along with a tank or tier 3 systems in place to satisfy the policy.

On the energy side, the mix of the residential and commercial units changes the TEDI (Thermal Energy Demand Intensity) and EUI (Energy Use Intensity) targets by raising the EUI and drops the TEDI targets.

In response, the project is able to focus on a conservative building form and a reasonable glazing ratio 30% and a U-value of 0.25, which will provide a huge contribution to the TEDI targets.

On the mechanical perspective, this is an all-electric building and will have an air source VRF (Variable Refrigerant Flow) system to supply heating and cooling. The building will also have electric domestic hot water, dropping GHGI (Greenhouse Gass Intensity) from 4.5 to 1.5.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by Ms. Ockwell and seconded by Mr. Neale and was the decision of the Urban Design Panel:

THAT the Panel SUPPORTS the project.

**Related Commentary:**

A number of the panel members commented on this project as a new typology incorporating the neighbourhood commercial use with residential use.

It was agreed that the upper floors are very successful, and the courtyard scheme was in good proportion and a good fit for the neighbourhood.

There were comments that the project was a thoughtful and considerate submission.

All panel members support the overall scale, massing, and density.

There were some discussion about landscaping and some suggestions on using an asymmetrical approach to take advantage of lighting penetration and shadowing.

A panel member commended the Applicant on meeting and exceeding the sustainability targets and requirements.

There was some commentary of the single toned darkness of the brick and consideration for the applicant to explore a second lighter colour of brick.

Mr. Wen expressed support for the project stating that this is a fit for the neighbourhood and the City needs this type of project for densification.

Mr. Wen agreed that the courtyard design serves its purpose.

Mr. Wen commented that the character and architectural expression could be fine-tuned to fit into the neighbourhood better by exploring the intricate details to create a contrast of scale.

Mr. Sharma feels that it is good to have additional commercial units in the area.

Mr. Sharma commented that the courtyard works and complimented the design of the light boxes as well as the modern industrial and retro theme.

Mr. Sharma encouraged the design development of the patio a bit more.

Mr. Neale recommended more design development and thought on the ground plane of the courtyard. The mezzanine space introduces interesting security issues, including residents entering in the evening and this should be addressed at later stages.

Mr. Neale expressed that this project, which seems like a new architectural expression, is a really good fit for this part of the city with its history. Mr. Neale recommended against softening the design.

Ms. Ockwell highlighted that the commercial/residential/light industrial character is well thought out and nice for the area.

Ms. Ockwell commented that the courtyard has nice circulation that will work well for the residents, providing more space and textures and colour.

Ms. Ockwell suggested that more thought be given to how the interior corridors at grade will work since other spaces along Georgia St has had trouble with CPTED (Crime Prevention Through Environmental Design) and other issues.

Ms. Ockwell commended the intentionality of the Applicant to provide spaces for public art.

Ms. Besharat shared her excitement for the retail space which hopefully can be populated by retail businesses that will face the internal circulation as well as having entrances to the streets.

Ms. Besharat suggested that the gym area and the indoor amenity spaces could be brought to the second floor area and integrated with the outdoor amenity area to provide better natural lighting.

Ms. Besharat suggests lightening the façade in the Eastern and Western courtyard to work with the natural light penetration provided by the design.

Ms. Venneri commented that the massing from energy perspective is an efficient box with a great window to wall ratio.

Ms. Venneri commended the Applicant design team on meeting the stringent rezoning requirements and going above and beyond on the GHGI criteria.

Mr. Jerke commented that it is an interesting building with a great mixed use design and is supportive of the rezoning application.

Mr. Jerke suggested that the courtyard may benefit from an asymmetrical approach rather than the current symmetrical approach in order to make sunlight more available.

Mr. Jerke encourages more details on the programming of the courtyard space in particular in the shade noting that it is uncertain that some of the landscape ideas presented would work in that area.

Mr. Jerke commented that the ground plane artist piece is beautiful.

Mr. Jerke agrees that the pavers are really dark and creates a bit of a monotonous landscape and can be solved by introducing some lower level light and perhaps material change.

Ms. Brudar emphasized that this is an interesting mix of uses, and commended the Applicant on their enthusiasm in their design and presentation.

Ms. Brudar commented that it was successful to see the form, even though it is a residential townhouse, referred to as a warehouse form and the design step away from the typical townhouse form to something more warehouse/commercial form.

Ms. Brudar found it refreshing that the intention is to bring people into the courtyard by having retail face the interior spaces rather than addressing just the perimeter. Handled properly, it will be a wonderful place for the community to converge.

Ms. Brudar commended the simplicity of the approach of using a simple block design expressed with the simplicity of using a single material, a bold proposal for this city.

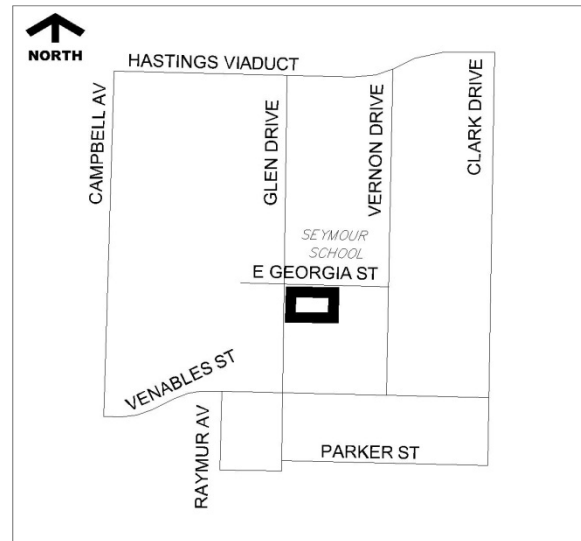
**Applicant's Response:**

The applicant appreciated the comments of the panel and recognized the suggestions.

## 2. Public Consultation Summary

**Public Notification** – A rezoning information sign was installed on site in August 2018. Approximately 780 notifications were distributed within the neighbouring area on or about October 5, 2018 (see Figure 1). In addition, notification and application information, as well as an online comment form, were provided on the City’s Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

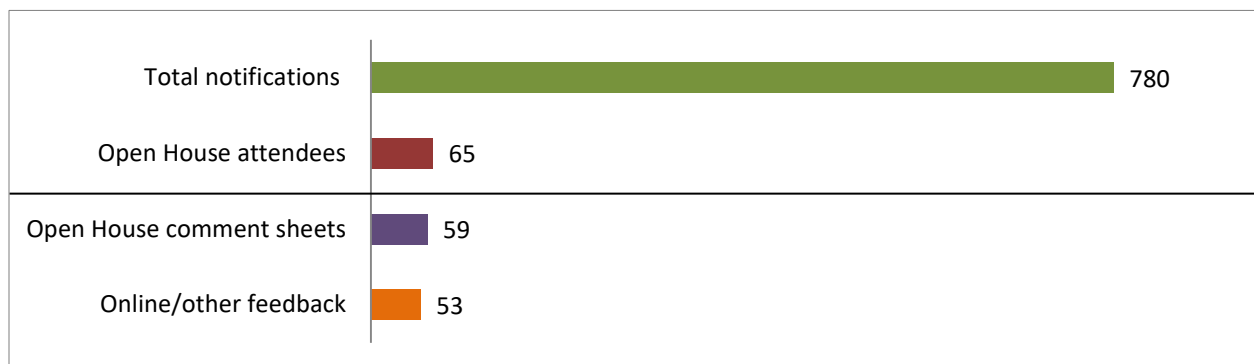
Figure 1: Notification Area



**Community Open House** – A community open house was held on October 22, 2018 at Admiral Seymour Elementary School located at 1130 Keefer Street. Staff, the applicant team and a total of approximately 65 people attended.

**Public Comments** – Staff received a total of 112 responses regarding the rezoning application (see Figure 2).

Figure 2: Notification and Public Response



**Note:**

All reported numbers are approximate.

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions, or neutral/general statements. Therefore, staff focus on qualitative theming of comments, and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a list of comments and concerns, ordered by frequency of referenced topic:

Social Housing

- Project is providing much needed social housing
- Support for project as it provides more affordable houses to the market
- Development should provide at least 30% social housing units at minimum

Land Uses

- Well thought out mix of uses
- Residential seems better than industrial; in favour of more housing in the area
- Mix of industrial and residential should be explored more broadly throughout this zone especially when social housing is offered
- Nice to see artist/light industrial uses incorporated into building
- Addresses much needed commercial space; excited about addition of retail and commercial space to this part of town
- Think the mix with light industrial offices on adjacent properties creates a unique neighbourhood
- Change in use to include residential is suitable given school directly across street
- Ground floor should be I-2 zone and have industrial use
- Are specific amenities being considered for commercial, i.e. grocery store?
- Lack of City incentive to provide affordable artist production space or artist living space

Community Improvement/Revitalization

- Vibrant design addition to the community, improving the area's livability
- Repurposing of underutilized land will greatly improve the community; will enhance and benefit the neighbourhood
- Nice to see some revitalization in the area; hopefully will be a catalyst for more change to allow more people to realize the great amenities nearby
- Adding more housing to this growing neighbourhood will be beneficial to surrounding businesses, local schools, etc.
- Great for the area – more family housing, social housing and commercial space
- Will increase diversity in the area
- Area will positively benefit from additional density and retail space
- Project fits in well with area and will result in more pedestrian foot traffic and vibrancy
- Concerned over gentrification promoted by high-end residential developments like this



### Family Housing

- Kiwassa needs kids and families; will encourage more children into the neighbourhood who can make good use of the school
- Great to see large number of 3-bedroom units
- Proposal addresses much needed 3-bedroom housing for families
- Significant family housing with rooftop decks – very liveable
- Providing much needed family-oriented units to an area where a detached home is still unattainable for most
- Too many three bedroom units

### Neighbourhood Fit/Massing and Scale

- Right fit and form for neighbourhood; project scale is appropriate
- Height and setbacks appear to conform to other developments in area
- Height is reasonable/appropriate; some would support more height and density
- Form and character fit with neighbourhood's industrial past
- Height impact, resulting in shadowing/loss of sunlight to neighbouring properties
- Lack of neighbourhood fit

### Building Design

- Look juxtaposes with old heritage Strathcona
- Façade materials well chosen
- Aesthetically appealing; great design and layout
- Like the colour palette of project
- Like the building overhang; feels it will facilitate community interaction with shops
- Aesthetics of the project fit the neighbourhood of a transitioning industrial area
- Project could have additional artistic features and qualities

### Housing Supply

- Critical shortage of residential units in Vancouver and need to address issue/need to get these projects moving
- Need more housing everywhere; project helps add needed housing supply

### Internal and Upper Level Courtyard/Outdoor Spaces

- Like use of outdoor space (alleyways, etc.)
- Like the mews in between the buildings and wide sidewalks
- Great use of green space that brings families together while allowing for privacy
- Safety and security of open spaces should be considered

### Liveability/Public Amenities

- Proximity to downtown/commutable distance; offers opportunity to live within 10 minutes of jobs and employment
- Like to see more projects like this that offer some decent living options that are affordable and located close to schools
- Need quality bike route to Adanac and Alexander bike routes

Traffic and Parking

- Increased traffic; may need traffic diversions
- Reduced local street parking
- Should have more bike parking and car share spaces, and less vehicle parking
- Location of bike parking and ease of access
- Electric charger at public level and in stalls

Sustainability

- Incorporates sustainability measures

Construction

- Construction impacts (e.g. noise, dirt, disruption)

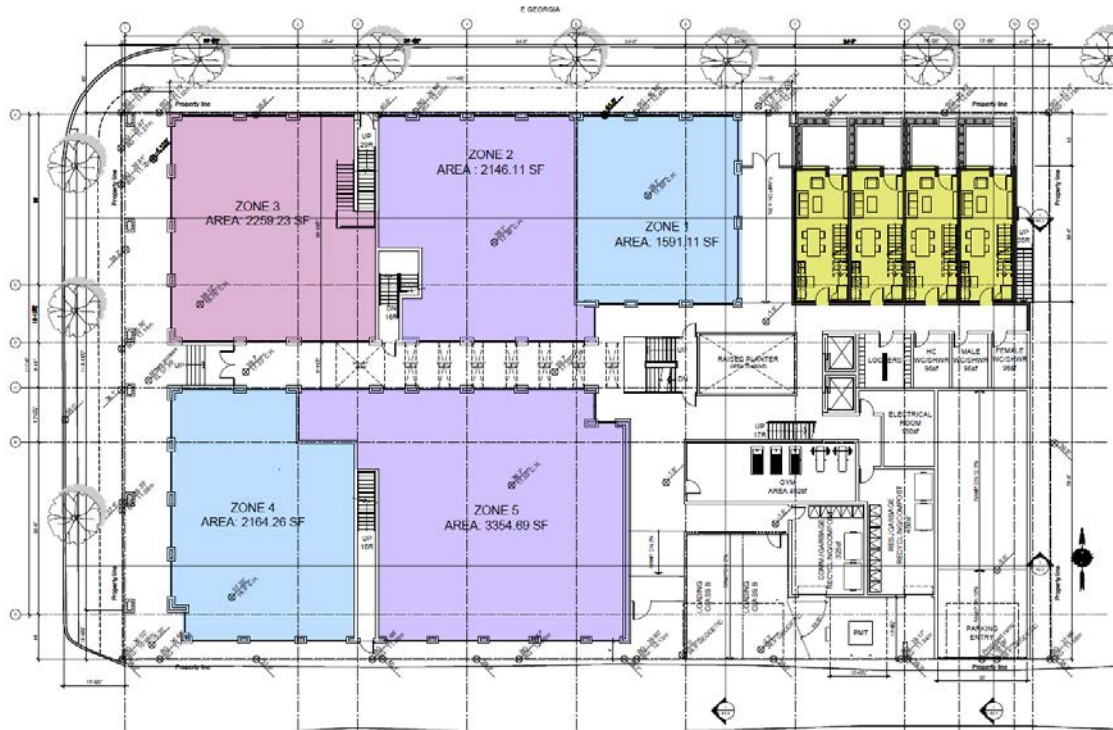
Project Delays

- Construction time
- Zoning for commercial spaces

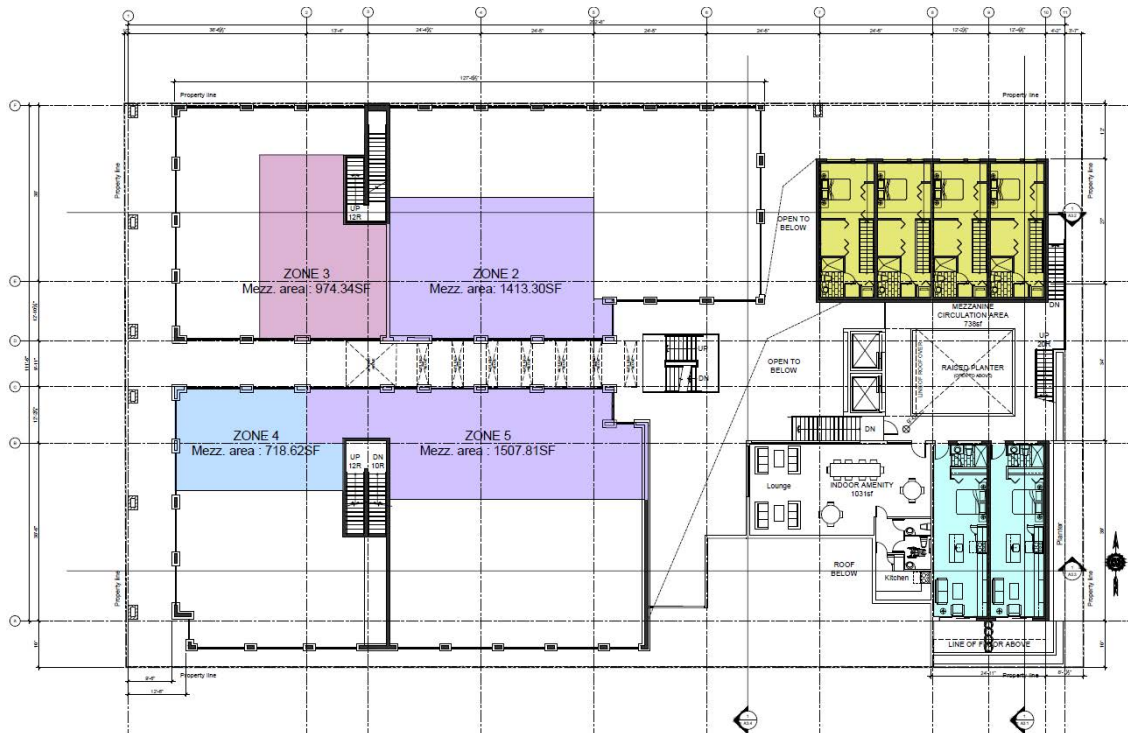
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1102-1138 East Georgia Street  
FORM OF DEVELOPMENT

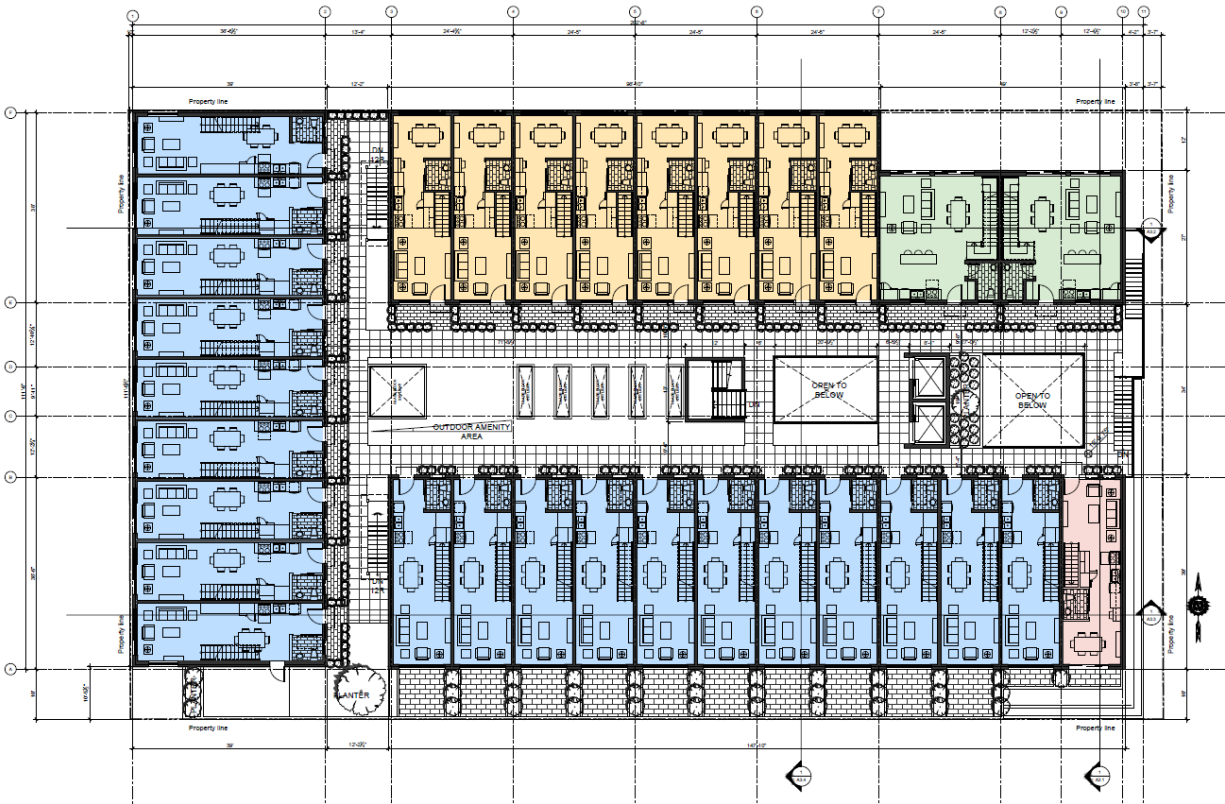
Main Level Floor Plan



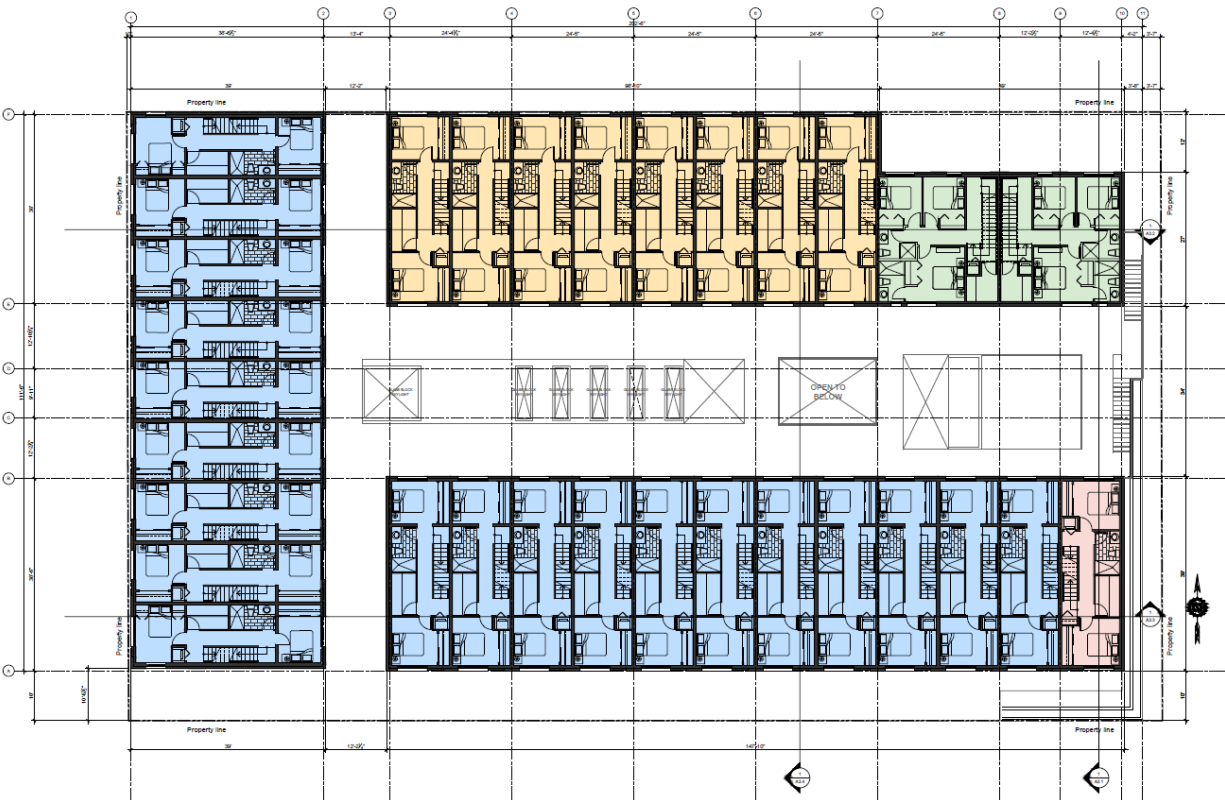
Mezzanine Level Floor Plan



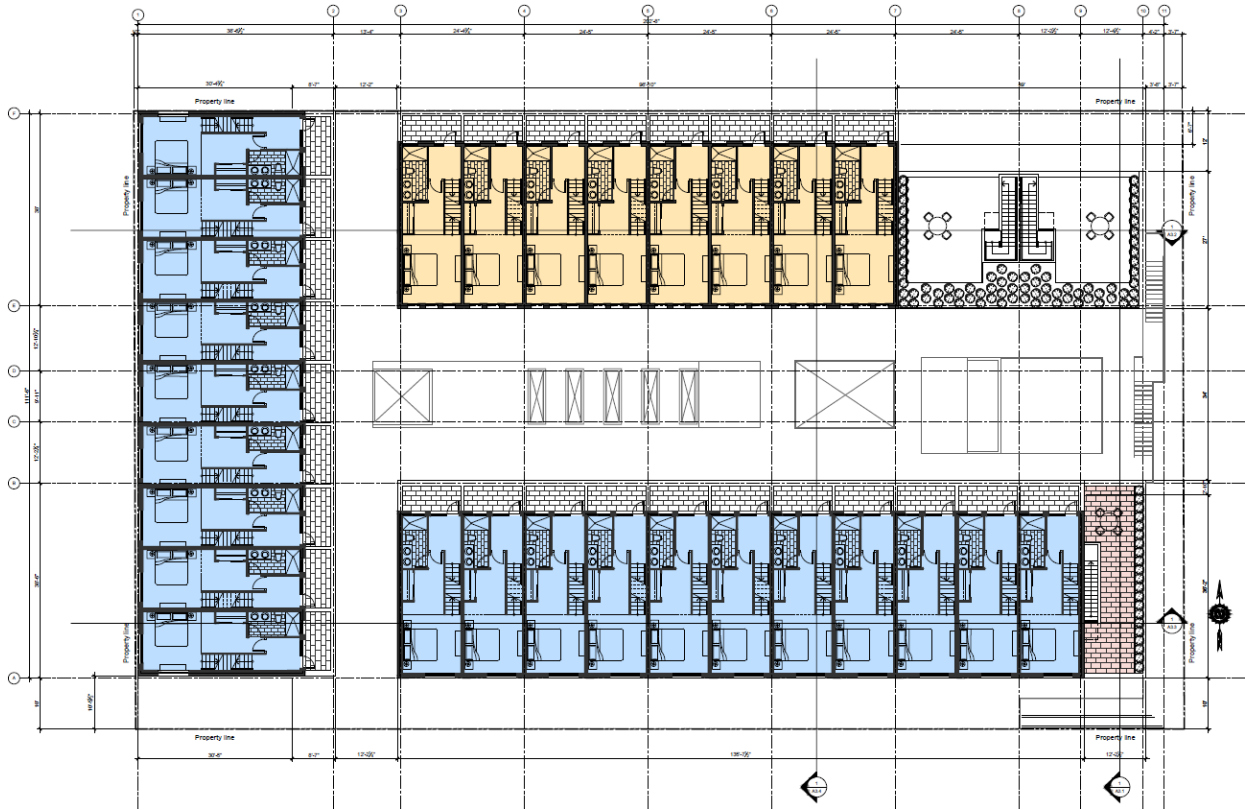
### Courtyard Level Floor Plan



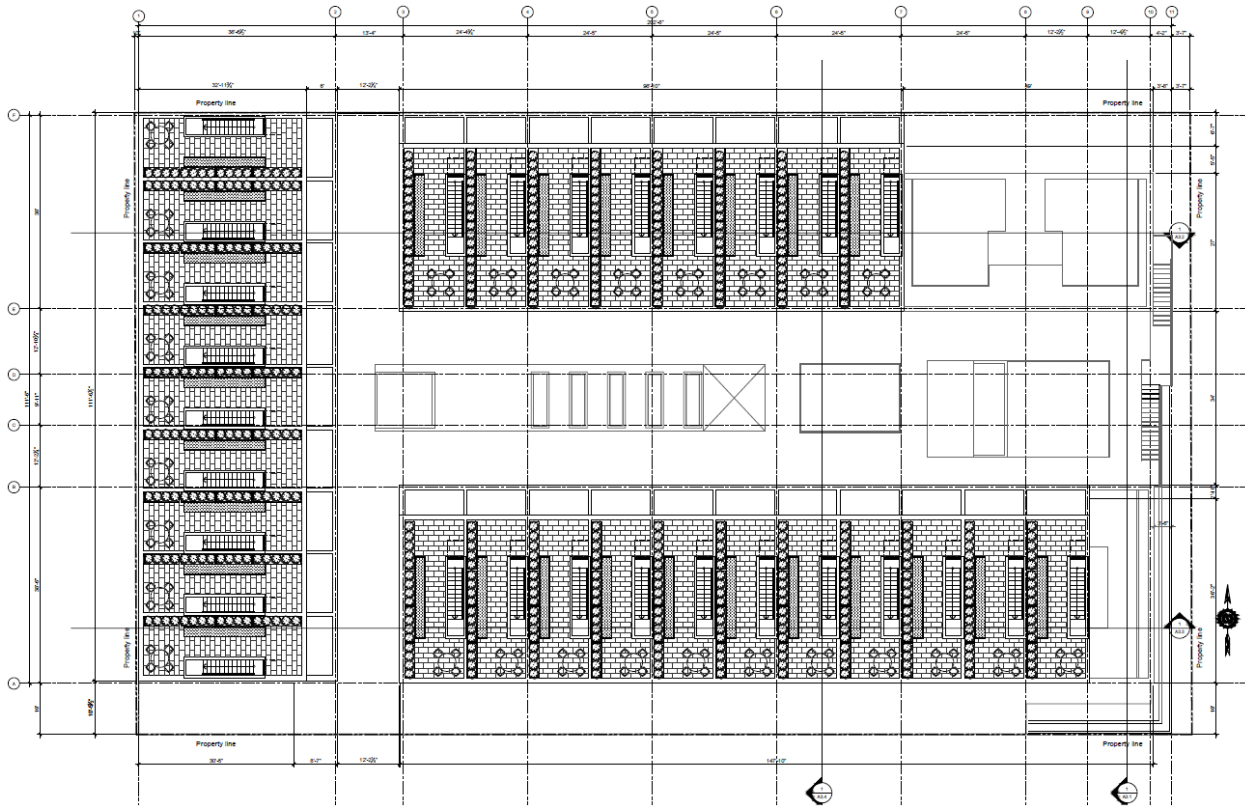
### Third Level Floor Plan



### Fourth Level Floor Plan



### Roof Plan



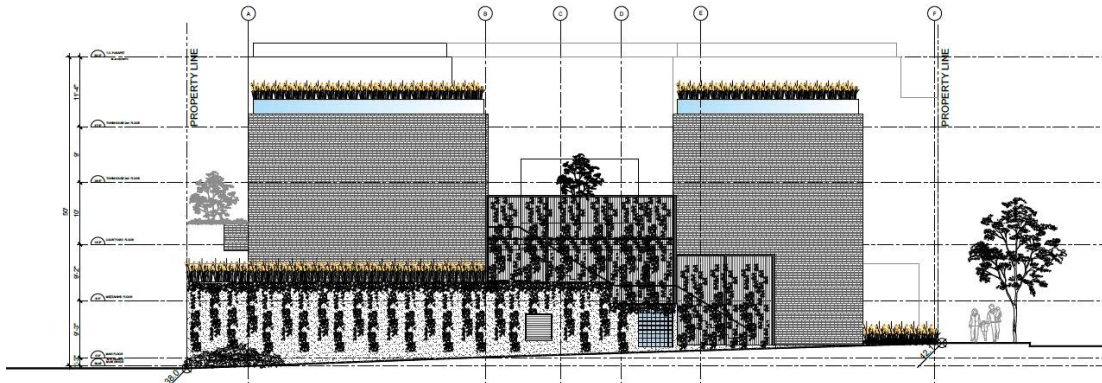
West Elevation (Glen Drive)



South Elevation (Lane)



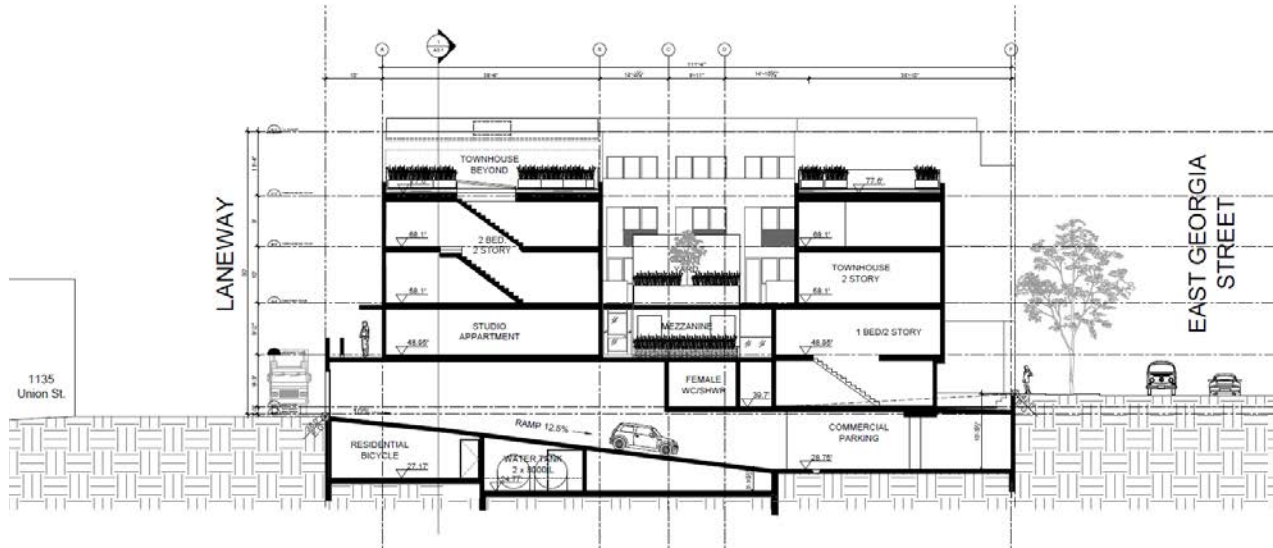
East Elevation (side yard)



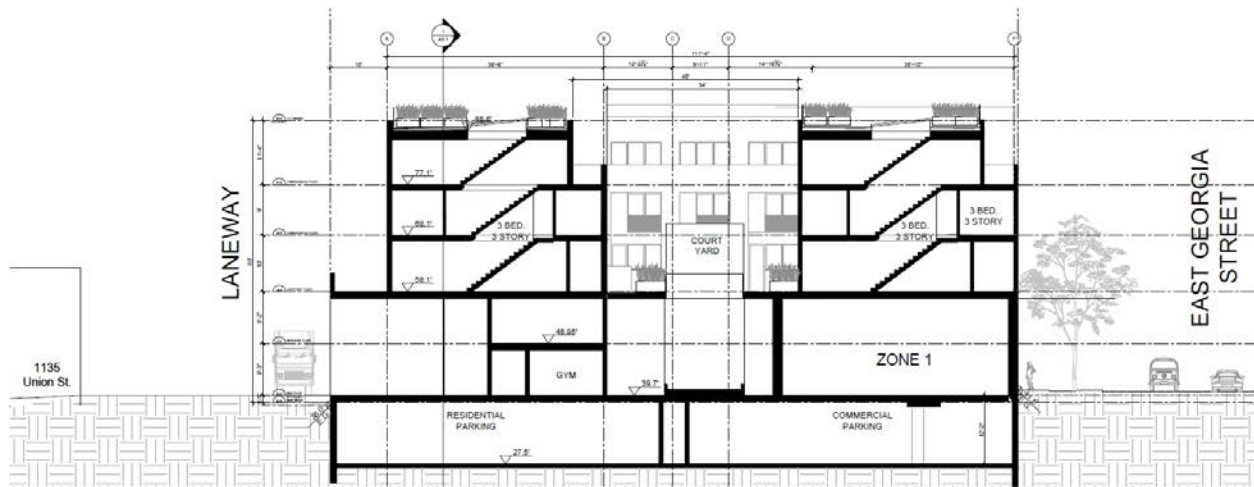
North Elevation (East Georgia Street)



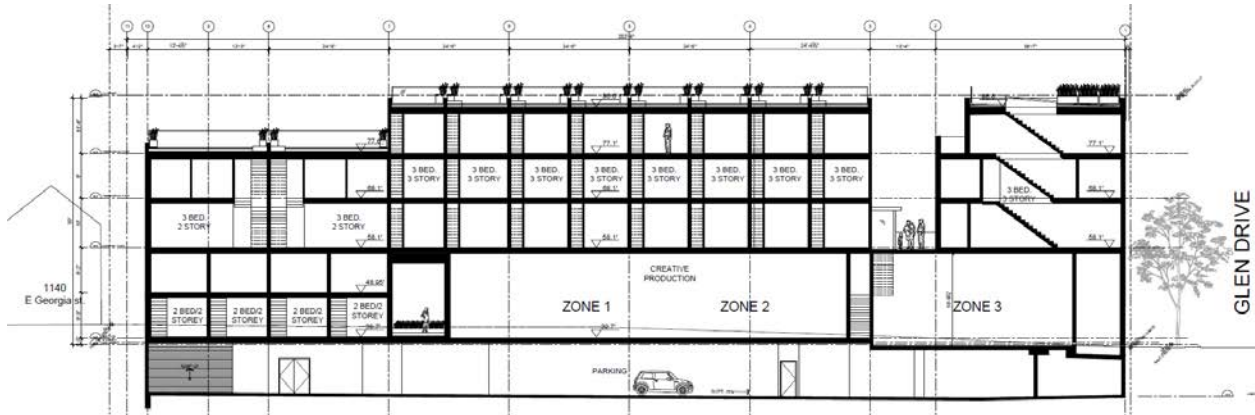
Building Section (South-North) Through At-grade Residential Use



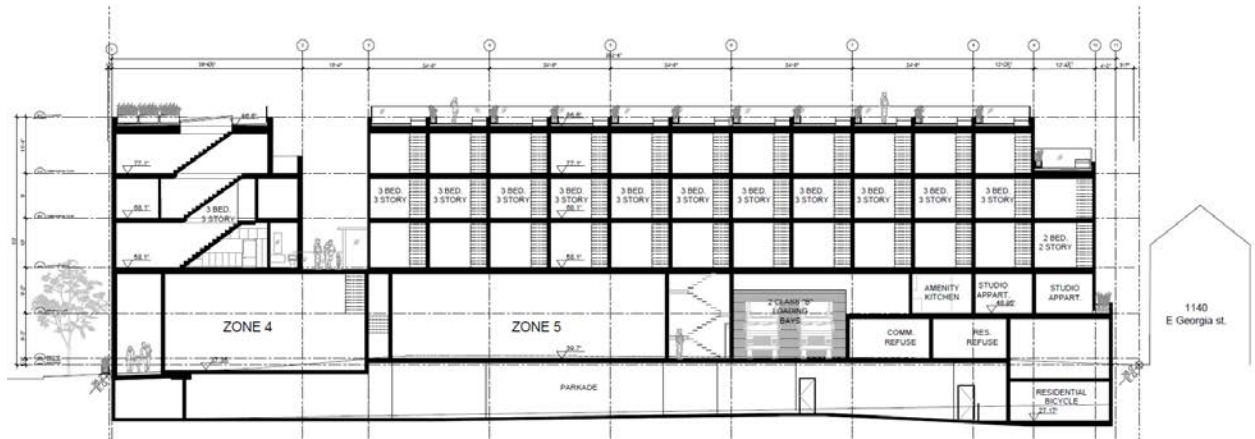
Building Section (South-North) Through At-grade Commercial Use



### Building Section (East-West)



### Building Section (West-East)

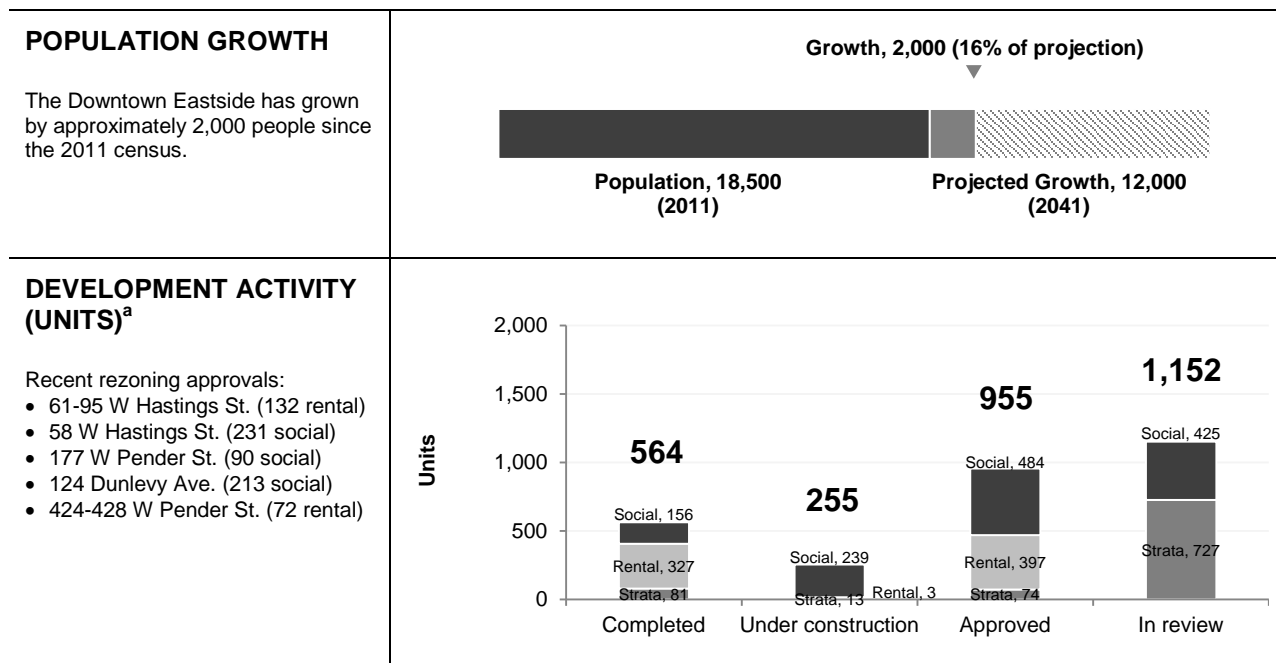


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## 1102-1138 East Georgia Street PUBLIC BENEFITS IMPLEMENTATION TRACKING

### Downtown Eastside Plan (2014) Updated Mid-Year 2019



### PUBLIC BENEFITS ACHIEVED

Category	Anticipated Public Benefits (+) <sup>b</sup>	Completed (●) or In Progress (○)	% <sup>c</sup>
Housing <sup>a</sup>	+ 4,400 additional social housing units + 3,000 secured market rental units + 1,100 upgraded privately-owned, non-profit operated SROs	<ul style="list-style-type: none"> <li>• 156 social housing units</li> <li>• 327 secured market rental housing units</li> <li>○ 239 social housing units</li> <li>○ 3 secured market rental units</li> </ul>	5%
Childcare	+ Approx. 148 spaces for children 0-4 + Approx. 144 spaces for children 5-12	<ul style="list-style-type: none"> <li>• 109 spaces for children 5-12</li> <li>○ 74 spaces for children 0-4</li> </ul>	40%
Transportation/ Public Realm	+ Safety improvements for all users + Bikeway improvements and new bikeways + Renew current roads as required	<ul style="list-style-type: none"> <li>• Intersection upgrades for pedestrians/cyclists</li> <li>• Union St. and Adanac St. corridor spot improvements</li> <li>• Chinatown dragon streetlights</li> <li>• Cambie St. &amp; Beatty St. separated bike lanes</li> <li>○ Street trees between Carrall St. &amp; Clark Dr.</li> <li>○ Blood Alley Square and Trounce Alley</li> <li>○ Richard St. separated bike lanes</li> <li>○ Reconstruction of Water St.</li> </ul>	15%
Culture	+ Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art	<ul style="list-style-type: none"> <li>• Survivors' Pigeon Park Totem Pole</li> </ul>	10%
Civic/Community	+ Ray-Cam Co-op Centre and Strathcona Community Centre replacement + Library with supportive housing units	<ul style="list-style-type: none"> <li>• néca?mat ct Strathcona Library Branch with supportive housing units</li> </ul>	20%
Heritage	+ Extension and expansion of <i>Heritage Façade Rehabilitation</i> and <i>Heritage Building Rehabilitation Programs</i>	<ul style="list-style-type: none"> <li>• Chinese Society Buildings grants</li> </ul>	10%
Social Facilities	+ N/A	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	N/A
Parks	+ Park upgrades + Mini parks and urban plazas	<ul style="list-style-type: none"> <li>• Pond renewal at Dr. Sun Yat-Sen Garden</li> </ul>	10%

## EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

### Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

### Development Activity

The Development Activity Chart tracks projects with three (3) or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the Plan area.

### Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

### Other Notes

<sup>a</sup> Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

<sup>b</sup> See chapter 17 of the [Downtown Eastside Plan](#) for detailed information about the City’s commitments to deliver public benefits in the Downtown Eastside.

<sup>c</sup> Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the [Downtown Eastside Plan](#).

\* \* \* \* \*

**1102-1138 East Georgia Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Four-storey mixed-use building containing commercial and light industrial uses at grade with a mezzanine level and a total of 47 residential units (37 strata-titled and 10 social housing units).

**Public Benefit Summary:**

The proposal would provide 10 social housing units, secured for the greater of 60 years or life of the building, of which at least one-third of the units will be secured at or below the shelter component of Income Assistance.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	I-2	CD-1
FSR (site area = 25,265.3 sq. ft.)	3.00	2.57
Floor Area (sq. ft.)	75,796	64,849.6
Land Use	Commercial/Industrial	Commercial/Light Industrial/Residential

**Summary of Development Contributions Expected Under Proposed Zoning:**

City-wide DCL <sup>1</sup>	1,008,538
City-wide Utilities DCL <sup>1</sup>	397,856
<b>TOTAL</b>	<b>\$1,406,394</b>

**Other Benefits (non-quantified):** 10 units of social housing secured for the greater of 60 years or life of the building, of which at least one-third of the units will be secured at or below the shelter component of Income Assistance.

<sup>1</sup> Based on rates in effect as at September 30, 2019; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

\* \* \* \* \*

**1102-1138 East Georgia Street**  
**PROPERTY, APPLICANT AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Legal Description
1102 East Georgia Street	PID: 015-363-945; Lot 1, Block 21 of Block A, District Lot 182, Plan 355 PID: 015-363-961; Lot 2, Block 21 of Block A, District Lot 182, Plan 355
1118 East Georgia Street 1120 East Georgia Street	PID: 015-363-970; Lot 3, Block 21 of Block A, District Lot 182, Plan 355 PID: 015-363-996; Lot 4, Block 21 of Block A, District Lot 182, Plan 355
1128 East Georgia Street	PID: 015-364-054; The East 19.5 Feet of Lot 5, Block 21 of Block A, District Lot 182, Plan 355 PID: 015-364-003; Lot 5, Except the East 19.5 Feet, Block 21 of Block A, District Lot 182, Plan 355 PID: 015-364-089; Lot 6, Block 21 of Block A, District Lot 182, Plan 355
1134 East Georgia Street 1138 East Georgia Street	PID: 013-499-459; Lot 7, Block 21 of Block A, District Lot 182, Plan 355 PID: 013-499-475; Lot 8, Block 21 of Block A, District Lot 182, Plan 355

**Applicant Information**

<b>Applicant/Architect</b>	Ekistics Architecture
<b>Developer/Owner</b>	CH (East Georgia) Limited Partnership

**Development Proposal Information**

	Permitted Under Existing Zoning	Proposed Zoning	Staff Recommendation (based on Addendum)																																				
<b>Site Area</b>	2,347.2 sq. m (25,265.3 sq. ft.)																																						
<b>Zoning</b>	I-2	CD-1	CD-1																																				
<b>Land Use</b>	Commercial / Industrial	Commercial / Light Industrial / Residential	Commercial / Light Industrial / Residential																																				
<b>FSR</b>	3.00	2.92	2.57																																				
<b>Floor Area</b>		Commercial: 2,082.7 sq. m (22,418.3 sq. ft.) Strata: 4,307.8 sq. m (46,370.7 sq. ft.) Social hsg: 470.9 sq. m (5,069.4 sq. ft.) Total: 6,861.4 sq. m (73,858.4 sq. ft.)	Commercial: 1,900.8 sq. m (20,461 sq. ft.) Strata: 3,551.7 sq. m (38,231.5 sq. ft.) Social hsg: 572 sq. m (6,157 sq. ft.) Total: 6,024.5 sq. m (64,849.6 sq. ft.)																																				
<b>Height</b>	18.3 m (60 ft.) to 30.5 m (100 ft.)	15.9 m (52.2 ft.)	15.9 m (52.2 ft.)																																				
<b>Unit Mix</b>		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Social</th> <th style="text-align: center;">Strata</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td style="text-align: center;">2</td> <td style="text-align: center;">-</td> </tr> <tr> <td>1 bed:</td> <td style="text-align: center;">4</td> <td style="text-align: center;">-</td> </tr> <tr> <td>2 bed:</td> <td style="text-align: center;">1</td> <td style="text-align: center;">-</td> </tr> <tr> <td>3 bed:</td> <td style="text-align: center;">-</td> <td style="text-align: center;">30</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: center;"><b>7</b></td> <td style="text-align: center;"><b>30</b></td> </tr> </tbody> </table>		Social	Strata	Studio	2	-	1 bed:	4	-	2 bed:	1	-	3 bed:	-	30	<b>Total:</b>	<b>7</b>	<b>30</b>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Social</th> <th style="text-align: center;">Strata</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td style="text-align: center;">-</td> <td style="text-align: center;">-</td> </tr> <tr> <td>1 bed:</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> </tr> <tr> <td>2 bed:</td> <td style="text-align: center;">5</td> <td style="text-align: center;">19</td> </tr> <tr> <td>3 bed:</td> <td style="text-align: center;">-</td> <td style="text-align: center;">14</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: center;"><b>10</b></td> <td style="text-align: center;"><b>37</b></td> </tr> </tbody> </table>		Social	Strata	Studio	-	-	1 bed:	5	4	2 bed:	5	19	3 bed:	-	14	<b>Total:</b>	<b>10</b>	<b>37</b>
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	<b>Permitted Under Existing Zoning</b>	<b>Proposed Zoning</b>		<b>Staff Recommendation (based on Addendum)</b>	
<b>Parking, Spaces</b>	Per Parking By-law	Required    Provided		As per Parking By-law	
		Commercial	28		32
		Residential	41		35
		Visitor	2		2
		Total	71	69	
<b>Bicycle Spaces</b>	Per Parking By-law	Required    Provided		As per Parking By-law	
		Class A	15		52
		Class B	9		12
<b>Loading Spaces</b>	Per Parking By-law	Required    Provided		As per Parking By-law	
		Class B	2		2
<b>Natural Assets</b>	7 City trees	7 City trees to be retained		7 City trees to be retained	