CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	November 5, 2020
Contact:	Yardley McNeill
Contact No.:	604-873-7582
RTS No.:	14209
VanRIMS No.:	08-2000-20
Meeting Date:	January 19, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design, and Sustainability

SUBJECT: CD-1 Rezoning: 728-796 Main Street

RECOMMENDATION

A. THAT the application by Studio One Architecture Inc. on behalf of Bonnis Development Main Inc., the registered owner of the lands located at 728-796 Main Street [*PID 007-762-267, Lot 7 Block 20 District Lot 196 Plan 184; PID 024-208-086, Lot H Block 20 District Lot 196 Group 1 New Westminster District Plan LMP38786; and PID 015-644-316, Lot 10 Block 20 District Lot 196 Plan 184*], to rezone the lands from HA-1A (Chinatown South) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 5.35 to 6.79 and the building height from 27.4 m (90 ft.) to 35.5 m (116.5 ft.) to permit the development of a mixed-use building containing 19 social housing units and 75 strata residential units, with at-grade commercial uses, be referred to public hearing together with:

(i) plans prepared by Studio One Architecture Inc., received September 5, 2019, with an addendum received January 2, 2020;

(ii) draft CD-1 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 public hearing.

B. THAT if the application in Recommendation A is referred to a public hearing, the application to amend the Sign By-law to establish regulations for the new 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.

C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally 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 new CD-1 By-law.

D. THAT if the application in Recommendation A is referred to a public hearing, Council approve at the same public hearing a Single Room Accommodation (SRA) Conversion/Demolition Permit to allow for the demolition of 24-SRA-designated rooms at 796 Main Street, subject to enactment of the CD-1 By-law and issuance of the associated development permit, on the condition that, prior to the issuance of the SRA Conversion or Demolition Permit, the owner enter into the following:

(i) Housing Agreement that restricts the tenure of 19 housing units to social housing for the life of the building or 60 years whichever is greater; and

(ii) Section 219 Covenant prohibiting both stratification and separate sale of any of the 19 social housing units;

FURTHER THAT if a public hearing Council approves in principle this 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 CD-1 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.

E. THAT Recommendations A through D be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 728-796 Main Street from HA-1A (Chinatown South) District to CD-1 (Comprehensive Development) District. The initial rezoning application was submitted in 2017 under the then existing Rezoning Policy for HA-1A (Chinatown South). Council repealed this policy in 2018 after hearing community concerns regarding the potential form of development and contextual fit of new development. However, it is important to note that Council directed staff to continue with the review of the application for 728-796 Main Street under the rescinded policy, as the rezoning application was already in process.

The rezoning proposal is for an 11-storey mixed-use building with ground-floor commercial retail units (CRUs), 19 social housing units, and 75 market strata residential units. The social housing units will replace the existing 24 rooms designated under the Single Room Accommodation (SRA) By-law and be delivered turn-key to the City. The project would add new housing and commercial space within this historic neighbourhood.

The proposal has evolved since its initial 2017 submission to better integrate with neighbourhood context. The proposed height, density and form of development are assessed under the 2011 Rezoning Policy for HA-1A as well as under the Chinatown HA-1A Design Guidelines.

Staff are of the view that the revised application is consistent with the amended Downtown Eastside Local Area Plan. If approved, the application would renew an aging housing stock for new social housing units along with new commercial and market housing to advance City priorities.

The proposed uses and form of development are supported, subject to conditions in Appendix B. It is recommended 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 public hearing and Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Amendments to the Chinatown HA-1A and HA-1A Districts Schedule, Design Guidelines and Policies (2018)*
- *Rezoning Policy for HA-1A (Chinatown South) (2011, rescinded 2018)*
- *Downtown Eastside Local Area Plan (2014, amended 2018)*
- *Rezoning Policy for the Downtown Eastside (2014)*
- *HA-1 and HA-1A Districts Schedules (Chinatown Historic Area) (2019)*
- *Chinatown HA-1A Design Guidelines (2011, amended 2018)*
- *Historic Area Height Review (2011)*
- *Single Room Accommodation By-law (2003, last updated 2020)*
- *Single Room Occupancy (SRO) Revitalization and Action Plan (2017)*
- *Housing Vancouver Strategy (2017)*
- *Housing Design and Technical Guidelines (2015)*
- *Tenant Relocation and Protection Policy and Guidelines (2019)*
- *High-Density Housing for Families with Children Guidelines (1992)*

- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Chinatown Neighbourhood Plan and Economic Revitalization Strategy (2012)*
- *Heritage Policies (2020)*
- *Culture | Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan (2019)*
- *Community Amenity Contributions Policy for Rezonings (1999, last amended 2020)*
- *Development Cost Levy By-law (2008, last amended 2020)*
- *Green Buildings Policy for Rezoning (2009, amended 2018)*
- *Transportation 2040 Plan (2012)*

REPORT

Background/Context

1. Site and Context

The site is located in the Downtown Eastside (DTES) on the northeast corner of Main Street and Union Street within the historic Hogan's Alley and Chinatown neighbourhoods. The site area is 1,193.3 sq. m (12,844 sq. ft.) with a frontage of 32.3 m (107 ft.) along Main Street and a depth of 36.6 m (120 ft.) along Union Street. It consists of three legal lots and is occupied as follows:

- *728 Main Street* – A two-storey commercial building constructed in 1910.
- *780 Main Street* – A vacant lot.
- *796 Main Street* – A three-storey building constructed in 1899 designated under the Single Room Accommodation (SRA) By-law with 24 Single Room Occupancy rooms (SROs), called the Creekside Students Residences. The provided rent roll identifies 27 SRO rooms currently occupied; however, only 24 rooms are currently designated under the SRA By-law. There is also a single-storey building on the rear of the lot with a historic address of 207 Union Street.

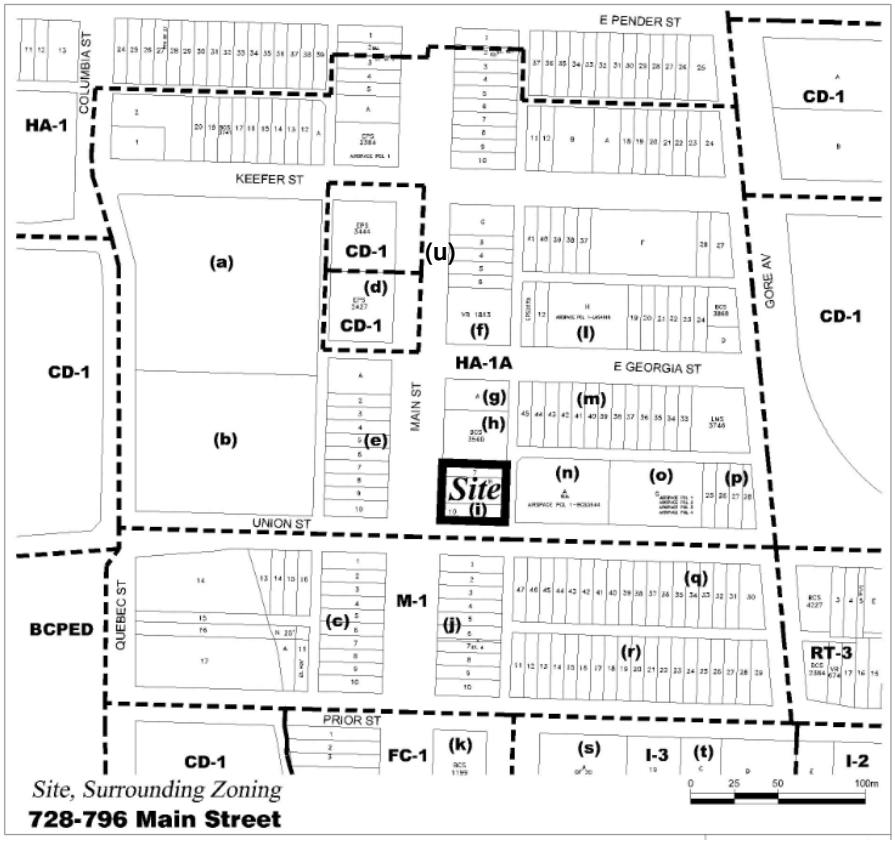
Significant developments in the area are shown in Figure 1.

HA-1A Zoning and Adjacent HA-1 Zoning – The site is located within the HA-1A (Chinatown South) zoning district. HA-1A encourages new development that responds to the community's established cultural and historic identity. Immediately north of HA-1A is the HA-1 (Chinatown Historic Area) District. The HA-1A and HA-1 districts together form the boundary of Chinatown.

HA-1A zoning focuses on retaining the cultural and historic elements of the area while still enabling new contemporary development that is compatible with the Chinatown HA-1A Design Guidelines. The HA-1 District is a designated National Historic Site that emphasizes heritage conservation and encouraging newer, small-scale development that respond to the cultural context. Chinatown community members, the academic and heritage communities, and City staff are currently pursuing UNESCO World Heritage designation for the HA-1 District.

Buildings to the east of the subject site along Union Street have a height of 27.4 m (90 ft.). To the west is a BC Hydro substation. To the north is a nine-storey strata building, followed by a three-storey SRO building with retail at grade. To the southeast are the Georgia and Dunsmuir Viaduct ramps and the 18.4-acre site of the New St. Paul's Hospital and Health Campus.

Figure 1: Site and Context



a) 106 Keefer Street (Chinatown Plaza), five-storey commercial building with rooftop parking.
b) 620 Quebec Street (Murrin Substation #2), one-storey electricity substation.
c) 898 Main Street (east of Main Street), Dunsmuir and Georgia Viaducts.
d) 633 Main Street (BlueSky Chinatown), 15-storey mixed-use residential building.
e) 697-781 Main Street (Murrin Substation building), four-storey electrical substation.
f) 80-211 East Georgia Street, six-storey office building with parking lot at the rear.
g) 208 East Georgia Street, four-storey Heritage ‘C’ rental building with retail at grade.
h) 718 Main Street (Ginger Lofts), nine-storey strata building with retail at grade.
i) Subject site.
j) 800 Quebec Street and 801 Main Street (west of Main Street), Dunsmuir and Georgia Viaducts.
k) 919 Station Street (Left Bank), nine-storey residential strata building with retail at grade, along with a two-storey building designated as Heritage ‘B’.
l) 239 East Georgia Street (Lore Krill Co-op), 10-storey co-op housing building with retail.
m) 218-288 East Georgia Street, three-storey retail buildings and designated as Heritage ‘C’.
n) 221 Union Street, nine-storey residential strata building with retail at grade.
o) 251 Union Street (Solheim Place), nine-storey residential building with retail at grade, which contains units with rent-geared-to-income housing.
p) 737 Gore Avenue, two-storey retail building.
q) 258 Union Street (Nora Hendrix Place), three-storey temporary modular housing.
r) 800 Quebec Street with Dunsmuir and Georgia Viaducts.
s) 220 Prior Street, two-storey industrial building.
t) 1002 Station and 250-310 Prior Street (Future New St. Paul’s Hospital & Health Campus).
u) 611 Main Street (17-storey mixed-use building)

In the next block to the north, two sites at 611 and 633 Main Street were rezoned in 2013 from HA-1A to CD-1 to allow for two strata buildings at 45.7 m (150 ft.) in height. Not labelled in Figure 2 is the site at 105 Keefer Street that was subject to a rezoning application. Council did not approve this rezoning application after hearing concerns from the public about the proposed building's compatibility with the heritage context of the area, particularly height, massing, and architectural character.

South of Union Street is sub-area 6d of the Northeast False Creek Plan ("NEFC Plan"). The east portion of this sub-area is known as 898 Main Street (see Figure 2). The current zoning of sub-area 6d is M-1 (Industrial) and the lands are developed with the Georgia and Dunsmuir Viaducts, both of which are proposed to be removed and replaced with an at-grade street network as part of the NEFC Plan. At the southwest corner of Union Street and Gore Avenue is Nora Hendrix Place, a three-storey 52-unit temporary modular housing building.

Figure 2: Subject Site, Zoning Districts, and NEFC Plan Sub-Areas

Shown in Figure 2 above, the subject site is connected to Hogan's Alley, an area that is often regarded as the historic heart of the Black community. The NEFC Plan sets out policy directions for 898 Main Street to include a cultural centre for the Black Community, new social housing units, a childcare facility, plazas, and spaces for small businesses with building heights for up to 27.4 m (90 ft.) on Main Street and 36.6 m (120 ft.) on Union Street.

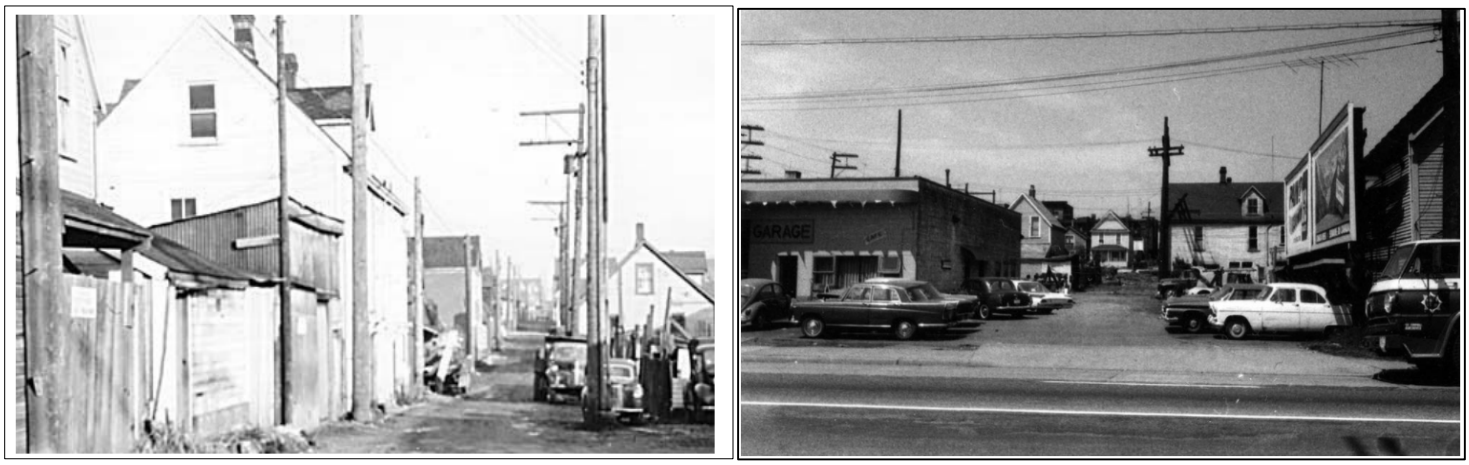
Cultural and Historical Background of the Site and Surrounding Context

The site and surrounding area has a complex history and cultural landscape. Located on the traditional, unceded territories of the xʷməθkʷəy̓ əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səl̓ ilwətaʔɬ (Tsleil-Waututh) (MST) Nations, this area is also a significant place for Chinese Canadians, Black Canadians and ethno-cultural communities.

The site at Main and Union streets and surrounding area bear the memory and identity of racialized communities who have faced discrimination, systemic racism, displacement, and

dispossession. An ethnic enclave for many cultural groups, including the Chinese and Black communities, this area maintains a strong cultural memory and sense of identity.

Figure 3: Hogan's Alley, 1958 (left) and 221 Prior Street, 1969 (right)
Credit: City of Vancouver Archives



The neighbourhood was home to racialized communities and businesses that thrived from the 1880s to the 1960s. Vancouver's Chinese population settled here in the 1880s forming Chinatown. Vancouver's Black Community began settling in the area in the early 1900s, forming Hogan's Alley—a popular term for the T-shaped alley that runs through the block south of the subject site (see Figure 3). The NEFC Plan refers to Hogan's Alley as "the heart of Vancouver's Black Community." This area was described by Wayde Compton, a member of the Hogan's Alley Working Group, as "an immigrant enclave" that flourished with businesses and residents between the 1920s and 1960s, forming a place of cultural significance.

Urban Renewal and Displacement – Since the 1950s, the area began to deteriorate with disinvestment and lack of adequate maintenance by the City. Subsequently, an "urban renewal scheme " was proposed to remove the areas deemed "blighted" neighbourhood[1]. A new highway system was proposed to move people from the Downtown area to the suburbs. The first part of the freeway construction was the Georgia and Dunsmuir Viaducts which bisected the neighbourhood, thereby displacing and dispossessing several vibrant cultural communities, including the Black Community. Local residents then began the Freeway Fight[2] which halted further construction of the freeway system beyond the Viaducts.

According to Wayde Compton in the NEFC Plan, the "vibrant Black presence was ultimately shattered by political planning schemes…and urban renewal" which saw homes removed and a neighbourhood replaced for the Georgia Viaduct Replacement Project in the 1960s. The Black Community was displaced, leading to what Wayde Compton describes as "the loss of cultural and social assets and the chance to develop its institutions." This description is a reminder of how cultural communities have experienced loss of a cultural community that identify so closely with this space.

[1] Central Mortgage and Housing Corporation and the City of Vancouver. (1964). *To Build a Better City* [Video]. Streaming Service. https://www.youtube.com/watch?v=FY5I8h1IJjs.
[2] City of Vancouver. (2018). *Northeast False Creek Plan*. Vancouver, BC: City of Vancouver.

Existing Buildings

The rezoning site contains three buildings, shown in Figure 4. This section provides a summary of what is currently developed on the site.

Figure 4: Existing Buildings

- *728 Main Street* – The parcel contains a two-storey building from 1910 that underwent significant alterations in 1965, previously listed on the Vancouver Heritage Register (VHR) as a category "C." Due to significant structural changes over time, it was determined that the building has lost much of its heritage value. It was de-listed from the VHR in 1994.

- *796 Main Street* – Constructed in 1899, this three-storey building served as a boarding house for workers on the railway and other industries located in and around False Creek. It has been closely associated with Hogan's Alley and the Black Community. It operated during the postwar era as a local grocery store and café until the 1990s. Today it operates as the Creekside Students Residence with 27 rooms, of which 24 are designated under the SRA By-law. It is not listed on the Heritage Register.

- *207 and 209 Union Street* – To the rear of 796 Main Street is a single-storey brick building from 1925 with a historic address of 207 Union Street. To the east of it was a two-storey building, addressed as 209 Union Street, which was demolished during the 1970s at the time of construction of the viaducts.

A summary of the heritage evaluation of the buildings are presented in section 4, under "Heritage Evaluation of Existing Buildings." None of the buildings are proposed to be retained.

2. Policy Context

The initial rezoning application was submitted for the site on May 1, 2017 under the 2011 Rezoning Policy for HA-1A. In 2018, following strong community opposition regarding the height, scale, design, and pace of redevelopment in Chinatown, Council rescinded the Rezoning Policy for HA-1A and also amended the Rezoning Policy for the DTES to better reflect community feedback. These two actions removed the policy basis for any future rezoning applications in Chinatown, except for the subject site. The original application for this site was submitted in 2017, preceding the 2018 rescission of the policy. For this reason, Council directed staff to evaluate this application under the policy in place at the time of application, the Rezoning Policy for HA-1A.

A summary of key dates and decisions that have guided the analysis of this rezoning application are provided below and further detailed in Appendix E.

- **April 2011** – Council adopted the Rezoning Policy for HA-1A (Chinatown South) for rezonings, accompanied by the Chinatown HA-1A Design Guidelines. The Rezoning Policy for HA-1A provided guidance for rezoning applications in Chinatown South, specifically for buildings to exceed heights beyond provisions of the base zoning. The main objective of the Rezoning Policy for HA-1A was to direct growth to Chinatown South and to leverage public benefits from new development, allowing rezoning consideration of buildings taller than the base zoning height of 27.4 m (90 ft.) in Chinatown South.

  The Rezoning Policy allowed consideration of a building height up to 45.7 m (150 ft.) for sites along Main Street, between Keefer and Union streets, and up to 36.6 m (120 ft.) for the rest of the HA-1A area. Rezoning applications at 611 Main Street and 633 Main Street were approved in 2013 under this policy with a building height of 45.7 m (150 ft.). The accompanying Design Guidelines also set out directions such that new developments were to be responsive to the community's cultural and historic identity.

- **March 2014** – Council adopted the DTES Plan and Rezoning Policy for the DTES to guide growth in the DTES as a whole, which included policy directions already set forth in the Rezoning Policy for HA-1A. Further, the Rezoning Policy for the DTES made explicit that rezonings for sites in HA-1A could be considered for market housing developments that include public benefits as per the DTES Plan. Proposals were also required to demonstrate a contextual fit to reinforce the historic form and scale of the community.

- **June 2017** –Council did not approve a rezoning application for 105 Keefer Street with a proposed height of 36.6 m (120 ft.) under the Rezoning Policy for HA-1A. The community raised concerns that the height, scale, and architectural character of the proposed building were incompatible with the cultural and historic neighbourhood character and surrounding area. Concerns were expressed about the loss of cultural assets, and potential displacement of residents within a predominantly low-income community. Staff were then directed to re-evaluate the DTES and Chinatown policies.

- **July 2018** – Staff brought forward zoning amendments to better reflect the scale and character of Chinatown. Council approved amendments to the HA-1 and HA-1A District Schedules and simultaneously rescinded the Rezoning Policy for HA-1A and HA-1 and

amended the DTES Plan to reflect such changes to preclude future CD-1 rezoning applications in HA-1A zones.

Amendments to the HA-1 and HA-1A District Schedules set out height and density limits. Buildings within HA-1A are restricted to an outright building height of 21.3 m (70 ft.) and a conditional height of 27.4 m (90 ft.), with a maximum density of 5.35 FSR. These caps sought to ensure that new developments better respect the height, scale, architectural design, and pace of development within Chinatown. Requirements for renewal of social housing and supportive housing remain unchanged.

By rescinding the Rezoning Policy for HA-1A, building heights above 27.4 m (90 ft.) would no longer be considered, except that staff were directed to proceed with the application for 728-796 Main Street under the rescinded 2011 Rezoning Policy.

- **February 2018** – Council approved the NEFC Plan which contains future directions for Sub-area 6d south of Union Street. The Plan set out policies for removal of the viaducts and to redevelop the 898 Main Street block, including a Cultural Centre for the Black Community. This plan established for future removal of the viaducts and a height limit of 27.4 m (90 ft.) along Main Street between Prior and Union streets. Buildings further east along Union Street can be considered for up to 36.6 m (120 ft.) in height.

  The 898 Main Street block under the NEFC Plan was not intended to reflect the historical Hogan's Alley area but meant to create a space for the Black Community in Vancouver as an effort towards cultural redress and reconciliation.

- **September 2019** – The applicant for 728-796 Main Street submitted a revised application for an 11-storey building with a height of 35.5 m (116.5 ft.) containing social housing units and strata housing units, all above ground-floor commercial. This rezoning application is evaluated in the Strategic Analysis section below.

Strategic Analysis

1. Proposal

Initial Application – The initial 2017 rezoning application proposed a 15-storey building with ground-floor commercial, 19 social housing units, and 99 strata residential units. An FSR of 8.12 and building height of 45.7 m (150 ft.) were proposed. The application was made under the Rezoning Policy for HA-1A and DTES Plan which allowed consideration of new market residential developments that demonstrate a contextual fit with the historic community and which deliver public benefits, including social housing.

In July 2018, Council rescinded the Rezoning Policy for Chinatown South and simultaneously applied new height and density limits for the HA-1 and HA-1A District Schedules. This meant that new developments would be only permitted to proceed under the base zoning, and other CD-1 rezoning applications would not be considered. Council directed that the CD-1 application for 728-796 Main Street proceed under the previous policy for a building height up to 45.7 m (150 ft.).

Revised Application – While the current proposal is being evaluated under the rescinded policy, the applicant revised the initial application (2017) to better align with the community context and amended policy. Modified from the 2017 submission, shown in Figure 5, the revised building has

a lower height from 45.7 m (150 ft.) to 35.5 m (116.5 ft.) along with design modifications that better capture the cultural context. These modifications are further discussed in the Form of Development section.

Figure 5: 2017 Application (left) and Revised 2019 Application (right) as Viewed from Main Street and Union Street

The revised application from September 5, 2019 and addendum from January 2, 2020, based on UDP and CHAPC recommendations, were submitted proposing a mixed-use development with ground-floor retail, 19 social housing units and 75 units of strata residential. The total floor area is 8,097 sq. m (87,155 sq. ft.) for an 11-storey building with a height of 35.5 m (116.5 ft.) and an FSR of 6.79.

2. Land Use

The proposed floor area of 8,097 sq. m (87,155 sq. ft.) consists of 569 sq. m (6,124.5 sq. ft.) for commercial uses and 7,528 sq. m (81,030 sq. ft.) for residential uses. Of the total residential floor area, 1,281.6 sq. m (13,795 sq. ft.) is designated to be social housing and the remaining is strata housing. The intensification of uses, including local-serving retail and a range of housing types and tenure is anticipated in the DTES Plan.

Ground-Floor Commercial Use – One economic revitalization goal for the area is to prioritize small (CRUs) that encourage local-serving businesses, strengthening the traditional “shopfront” character of the neighbourhood. Under the HA-1A base zoning, new buildings are expected to have a mix of uses, whereby residential is combined with retail space with mezzanines above.

This proposal includes six CRUs with mezzanines facing Main Street and an average floor area of 51.2 sq. m (551 sq. ft.). The multiple small CRUs contain frontages at 15.2 m (50 ft.), emphasizing the importance of smaller-sized commercial space to support local businesses while activating the public realm on the corner of Main and Union streets.

The proposed building expression marks the importance of this northeast corner as at the edge of the HA-1A zoning boundary. The 566.6 sq. m (6,099 sq. ft.) of retail provides employment space for businesses and local shops to serve the neighbourhood. These units have multiple

entry points that wrap around to the lane. The building incorporates an active public realm by ensuring retail continuity with smaller-scale retail stores for pedestrian-oriented development that characterizes the historic neighbourhood.

While the applicant has proposed a CRU to ensure a more active lane, prominence of this lane interface can be further strengthened. Staff have included a design condition in Appendix B to improve lane activation by requiring that the entrance of the CRU in the lane to be designed with a strong architectural expression to strengthen this entrance's prominence facing the lane. These efforts draw pedestrian activity and create a public realm at the rear of the site.

Engagement was undertaken with the Hogan's Alley Society to further the presence of the Black Community in the area. The applicant has provided a letter of commitment, offering Hogan's Alley Society the Right of First Refusal as a tenant in one of the CRU units. A copy of this letter is provided in Appendix G.

Residential Use – Of the 94 residential units proposed, 19 are turn-key social housing units to be delivered to the City and the remaining are strata residential. The proposed application doubles the total floor area for the social housing component from the current floor area for the SROs. The current SRO building has a size of 617.6 sq. m (6,648 sq. ft.) whereas the proposed social housing portion would double to 1,277.8 sq. m (13,754 sq. ft.). The increase in floor area for social housing allows all units to be self-contained along with indoor and outdoor common spaces. The proposed 19 social housing units will be self-contained units to replace the 24 undersized, aging rooms that currently do not contain private bathrooms or cooking facilities. The new social housing units would also contain a unit depth and width that is functional and liveable along with common indoor and outdoor amenity space.

The proposed density and mix of uses, including ground floor commercial, strata residential and social housing align with directions under the Rezoning Policy for HA-1A and are supported by staff.

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

Density – The 2011 Rezoning Policy for HA-1A did not contain a density limit. The initial rezoning application proposed FSR of 8.12. Under the amended HA-1A District Schedule, the maximum allowable FSR is 5.35, which includes a maximum FSR of 3.5 for residential uses and a minimum FSR of 1.5 FSR for non-residential. The amended rezoning application proposes an overall density of 6.79 FSR, containing 6.31 FSR for residential and 0.48 FSR for commercial. As the 2011 Rezoning Policy did not establish a density limit for HA-1A, the revised application with a density of 6.79 FSR is supported given its lowered height and therefore reduced floor area, which comes more in line with the height patterns within the historic community context.

Height – The initial application proposed a building height of 45.7 m (150 ft. or 15 storeys), meeting the height limit set out in the 2011 Rezoning Policy for HA-1A. Following Council's amendments in 2018, the maximum height under the current HA-1A District Schedule allows a maximum outright height of 21.3 m (70 ft. or seven storeys) or a conditional height of 27.4 m (90 ft. or nine storeys). The amended rezoning application from 2019 proposes a building height of 35.5 m (116.5 ft. of 11 storeys), representing a reduction of 10.2 m (33.5 ft.), or four storeys, from the initial proposal (Figure 6).

Figure 6: Proposed Building and Streetscape Viewed from Main and Union Streets (based on January 2, 2020 Addendum)

The revised building height of 35.5 m (116.5 ft. or 11 storeys) brings the height closer to the amended HA-1A zoning district height of 27.4 m (90 ft. or nine storeys). This would allow for a more prominent architectural corner with a height that marks the cultural and historic importance of this site.

In the fall of 2019, the revised application was presented for a second time to the Chinatown Historic Area Planning Committee (CHAPC) and the Design Panel (UDP). Both CHAPC and UDP supported the applicant's resubmission. Both groups commented that the building is situated on a site that serves as a gateway to Chinatown in order to emphasize and mark the importance of this corner, both Panels supported the height at 35.5 m (116.5 ft.).

Staff are supportive of the revised density and height which better reflect the scale and size of the surrounding context.

Form of Development – The Chinatown HA-1A Design Guidelines are used to evaluate new developments in the historic neighbourhood. The Guidelines encourage contemporary new development that is responsive to the community's established cultural and historic identity. Proposals are required to demonstrate a contextual fit to reinforce the historic form and scale of the area. The guidelines do not call for an imitation of historic buildings, but encourage high-quality new buildings and creative architectural design that respects the established pattern of development. This approach upholds a sense of place in Chinatown while ensuring that opportunities for new development are not precluded.

Pattern of Development – The historic urban pattern in Chinatown consists of dense urban development with narrow building frontages from the historic subdivision pattern of 25-ft. wide by 122-ft. deep lots. Buildings have been constructed as simple 25- or 50- ft. wide rectangular forms built to the site edges (zero lot line) with commercial shopfronts at grade, forming a strong streetwall. While simple in form, the historic buildings have highly articulated facades that reflect the Edwardian building period of the early 1900s and express the aspirations of some period building owners, such as the Chinese Benevolent Societies. The subdivision pattern and small building frontages also result a characteristic "sawtooth" streetscape profile with varied roof lines. The general building scale is mid-rise with older buildings that are two to five storeys tall, and newer buildings that are nine storeys.

Massing and Height – Chinatown is an area where dense mid-rise urbanism should continue to prevail. The Chinatown HA-1A Guidelines recommend that new buildings on larger sites be broken into a series of narrower facades to create an expression of incremental development that reflect the historic parcel sizes. As such, individual building facades within the overall building should range between 25 and 50 ft. and be stepped in height to provide a "sawtooth" streetwall height. The application's proposed massing aligns with the intentions of the guidelines by breaking up the massing of the 107-ft. long façade into three component "building blocks" reflecting the historic building pattern.

The initial building proposal included step backs above the ninth storey across the full site frontage of both streets. Upon further review with UDP and CHAPC, the December 2019 resubmission deleted the step backs to provide a simple, vertical 11-storey building massing at the corner flanked by lower building components on either side. The more prominent corner element and varied streetwall height create an overall composition that relates more closely to the characteristics of historic Chinatown mid-rise buildings and marks the southern entry to Chinatown.

Façade Composition and Articulation – As noted in the guidelines, new developments should reference the historic context, but are not expected to imitate a particular architectural style. New facades should be designed to reflect the organising principles of historic Chinatown facades. Contemporary and creative architectural design details are also welcome provided they have a complexity and texture that complements the area's heritage buildings.

The proposed design is contemporary in character and consists of individual facades that reflect the hierarchical composition of historic buildings with distinctive lower and upper street facades. The lower façade includes six small double-height CRUs with mezzanines, in keeping with the traditional Chinatown shopfront typology. The upper façades, at the residential levels, are primarily brick with punched windows and recessed balconies, and a proportion of solid and void elements comparable to historic buildings. Elements of the façades of the existing buildings on the site are intended to be retained from demolition and reused.

Urban Design condition 1.2 in Appendix B seeks refinements to provide further richness of architectural detail at the next stage of the design, including provision of individual storefront awnings and consideration of materials other than clear glazing for balcony guardrails.

Public Realm – The Chinatown Design Guidelines and Chinatown Neighbourhood Plan seek to activate both streets and laneways for a more vibrant public realm. The proposal locates residential entrance lobbies at both Main and Union streets and small CRUs facing both streets and the lane. The multiple CRU entrances will assist in facilitating a more active retail frontage. The CRUs are also intended to support businesses in the area, by prioritizing small CRUs for

local-serving businesses and strengthening the traditional shopfront streetscape character of the neighbourhood.

Chinatown's historic alleyways once served as pedestrian and shopping routes in addition to serving utility functions. Of particular relevance to this site, Hogan's Alley was located directly across Union Street to the south. Future redevelopment of the site at 898 Main Street is expected to incorporate new lanes and public spaces that reflect the significance of Hogan's Alley. These new lanes will generally align with and connect to the lane at the rear of the subject site. Urban Design condition 1.3 in Appendix B requires that the entrance of the CRU facing the lane be designed with a strong architectural expression so it reads as the primary entrance to this CRU and it assists in activating and reinforcing the importance of the lane.

The revised application meets the intent of the Guidelines at the rezoning stage with a proposed building height and massing that fits within the historic context, and is supported by staff, UDP and CHAPC. Noting the prominence of the site and its recognised complex cultural history, staff have included conditions of rezoning to ensure that further development of the detailed architectural design is required at the next stages to better reflect this context.

Urban Design Panel and Chinatown Historic Area Planning Committee (see Appendix F)

Initial Enquiry and Application

Chinatown Historic Area Planning Committee (CHAPC) Review – An enquiry was presented to CHAPC on February 9, 2017 and resubmission was recommended. CHAPC recommended further design development regarding height, massing and clarity was sought on whether the number of social housing units was an adequate public benefit.

First Urban Design Panel Review – The first application was reviewed by UDP on October 2, 2017. The Panel recommended resubmission to refine the building design and improve its architectural prominence as a corner gateway site for Chinatown, provide a better vertical connection to integrate the base with upper storeys and to incorporate more texture and variation to enhance the façade design. The Panel noted that the height could be supported if further refinement of the building was provided.

Revised Application

Second Chinatown Historic Area Planning Committee (CHAPC) Review – On September 12, 2019, CHAPC acknowledged the lowered height and scale and unanimously supported the revised application with the following recommendations:

(a) Design development to better integrate the upper two floors with the middle portion of the building;
(b) Ensure that future commercial tenants reflect community values;
(c) Design the entrance of the CRU facing the lane with a strong architectural expression so it can be read as the primary entrance, and;
(d) Replace glass balconies with architectural materials of the historical context.

Second Urban Design Panel Review – The Panel reviewed the revised application on December 11, 2019 and unanimously supported the revised proposal at 11 storeys, with recommendations that the upper two storeys be flush with the existing nine-storey streetwall for

a stronger corner that interlocks the upper floors at Main and Union streets. An addendum to the resubmission was provided and this forms the current rezoning application.

4. Heritage Evaluation of Existing Buildings

In 2014, the Vancouver Heritage Commission reviewed Statement of Significance for the buildings on site, shown in Figure 7. Their conclusions and staff recommendation are provided below.

Figure 7: Existing Buildings

- *Building at 728 Main Street* – This 1910 building was delisted from the Vancouver Heritage Register in 1994, as detailed in History of Existing Buildings on page 9 of this report. A Statement of Significance (SOS) was not required as part of the rezoning application.

- *Building at 796 Main Street* – Constructed in 1899, this building has been associated with the industrial activity in False Creek and previously operated as a boarding house for railway workers. The ground floor contained a variety of commercial establishments including grocery stores, cafes, and restaurants—all contributing to the vitality of the area. The Commission requested that the initial heritage evaluation and SOS of March 2014 be revised to better capture its cultural heritage value, including its connection to the communities of colour who lived and worked in the building. Upon reviewing the revised SOS in July 2014, the Commission recommended that the building be evaluated as a potential "C" entry to the Heritage Register.

  While character-defining elements of the building were recognized by the Commission, including masonry construction, common red-brick sidewalls, continuous commercial use and a projecting cornice, the exterior has been stuccoed and the ground floor

significantly altered. These renovations and the building's structural deterioration over time have substantially affected its physical integrity. Given these factors, retention is not proposed, however the applicant has taken some architectural cues from the existing building to inform the design development of the future building (see Form of Development section).

- *Building at 207 Union Street* – In 2014, the applicant provided an initial SOS for this building, which was later revised with more robust detail regarding the site and area's connection with the Black Community. The updated SOS contains some history of the building, including its resurgent development during World War II and its evolution over time to become an important social gathering space with multiple commercial establishments for the Chinese and Black communities. 207 Union Street and the currently demolished building that existed at 209 Union Street, formed a cluster of establishments in the area that served a growing community of workers from 1905 until its vacancy in the 1960s and 1970s. Over this time frame, a number of owners and tenants occupied the space.

  Both buildings on Union Street contained residential units with commercial establishments, forming a place of socialization and gathering for the Black and Chinese communities. Businesses that operated here included a taxi stand, grocery store and the Southern-style restaurant, Vie's Chicken and Steak House. Nora Hendrix, grandmother of the late musician Jimi Hendrix, was a resident in the neighbourhood and a cook at Vie's. In an effort to pay homage to the history of the site, the former owner of 207 Union Street building constructed a shrine for Jimi Hendrix within the building, which was recently moved to the lane side of the building. The space with its cultural history and its commemoration to Jimi Hendrix has since become a cultural destination.

  The SOS evaluation of the remaining building concluded that in its current state has been altered such that the physical heritage significance has diminished. While staff are not seeking retention of any of the existing buildings, the applicant has offered to retain and reuse existing exterior materials where possible, to ensure a cultural commemoration is made, such as reusing the brick exterior.

Lastly, SOS evaluations present one lens of how heritage can be valued. They have largely emphasized the importance of physical heritage as the marker of historical significance. While this heritage lens has framed the evaluation of the existing buildings with a statement about their historic preservation, there is acknowledgement that the work involved in understanding and valuing a diversity of intangible cultural assets is incomplete and lacking.

Subject Site and Cultural Heritage – As part of the process of on-going cultural redress with communities of colour, the owner of the site has collaborated with the Hogan's Alley Society, a non-profit organization that advocates for Black communities in Vancouver. Underlying this commitment is to develop a community-driven process, led by the Society, through a commemoration piece to honour the cultural legacy of the area.

The applicant has offered one commercial unit as a Right of First Refusal, specifically for use by Hogan's Alley Society to further re-establish presence of the Black Community in this area. This commitment is expressed in a letter from the owner detailed in Appendix G, demonstrating the owner's intent in moving forward collaboratively with the community should Council approve this rezoning.

Intangible Cultural Assets – Culture encompasses community identity, values, beliefs, and aspirations, memories, knowledge which are expressed through cultural practices, language, food, design, and rituals. The City is developing cross-departmental approaches to embed intangible cultural heritage within heritage planning.

The Vancouver Heritage Program sets out strategic direction to deepen a values-based understanding of historic places and their cultural heritage to better represent the living histories of diverse multicultural and systemically-excluded communities in Vancouver. The Heritage Program puts forward direction to incorporate new approaches to broaden the view of culture and expand beyond the current practice of prioritizing physical assets. That means greater efforts to develop and prioritize intangible and tangible cultural heritage. A more holistic view of culture represents a framework that intentionally departs from traditional heritage evaluation, moving to better support the preservation of cultural spaces for a better understanding of cultural redress and reconciliation.

The City's Culture | Shift Strategy also sets out directions to better prioritize intangible cultural assets in moving towards cultural redress to better understand dispossession of marginalized communities. Captured within this strategy are City initiatives to recognize the cultural heritage and landscapes of communities who have experienced racism and discrimination. Such efforts embrace new forms of support for cultural knowledge and practices associated with recognizing systemic discrimination, erasure, and dispossession, including funding for cultural heritage asset mapping led by MST.

These City initiatives provide a roadmap to begin addressing racial injustices while understanding that social change thus far remains problematic and incomplete. A restorative process should go deeper to ensure that fundamental systemic change to the City's practices and policies moving forward.

5. Housing and Affordability

The DTES is home to approximately 7000 SRO rooms, operated as both private rental and non-market housing, and serving as a critical supply of low-income housing. Renewal of these aging and undersized rooms advances the housing objectives set out under the *DTES Plan* and *Housing Vancouver*. Housing Vancouver has set a target of 20,000 new SRO replacement units, through both the renovation and redevelopment of existing SROs and the creation of low-income homes for singles in new social housing buildings. As such, this application proposes to deliver on-site social housing by replacing the SROs, as provided for under the SRA By-law. Replacement of the 100-year old aging and undersized SRO rooms with new and self-contained units improves liveability and housing quality, while securing affordability. The importance of replacing these rooms with units has been made more urgent through the on-going Covid-19 Pandemic.

Vacancy Rates – Vancouver has one of the lowest vacancy rates in Canada. In October 2019, the vacancy rate in Vancouver was 1% or that 10 out of every 1,000 market rentals were empty and available for rent. The vacancy rate for East Hastings is 0.6%.

Housing Vancouver Strategy – This application, if approved, would support and advance a number of housing policy objectives and strategic directions including those articulated in the Housing Vancouver Strategy. The Strategy has set a target of 20,000 new SRO replacement units, which includes new low-income homes for singles in new social housing buildings. The Housing Vancouver and the SRO Revitalization and Action Plan set out a 30-year goal for

approximately 7,200 SRA-designated rooms in the city to be replaced with self-contained social housing.

Achievements towards Citywide Social Housing Targets – This application, if approved, would add 19 units to the City's inventory of social housing. These units would contribute towards the 10-year social, supportive and co-op housing targets as set out in Housing Vancouver Strategy. Approval of these units would bring the total number of social housing units approved to 4,882 units since 2017, as shown in Figure 8.

Figure 8: Progress Towards 10-Year Housing Vancouver Targets for Non-Market Housing as of June 30, 2020

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,863

Note: Tracking progress towards 10-year targets began in 2017 and includes Temporary Modular Housing.

Achievements towards DTES Social Housing Targets – In addition to city-wide targets, the Plan contains social housing and secured market rental targets, shown in Figure 9. To qualify as social housing under the Plan, at least one third of the units must be occupied by persons with incomes below housing income limits, as set out under the current "BC Housing Income Limits." Since the Plan was approved, 1,962 have been achieved towards the DTES housing targets.

Figure 9: Downtown Eastside Housing Target Progress Update as of June 30, 2020

	10-Year Target	30-Year Target	Achieved	Gap (10-Year)	Gap (30-Year)
Social Housing in the DTES	1,400	4,400	1,962	562 (over target)	2,438

**DTES housing targets are measured from 2014 onwards.*

Single Room Accommodation By-law – This application includes the site at 796 Main Street, which is currently developed with a three-storey residential building with 24 SRA-designated rooms. As part of the rezoning application, the applicant is seeking an SRA conversion or demolition permit (see Appendix H) for these rooms as required under the SRA By-law.

The SRA By-law was first enacted by Council on October 21, 2003 to regulate the conversion and demolition of single room accommodations. It allows Council to manage the rate of change in the low-income housing stock by considering each situation on a case-by-case basis. An owner seeking to convert or demolish a building with designated SRA rooms must apply for and obtain approval for an SRA permit. The decision whether or not to approve the application rests with Council, who may also refuse the application or attach conditions to the approval of an SRA permit, such as a Housing Agreement.

SRA Conversion/Demolition Permit Considerations – The Vancouver Charter requires that Council consider a number of factors when deciding on whether to grant an SRA conversion/demolition permit. These factors, discussed below, include the future accommodation of affected tenants, supply of low-cost accommodation in the area, need to improve and replace SROs, and condition of the existing building.

a. **Accommodation for Affected Tenants** –The applicant submitted their Tenant Relocation Plan (TRP) (see Appendix H) based on the 27 rooms that were currently tenanted at the time of application in September 2019, which is three rooms above the 24 rooms designated under the SRA by-law. The average monthly rent in the building for a single room is $488, with rents ranging from $400 to $720 per unit. Aside from the building manager who has occupied a room for 15 years, the longest tenancy had been over five years (since June 2014) and the shortest tenancy had commenced in March 2019. All tenants, including the building manager, who had tenancies at the time of the rezoning application will be eligible for the TRP provisions as described within the SRA By-law. A final TRP report will be required prior to issuance of an Occupancy Permit as required in condition 2.15 in Appendix B.

b. **Supply of Low-Cost Accommodation** – Figure 10, analyzes the total low-income housing stock for singles in the Downtown Core, including privately-owned SROs and social housing units that are owned and operated by government and/or non-profit organizations. The table shows the net changes to SRO rooms (private market) and social housing units (non-market by sub-area) between 2010 and 2019. In this time span, there was a decline in the private SRO stock, representing a loss of 346 rooms, and a rise in the non-market housing stock for singles, an increase of 1,685 units. The table does not measure changes in the affordability or accessibility to low-income renters of the remaining private market SRO stock.

Figure 10: Changes to the SRO and Non-Market Housing Stock from 2010 to 2019

Sub-Area	Changes from 2010 to 2019					
	Open SROs (Private Market)[1]			Social Housing, Including Supportive Housing (Non-Market for Singles)[2]		
	2010	2019	Change	2010	2019	Change
Downtown Eastside	3,827	3,510	-431	5,463	6,554	+1,091
Downtown South	544	301	-243	1,063	1,584	+521
Rest of Downtown Core	30	244[3]	+163	409	482	+73
Total	4,401	4,055	-346[4]	6,935	8,620	+1,685

[1] SRO units are considered open if they are occupied and/or available for rent. The number of open private SROs are captured through the City's bi-annual Low Income Housing Survey.

[2] Non-market single units are any units owned by non-profit or government entities.

[3] An increase in private open SRO rooms between 2010 and 2019 in the "Rest of Downtown Core" was due to a change in surveying methodology which resulted in more buildings being surveyed after 2010.
[4] The loss of SRO rooms are related to a number of factors, including conversion from its original use to a non-market use, building closure, redevelopment, fire and/or renovations.

c. **The Need to Improve and Replace Single Room Accommodations** – There have been significant efforts to improve the existing SRO stock in recent years. Throughout the Downtown core, the Province has bought and leased 23 SRO buildings to improve and secure low cost housing. Investment has been made to renovate and acquire private SRO buildings. As noted above under the Supply of Low-Cost Accommodation section, losses in private SRO stock in the Downtown South were offset by the increase in social housing in the same area.

   Long-standing Council policy is to replace all SROs (including the existing Creekside Students Residences) with self-contained social housing units on a one-for-one basis. The current proposal contains strata housing, social housing and commercial space. Though the 24 SRO units are not being replaced one-for-one, the new building would see the total floor area for the social housing double in size, from what currently exists at 617.6 sq. m (6,648 sq. ft.) to floor area of 1,277.8 sq. m (13,754 sq. ft.).

d. **Condition of the Building**: Constructed in 1906, 796 Main Street is comparable in age to the many SROs that were constructed in the early 1900s. The Creekside Students Residences is currently operational and has been providing long-term housing since 2003.

SRA Permit Recommendation: Upon review of the application, staff recommend the approval of an SRA demolition permit for this project, as it results in the replacement of 24 undersized, aging SRA designated rooms with 19 social housing units with self-contained kitchens and washrooms. The loss of five SRA-designated units at 728 Main Street does impact the supply of private low-cost accommodation in the DTES, but is balanced by the creation of new, secure social housing units that will be transferred to the City and operated by a non-profit or government entity for the purpose of providing affordable housing.

Affordability and Security of Tenure – The DTES Plan requires that social housing units meet a prescribed minimum level of affordability. The City requires that the social housing component include a minimum of 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels. The applicant will be required to enter into a Housing Agreement which secures a level of affordability, as well as securing the property as social housing for the greater of 60 years or the life of the building.

Should Council approve this rezoning, upon completion of the building, the social housing would be delivered to the City as a separate air space parcel. The non-profit operator would be selected through a Request for Proposal in line with the City's Procurement Policies to lease and operate the social housing air space parcel. The Housing Agreement and additional housing conditions of approval are provided in Appendix B.

As directed under the SRO Revitalization Strategy and SRA By-law, staff will endeavour to maximize the proportion of shelter rate units in this project; however, final proposed affordability will be subject to availability of operating funding/subsidy and long-term sustainability. Recommendations on the operator/lessee of the social housing units, along with the key terms

of the lease/operating agreement (including proposed rents, operating and capital maintenance costs and monitoring and reporting requirements), will be presented to Council in a future report for consideration and approval.

The Right of First Refusal will ensure that eligible displaced residents who meet the future eligibility (e.g., income) requirements for the social housing are offered an option to return to the building.

Housing Mix – The family housing mix differs between strata housing and social housing. The 75 strata-titled residential units contain a 35% family housing mix of which 25% are two-bedroom and 10% are three-bedroom, which contributes to increasing the family housing stock in the DTES. A condition within Appendix B requires that this minimum percentage be retained.

Of the 19 self-contained social housing units, 17 are studio units and two are one-bedroom units. Shared laundry facilities, indoor amenity space and two outdoor amenity spaces provide common space for the social housing tenants. SRO replacement social housing targets single individuals and must meet the City's design guidelines regarding unit width, depth, and other criteria. This unit mix is to be retained for 60 years or life of the building, whichever is greater, per the Housing Agreement.

6. Parking and Transportation

Located along a major arterial, the site is well-served by public transportation infrastructure. The site is within close proximity to frequent transit along Main Street, the Main Street SkyTrain station and the Union-Adanac Corridor bicycle route. The Chinatown/Main Street SkyTrain Station is 500 meters away, with frequent transit bus service along Main and East Hastings streets. Union Street also forms one segment of the well-used Union-Adanac bicycle route that connects to the seawall and other cycling networks.

Under the Parking By-law, sites Downtown do not require a minimum number of residential parking spaces, but are required to provide a minimum number of accessible parking spaces. The applicant is proposing to meet or exceed minimum by-law requirements. There are four levels of underground parking for strata housing vehicle parking, accessible parking spaces and bicycle parking—all accessed by a vehicular ramp from the rear lane. Engineering conditions of are set out in Appendix B.

7. Environmental Sustainability and Natural Assets

Green Buildings – The Green Buildings Policy for Rezonings requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings conditions.

This applicant has opted to satisfy the Green Buildings Policy for Rezonings under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, 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 and a preliminary Rainwater Management Plan.

Green Assets – The Urban Forest Strategy seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest and requires that permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, in the context of development, housing priorities and densification.

There are no existing site trees; however, landscape improvements to the site are proposed in and around the site. This includes four new street trees and additional planting for the outdoor amenity spaces on level 3 and the landscaped rooftop deck. See Appendix B for landscape conditions.

PUBLIC INPUT

Throughout the review of this application, which included a pre-application open house, two community open houses, more than 256 pieces of feedback were received, including letters, comment sheets and emails. The application was revised to respond to key changes. Appendix F provides a detailed summary of the public consultation.

Pre-Application Community Consultation – The applicant held a pre-application open house on January 24, 2017 at the Telus World of Science. Approximately 135 individuals attended the open house and 77 comment forms were received. Respondents emphasized the desire for the proposal to reflect the social-cultural history of the Chinatown, Vancouver's Black Community and the Strathcona neighbourhood. An increase to the number of social housing units was seen as beneficial to Chinatown. In addition, respondents acknowledged the opportunity to enhance the Hogan's Alley connection with public realm and art improvements.

Staff note that the applicant team began their own process of consultation in 2014 with communities and organizations that are connected to this site and surrounding area. Such discussions and efforts include formal and informal meetings with racialized communities colour to understand how to shape this proposal.

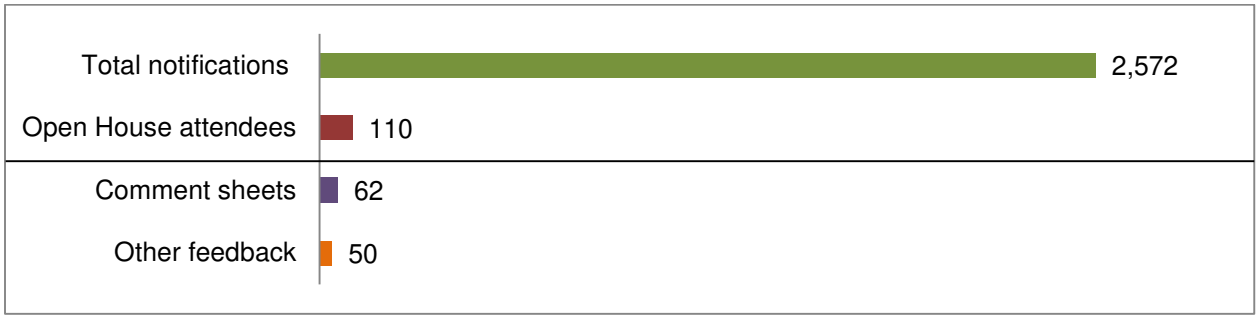
Initial Application

Public Notification – A rezoning site sign was installed on the site on July 10, 2017 in English and traditional Chinese. A total of 2,572 notifications were distributed within the neighbouring area on or about July 11, 2017. Notification, applicant information and online comment forms were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). This included residents within a typical two block radius, notifications to SRO buildings within a four block radius—a typical practice when social housing is being proposed in the DTES—along with notifications to community groups that had a connection to the neighbourhood.

Community Open House – The first open house was held on September 26, 2017 at the Chinese Cultural Centre. Staff, the applicant team and 110 members of the public attended.

Public Comments (received up to July 2019) – Public responses for the 2017 application include 62 comment sheets, with 50 letters, emails, online comment forms and other feedback were received from the public (see Figure 11).

Figure 11: Notification and Public Response for Initial Application



Note that all reported numbers above are approximate.

Comments of support can be summarized as follows:

- General support for the proposal.
- Inclusion of social housing.
- Redevelopment of this corner site as gateway into Chinatown.
- Efforts to reintroduce building materials and preserve façade of existing buildings.

Comments of concern can be summarized as follows:

- 19 social housing units were insufficient to replace the existing 24 SROs.
- Building design did not represent the Chinatown character.
- Height and massing were out of scale with surrounding context.
- Questioned whether the commemorative plaque was sufficient to honour the Black Community.
- Redevelopment would increase the cost of living for residents and businesses.

Revised Application

Public Notification – A revised site sign in English and traditional Chinese was installed on October 2, 2019. A total of 2,935 notifications in English and traditional Chinese were distributed within the two block radius and to SRO buildings within a four block radius.

Public Comments for Resubmission (received up to September 29, 2020) – Public responses for the resubmission include 15 comment sheets and 52 letters/comment forms from the public.

Community Open House – A City-led open house was held on October 30, 2019 at the Chinese Cultural Centre Auditorium. Staff, the applicant team and a total of 38 members of the public attended with 15 comment sheets and 52 emails and comment forms (see Figure 12).

Figure 12: Notification and Public Response for Revised Application

Note that all reported numbers above are approximate.

Comments of support can be summarized as follows:

- General support for reduction in height.
- Supportive of neighbourhood fit.
- Enhance or preserve the Jimi Hendrix Shrine.
- Appreciation for new housing supply.

Comments of concern can be summarized as follows:

- Rezoning applications should not be permitted in Chinatown.
- Proposed number of vehicle spaces is too high given this site's proximity to transit and cycling routes.
- Concerns regarding insufficient consultation with the Black Community to ensure appropriate representation to guide future redevelopment.
- Removal of the last existing buildings in Hogan's Alley is seen as further erasure of Black history and signals a loss of intangible cultural assets and is associated with further elimination of the Black Community that has faced displacement and erasure for decades. While the applicant's heritage assessments did not recommend retention, this conclusion is not shared widely.

Appendix F provides a detailed summary of public comments from the second open house. Furthermore, this feedback emphasized the importance of better recognizing and honouring cultural histories, especially forgotten histories of communities that already experience marginalization and oppression.

Staff Response – Staff have evaluated the application and support revisions and addendum that respond to the community and changing context, specifically for a lower height, density and improved design to better commemorate the historical context. The revised proposal incorporates physical design components that more closely align with the height and density of the area.

The applicant has also committed to further collaboration with the Black Community to acknowledge and address other aspects of cultural legacy. Examples include a commemoration piece led by the community, as well as the right-of-first refusal for one of the CRU units within the proposal. Staff acknowledge the commitment between the applicant and the Black Community is an important step in honouring the cultural legacy of a community with a rich history that has experienced decades of systematic erasure, dispossession and displacement.

PUBLIC BENEFITS

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

Development Cost Levies (DCLs) – DCLs are collected from development to help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

The site is subject to both the City-wide DCL and Utilities DCL for the 67,235 sq. ft. of strata residential floor area and 6,125 sq. ft. of commercial floor area, the 13,795 sq. ft. of social housing floor area is exempt from DCLs.

Based on rates in effect as of September 30, 2019, total DCLs of approximately $2,009,976 would be anticipated from this development. The social housing component of the project is exempt from DCLs and the value of this exemption is estimated at $386,674.

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 quality 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 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.

Community Amenity Contribution (CAC) – In 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. A CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits. The CAC takes into consideration community needs, area deficiencies and the impact of the proposed development on City services.

Real Estate Services staff have reviewed the applicant's development proforma, and concluded that after factoring in the costs of the turnkey social housing, valued at $7,500,000, there was no additional increase in land value generated by the rezoning and the 19 turn-key social housing units offered by the applicant is appropriate and recommend that the offer be accepted.

Social Housing – Upon completion, an air space parcel containing all of the social housing units would be transferred to the City. Conditions to secure the delivery of these units are included in Appendix B.

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

FINANCIAL IMPLICATIONS

Based on the rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately $2,009,976 in DCLs. The social housing component is exempt from DCLs totalling approximately $386,674.

As discussed in the public benefits section, the applicant has offered 19 turn-key units of social housing valued at $7,500,000 to be transferred to the City.

For the turnkey social housing units, the City will work with its housing partner(s) (to be selected through a Request for Proposals) on an operating model and tenant mix that optimizes long-term viability of the project, reflects the objectives of the DTES Plan and the Housing Vancouver Strategy, and aligns with the needs/opportunities across within the Vancouver Affordable Housing Endowment Fund (VAHEF).

The lease payment for the site will be based on affordability delivered. Any revenues generated from the project, lease payment and future operating surpluses, will be reinvested to preserve and grow the affordable housing portfolio within VAHEF. The City also intends to work with senior levels of government to achieve deeper levels of affordability or increase the number of affordable units.

Consistent with Council policy, all non-market housing projects are expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

CONCLUSION

Staff support the application to rezone the site at 728-796 Main Street from HA-1A to CD-1 to permit the development of a mixed-use building with commercial retail units at grade, 19 turn-key social housing units and 75 strata-titled residential units, which is consistent with the Plan. The amended rezoning application proposes a built form and land uses that align with the Rezoning Policy for HA-1A, specifically the supportable height, density, and housing tenure.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing with a recommendation that, subject to the public hearing, the rezoning application be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

728-796 Main Street
DRAFT CD-1 BY-LAW PROVISION

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- ( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, of By-law No. 3575.

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 approval by Council 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 the Development Permit Board will issue development permits are:

    (a) Cultural and Recreational Uses;

    (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;

    (c) Institutional Uses;

    (d) Manufacturing Uses;

    (e) Office Uses;

    (f) Retail Uses;

    (g) Service Uses;

    (h) Utility and Communication Uses; and

    (i) Accessory Use customarily ancillary to any use permitted in this section, except that:

        (i) the total floor area of all accessory uses must not exceed 25% of the gross floor area of the principal use; and

(ii) all accessory uses must be wholly contained within the principal building.

Conditions of Use

4.1 The design and lay-out of at least 35% of the dwelling units located on the third storey and above 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;

(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."

4.2 Permitted uses must be wholly contained within a totally enclosed building, except for:

(a) display of flowers, plants, fruits, and vegetables;

(b) Restaurant;

(c) Neighbourhood Public House;

(d) Farmers' Market; and

(e) Public Bike Share.

4.3 Notwithstanding section 4.2, if the Director of Planning first considers all applicable Council policies and guidelines, the Director of Planning may permit the outdoor display of retail goods, subject to such conditions as the Director of Planning deems necessary, having regard to the:

(a) type of merchandise;

(b) size of the display;

(c) location of the display;

(d) hours of operation of the display; and

(e) impact of the display on adjoining sites.

4.4 Permitted uses under section 3 must not include bulk storage of vegetable oil or fat, fish, fish oil or meal, scrap, junk, chemicals, paints, varnishes, rags, cotton waste, petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.

Floor Area and Density

5.1 Computation of floor space ratio must assume that the site consists of 1,193.3 m^2 being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 6.79.

5.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

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) total area of such exclusions must not exceed 12% of the residential floor area; and

(ii) balconies must not be enclosed for the life of the building.

(b) patios or roof gardens only if the Director of Planning first approves the design of sunroofs and wall; and

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and

(d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m^2 for a dwelling unit there will be no exclusion for any of the residential storage are above base surface for that unit.

5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

(a) amenity areas, except that the exclusion must not exceed 10% of the permitted floor area; and

(b) unenclosed outdoor areas underneath the building overhangs, at grade level, except that such areas must remain unenclosed for the life of the building.

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

6.1 The building height, measured above base surface, must not exceed 35.5 m.

6.2 Despite Section 6.1 of this By-law and Section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height for rooftop amenity spaces and mechanical appurtenances, to a maximum height of 37.5 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 the 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^2.

Acoustics

8. A development permit application for dwelling uses requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do 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 (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (decibels)**
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.

* * * * *

728-796 Main 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 by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.

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 Studio One Architects Inc., received on September 5, 2019, with an addendum received on January 2, 2020, provided 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

1.1 Design development to reference and reflect the historical and cultural context through the next stages of the detailed architectural design.

Note to Applicant: Further engagement with the Chinese community and Black Community is essential to ensure an appropriate architectural response.

1.2 Design development to the building facades to add richness and texture though the provision of individual commercial storefront awnings and the detailing of storefronts, brick façades, punched window elements, and balconies, consistent with the expectations of the Chinatown HA-1A Design Guidelines.

Note to Applicant: Imitation of heritage buildings is not expected, but a high level of architectural detailing within the proposed contemporary expression. Balcony materials with more detail than clear glazing should be considered.

1.3 Design development to ensure the prominence of the entry to the commercial unit to the facing the lane.

Note to Applicant: The lane entry should read as a main entrance to assist in activating the lane.

Landscape Design

1.4 Confirm retention of the existing street tree on Main Street. This would require further examination of the existing condition and coordination with Engineering Services.

Note to Applicant: Confirm if the proposed parkade footprint can accommodate tree retention while coordinating with Engineering Services regarding utility and sidewalk upgrades. Explore alternative low-impact methods for utility installation such as tunnelling. If the retention is not feasible, provide a clear rationale and coordinate with Streets Design and Park Board regarding the provision of new street tree(s).

1.5 Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab especially tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 ft. of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

1.6 Further 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 on the roof level, where possible.
(d) Consider linear infiltration bio-swales along property lines, at lower site areas.
(e) Use permeable paving.
(f) Employ treatment chain systems (gravity fed, wherever possible).
(g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.1 and 2 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.

1.7 Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

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

Crime Prevention through Environmental Design (CPTED)

1.8 Design development to respond to CPTED principles, having particular regard for:

(a) Theft in underground parking;

(b) Encouraging natural visual surveillance;

(c) Visibility at doors, lobbies, stairs and other access routes;

(d) Site lighting developed with considerations for safety and security along the rear lane and the mid-block pedestrian connection; and

(e) Reduced opportunities for graffiti.

Sustainability

1.9 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 (e.g., Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. Requirements are summarized at http://guidelines.vancouver.ca/G015.pdf. The City's ASP must be designed and shown to achieve a minimum of 35% reduction in energy consumption compared to the current Vancouver Building By-law (ASHRAE 90.1 2010 or NECB 2011) and reduce Greenhouse Gas Emissions through the use of only low carbon fuel sources.

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 Rezonings – Process and Requirements* (amended April 28, 2017 or later).

Engineering

1.10 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 (e.g., 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.

1.11 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 your site.

Note to Applicant: 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.

1.12 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

1.13 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.

1.14 Provision of generous and continuous weather protection on both frontages.

Note to Applicant: An application for a Permit to Use City Property must be submitted to Engineering Development Services for all proposed canopies encroaching onto City Street. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

1.15 Submission of an updated landscape plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

(a) 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.

(b) Show property line on landscape plans.

(c) Delete the special surface treatment (stamped concrete with cobblestone detail) shown in the lane. Show standard asphalt treatment in the lane.

(d) Delete the specialty treatment shown on Main Street and Union Street.

Note to Applicant: Final public realm design requires further review and will be finalized at a later date. Chinatown treatment or similar are expected.

1.16 Clarify garbage pick-up operations. Provision of written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.

1.17 Provision of a draft final Rainwater Management Plan (RWMP) prior to development permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to Applicant: The resubmission at development permit must include the following amendments:

(a) Recalculate the pre-development peak flow rate using the 10-year, 5 minute time of concentration.

(b) Provide a grading plan to support the proposal of landscaping capture. The landscape plans show all landscaping raised relative to adjacent hardscapes and

available soil storage capacity can only be claimed if it can be demonstrated that that volume of water is directed into the landscaping.

(c) Resize the detention tank/pipe to meet the volume of 24 mm rainfall not captured on site through Tier 1 and Tier 2 measures.

(d) Provide confirmation that the overflow from the rooftop dog-run will not be directed to the storm system and will be connected to the sanitary. Remove this area from any rainwater management calculations.

1.18 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

(a) ACT-01 – Additional Class A Bicycle Parking.

(i) Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law and/or applicable Design Guidelines.

Note to Applicant: A total of 2 points appears achievable for both the residential-strata and residential-social uses.

(b) ACT-02 – Improved Access to Class A Bicycle Parking.

Note to Applicant: The proposed measure is <u>not acceptable</u> as a TDM measure.

(c) ACT-05 – Bicycle Maintenance Facilities.

(i) Note and dimension location of facilities on plans.

(ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.

(iii) Provision of an operational plan detailing:

a. A description of the amenities to be provided.
b. A means of providing access to all residents, commercial tenants. and the public (if applicable).
c. Plan for maintaining these amenities.

(iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer and maintain this common facility.

Note to Applicant: A total of 2 points appears achievable for the residential-strata use. This measure would also provide 2 points toward residential-social and retail/services uses if made available to them.

(d) COM-01 – Car Share Spaces

(i) Identify/note/dimension car share spaces on plans.

(ii) Spaces to be located with convenient, public access at-grade, or on P1.

Note to Applicant: Relocate spaces to grade or the P1 parking level. A total of 8 points appears achievable for both the residential-strata use and commercial-retail/service use and 16 points for the residential-social use.

(e) COM-02 – Car Share Vehicles and Spaces

(i) Dimension car share spaces on plans.

(ii) Spaces to be located with convenient, public access at-grade, or on P1.

(iii) Provide detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.

Note to Applicant: Relocate spaces to grade or the P1 parking level. A total of 11 points appear achievable for the residential-strata use, 16 points for residential-social and 6 points for the commercial-retail/service use.

Note to Applicant: A TDM Plan with minimum of 24 points for Residential-Strata, 12 points for Residential-Social and 14 points for Commercial-Retail/Service use is required to achieve the proposed vehicle parking reduction. A total of 23 points for Residential-Strata, 34 points for Residential-Social and 14 points for Commercial-Retail/Service appear achievable based on the preliminary TDM plan provided. Refer to Schedule B of the TDM policy for detailed requirements for each measure.

1.19 Parking, loading, bicycle and passenger loading spaces must be provided and maintained in accordance with the requirements of the Parking By-law.

1.20 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

(a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level.

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator is to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5 ft. 6 in. x 6 ft. 8 in. A separate bicycle call button is to be provided on all floors requiring bicycle access

to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

(b) Provision of required oversized Class A bicycle spaces.

Note to Applicant: Reference Section 6.3.9 of Parking By-law for additional information.

(c) Provision of minimum 1.2 m (4 ft.) required access aisle width for Class A bicycle spaces.

Note to Applicant: Reference Section 6.3.10 of Parking By-law for additional information. Minimum 1.5 m (5 ft.) access aisle width is required for oversized Class A bicycle spaces.

(d) Provision of minimum required clothing lockers for commercial use.

Note to Applicant: Reference Section 6.5.1 of the Parking By-law for additional information.

1.21 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

(a) The slope of the loading bay must not exceed 5%.

(b) Provide a clear unloading area or raised rear dock, minimum 1.8 m wide, with suitable access to facilitate goods loading /unloading.

1.22 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

(a) Provision of improved visibility for two-way vehicle movement at turns at the curved portion of the main parking ramp.

Note to Applicant: Consider providing a parabolic mirror to achieve this.

(b) Provision of ramp slopes not to exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.

(c) Provision of an overhead security gate separating residential vehicle parking from commercial, passenger, visitor and car share spaces.

(d) Provision of minimum 2.7 m (8.1 ft.) required width for a standard stall adjacent one wall and minimum 2.9 m (9.6 ft.) for a standard stall adjacent two walls.

Note to Applicant: Column encroachments into single stall modules are not accepted.

1.23 Design development to provide Class A passenger space at grade.

Note to Applicant: If this is not achievable, provide the Class A passenger space no lower than the P1 parking level, in front of the residential security gate.

1.24 Design development to improve accessibility and function of the proposed shared vehicle spaces, including the following:

(a) Provision of 2.9 m stall width for shared vehicle parking spaces.

(b) Relocate shared vehicle parking spaces to grade or within the P1 parking level for improved access and visibility from the outside.

(c) Shared vehicle space to be located in front of the residential security gate.

1.25 Gates/doors are not to swing more than 1.0 ft. over the property lines or into the SRW area.

1.26 Provision of the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) All types of parking and loading spaces individually numbered and labelled on the drawings.

(b) Dimension of columns and column encroachments into parking stalls.

(c) Show all columns in the parking layouts.

(d) Dimensions for typical parking spaces.

(e) Dimensions of additional setbacks for parking spaces due to columns and walls

(f) Clearly outline and dimension individual Class B loading bays.

(g) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps and to the underside of raised security gates. These clearances must consider mechanical projections and built obstructions.

(h) Areas of minimum vertical clearances labelled on parking levels.

(i) Additional partial section drawing through Class B loading.

(j) Additional partial section plan to show the entire length of the main parking ramp.

(k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Note the use of parking ramp if required.

(m) Dimension Class B bicycle spaces.

(n) Existing street furniture including bus stops, benches, etc. to be shown on plans.

(o) The location of all poles and guy wires to be shown on the site plan.

Housing

1.27 Design and construct the social housing in line with the City's *Housing, Design and Technical Guidelines*, including the requirement to deliver a minimum of 5% of the social housing (including interior and access to exterior amenity spaces) as wheelchair accessible and the following:

(a) Design development to ensure adequate size and access to the garbage, recycling and bed bug sauna room.

(b) Design development to provide a janitor's closet for the social housing.

(c) Consider adding glazing between the laundry room and the amenity space to increase natural light in the laundry room.

1.28 Provide separate dedicated mechanical and electrical rooms with separate metering for the air space parcels.

1.29 The proposed strata unit mix, 35% family housing comprised of 25% two-bedroom and 10% three-bedroom. This increases the family housing stock in the Downtown Eastside be included in the development permit drawings.

1.30 Of the proposed social housing unit mix, the 19 self-contained social housing units are comprised of 17 studio units and two (2) one-bedroom units, be included in the development permit drawings.

1.31 Building should be designed in accordance with *High-Density Housing for Families with Children Guidelines,* including:

(a) Provision of multi-purpose indoor amenity space with a wheelchair accessible washroom and kitchenette.

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, (or successors in function), the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Consolidation of Lot H, Plan LMP38786, and of Lots 7 and 10, Plan 184, All of Block 20, District Lot 196 to create a single parcel.

2.2 Release of Easement and Indemnity Agreements BT55561, BW454258, Statutory Rights of Way BT55562 and BW454259, and Equitable Charges BT55563 and BW454260 (all pertaining to current building encroachments onto City Street) prior to building occupancy.

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

2.3 Provision of a Section 219 Watercourse covenant based on the presence of an old stream(s).

2.4 Provision of a Section 219 Covenant that restricts the issuance of a Building Permit – Stage 2 until such time as the developer delivers a final Rainwater Management Plan (RWMP) acceptable to the City and has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system and attached the RWMP.

Note to Applicant**:** The applicant is requested to schedule a meeting with Integrated Water Management (IWM) Branch prior to moving forward with the RWMP and resubmission with the development permit application. To schedule the meeting, contact rainwater@vancouver.ca.

2.5 Provision of a Shared Use Loading Agreement for 1 Class B loading space between the commercial and residential uses and label the space as “Residential and Commercial Loading.”

2.6 Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary to require the owner to prepare a detailed Transportation Demand Management (TDM) Plan for the approval of the General Manager of Engineering Services prior to Development Permit issuance, including a requirement to enter into a further legal agreement to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures in the approved TDM Plan.

2.7 Subject to the acceptance of the finalized TDM Plan, entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of [2] shared vehicle(s) and the provision and maintenance of [2] shared vehicle parking space(s) for use exclusively by such shared vehicle(s), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

(a) Provide two shared vehicle(s) to the development for a minimum term of three years.

(b) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the shared vehicle(s).

(c) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles.

(d) Make arrangements to allow members of the Shared Vehicle Organization access to the shared vehicle Parking Space(s).

(e) Provide security in the form of a Letter of Credit for $50,000 per shared vehicle.

(f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right-of-way (SRW), or other instrument satisfactory to the Director of Legal Services, securing these conditions.

(g) A letter of intent from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

2.8 Provision of a 5.5 m wide offset distance measured from the back of the existing curb for widened sidewalks along Main Street and Union Street to be achieved through building setback and SRW for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

2.9 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 is provided.

(a) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands (based on the Fire Underwriters Survey document, Water Supply for Public Fire Protection), sprinkler demand (based on NFPA 13/14), hydrant load and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

(b) Implementation of development at 728 Main Street will require the following in order to maintain sewer flow conditions.

(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) Developer's Engineer to submit design brief, calculations and/or model and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

(iii) Development to be serviced to the existing 300 mm SAN and 500 mm STM sewers on lane east of Main Street.

(c) Provision of street improvements along Main Street adjacent to the site and appropriate transitions including the following:

(i) Front boulevard and sidewalk to the edge of the SRW that follows the City's standard streetscape treatment for the area.
(ii) Replacement of damaged integral curb and slab along Main Street.
(iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
(iv) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(d) Provision of street improvements along Union Street adjacent to the site and appropriate transitions including the following:

(i) Front boulevard and sidewalk to the edge of the SRW that follows the City's standard streetscape treatment for the area.
(ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
(iii) Curb ramp at the lane.
(iv) New curb and gutter along Union Street to current City Standards.
(v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(e) Provision of intersection lighting upgrade at Main Street and Union Street to current City standards and IESNA recommendations.

Note to Applicant: Intersection lighting work to generally include replacement of luminaries to current specification lighting emitting diode (LED).

(f) 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.

(g) Provision of lane lighting on standalone poles with underground ducts.

Note to Applicant: The ducts should be connected to the existing City street lighting infrastructure.

(h) Provision of new pad mounted service kiosk.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition)

(i) Provision for 50 mm minimum mill and overlay at the lane along property frontage.

(j) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Designs details of off-site improvements to be finalized at the development permit stage.

(k) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.10 Engineering Services will require all utility services to be underground for this proposed development. 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 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Social Housing

2.11 Make arrangements to design, construct, equip and finish to the City's specifications no less than 1,277.8 sq. m (13,795 sq. ft.) comprising 19 units of social housing and associated parking for such social housing, to the satisfaction of the General Manager of Planning, Urban Design, the Director of Facilities Planning and Development and the Director of Legal Services that provides for the following:

(a) Transfer to the City at a nominal cost an air space parcel containing the social housing together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

(b) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above net floor area.

(c) Grant a perpetual right in favour of the City and the users of the social housing in the form of a statutory right of way, for access to and non-exclusive use of:

(i) 35 bicycle spaces in the underground parkade;
(ii) Loading area;
(iii) Garbage and recycling areas; and
(iv) Bed bug sauna room.

The granting of the SRW for the purposes in this sub-section (b) shall be at no cost to the City and its users.

(d) Minimize the obligations of the social housing toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the social housing.

(e) Such other terms and conditions as the General Manager of Planning, Urban Design and the Director of Legal Services may require.

Note to Applicant: Design development will be required through the development permit process, including to ensure adequate size and access to the garbage, recycling and bed bug sauna room.

2.12 Make arrangements prior to enactment of the rezoning for Council to approve a Single Room Accommodation (SRA) Conversion/Demolition Permit to allow for the demolition of 24 SRA-designated rooms at 796 Main Street, on the condition that prior to the issuance of the SRA Conversion/Demolition Permit, the owner enter into a Housing Agreement to restrict tenure of the 19 social housing units for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

(a) Section 219 Covenant prohibiting stratification and separate sales.

(b) A provision that none of such units will be rented for less than one month at a time.

(c) Not less than one-third of the social housing units, will be occupied only by persons occupied by households with incomes below housing income limits.

Note to Applicant: The air space parcel plan for the 19 social housing units must be in one air space parcel and may not be further subdivided.

(d) Require that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-Law.

(e) Such other terms and conditions as the General Manager of Planning, Urban Design and the Director of Legal Services may in their sole discretion require.

Note to Applicant: A Housing Agreement is to be entered into the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Tenant Relocation Plan

2.13 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the Single Room Accommodation By-law that is effective at the time of submission of the development permit application.

(b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide an Interim Tenant Relocation Report prior to issuance of the demolition permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant’s search for relocation options (if

assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between public hearing and before issuance of demolition permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (e.g., moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

2.14 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.

Note to Applicant: The energy reporting condition applies to the entire building. Energy reporting is not required for individual residential suites.

Soils

2.16 As 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 agreements deemed necessary to fulfill 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 satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, are provided to the City.

Where the Director of Legal Services deems appropriate, the agreements noted in this Appendix are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the associated by-laws.

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.

* * * * *

728-796 Main Street
DRAFT CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW

Amend Schedule B (CD-1 Zoning Districts regulated by Part 10, 12, 13 or 14) by adding the following:

"728-796 Main Street	[CD-1 #]	[By-law #]	HA-1A	Part 10"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW

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

"[CD-1#]	[By-law #]	728-796 Main Street"

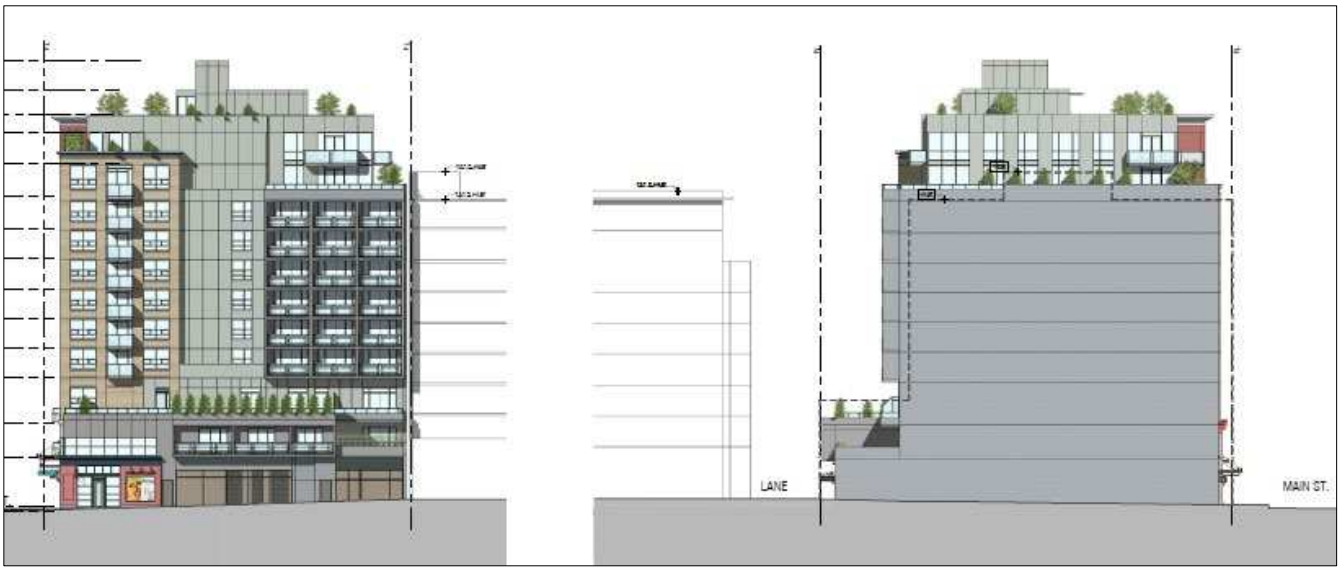
* * * * *

728-796 Main Street
FORM OF DEVELOPMENT DRAWINGS

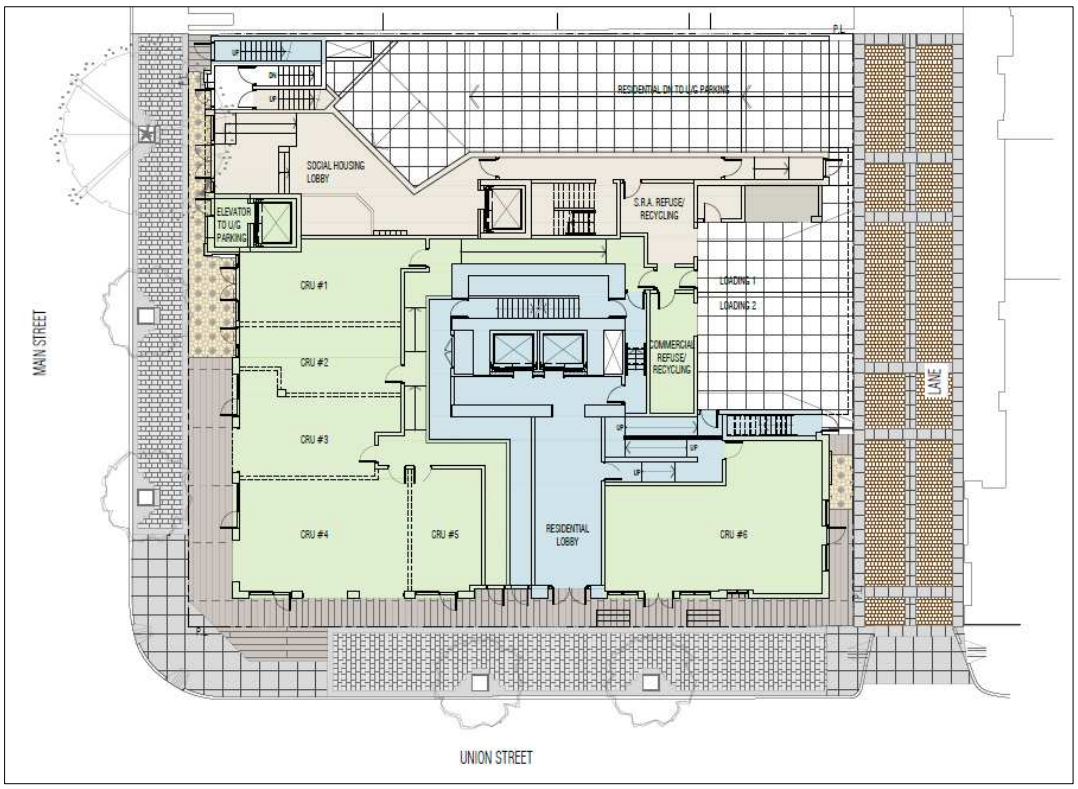
Existing Streetscape along Main Street

Proposed Streetscape along Main Street
(Based on Addendum Received on January 2, 2020)

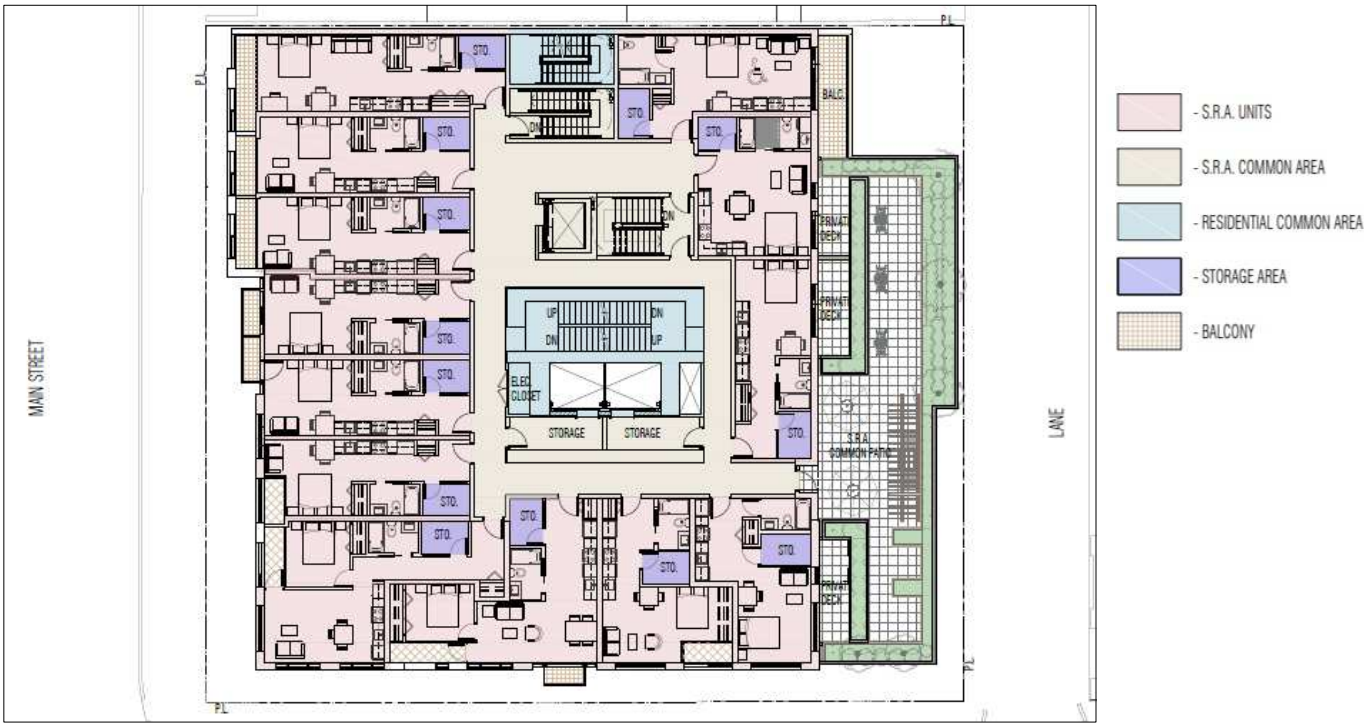
East and North Elevation
(Based on Addendum Received on January 2, 2020)



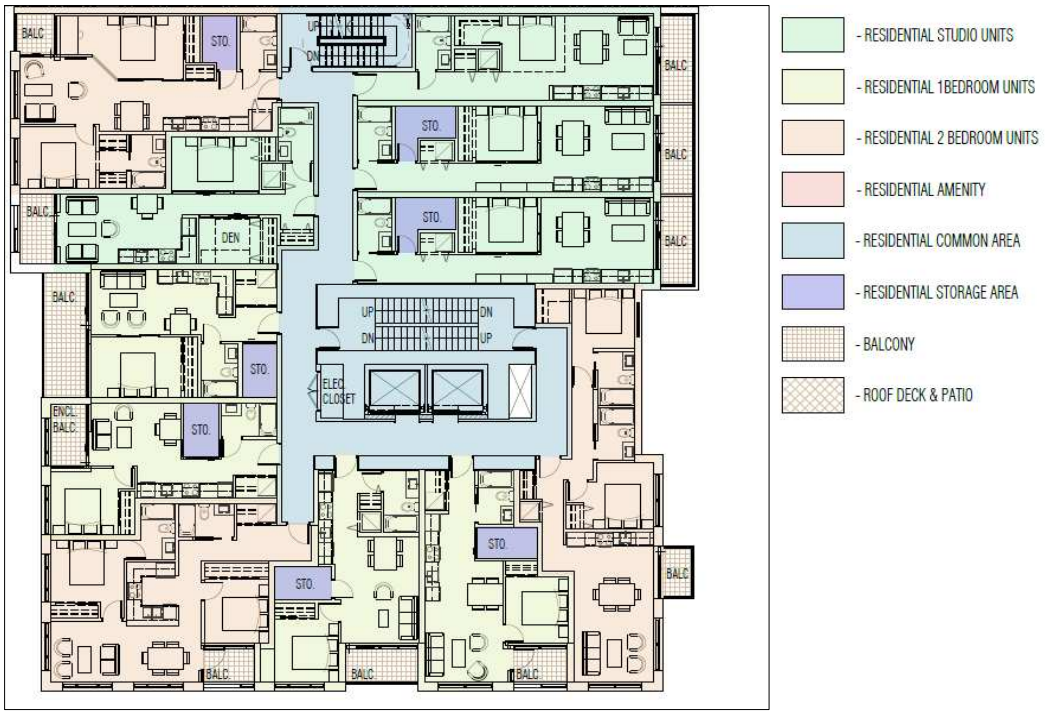
Site Plan



Level 3: Social Housing Floor Plan



Typical Strata Housing Floor Plan



Southwest View and Southeast View
(Based on Addendum Received on January 2, 2020)

West and South Elevation
(Based on Addendum Received on January 2, 2020)

728-796 Main Street
SUMMARY OF PREVIOUS POLICIES, CURRENT POLICIES AND APPLICATION REVISIONS

	Rezoning Policy for Chinatown South **Rescinded in 2018 but applicable only for this application**	**Original Application (May 1, 2017)**	**Revised Application (Sept. 5, 2019)**	**Addendum to Revised Application (Jan. 2, 2020)**	***Rezoning Policy for the DTES* and *HA-1A* and *Chinatown HA-1A Design Guidelines*** **Amended in 2018, applicable to the remainder of HA-1A, but not this application**
Height	Building height under existing zoning limited to 90 ft.; the rezoning policy for HA-1A considers building heights up to 150 ft.	150 ft.	115.2 ft.	115.2 ft.	70 ft. outright and 90 ft. conditional
Density	No limit	8.12 FSR	6.68 FSR	6.79 FSR	5.35 FSR
Social Housing	Public benefits through CACs, heritage density or social housing and negotiated. Additional height through rezoning is to support heritage, cultural/affordable/social housing projects.	19 units of social housing to replace the existing SRA units	19 units of social housing to replace the existing SRA units	Unchanged	Unchanged
Ground Floor Frontage	Suggested site width from 75 ft. to 125 ft.	Varied vertical expression and multiple CRUs to break up long frontage	Varied vertical expression and multiple CRUs to break up long frontage	Unchanged	50 ft. maximum
Ground Floor Use	Choice-of-use	Commercial retail	Commercial retail	Unchanged	No residential use (except residential entrances)
FSR Cap on Uses	No limit	6.5 FSR for residential 0.6 FSR for commercial	5.12 FSR for residential 0.47 FSR for commercial	6.31 FSR for residential 0.48 FSR for commercial	Maximum of 3.5 FSR for residential, provided that the FSR for non-residential uses other than residential uses is no less than 1.5
Floor Area	No limit	104,252 sq. ft.	85,749 sq. ft.	87,155 sq. ft.	No limit
Strata Units	No limit	99	75		No limit
Social Housing Units	No requirement	19	19	No changes	No requirement

728-796 Main Street
ADDITIONAL INFORMATION:
ADVISORY COMMITTEE AND PUBLIC CONSULTATION SUMMARIES

1. Urban Design Panel

- On October 2, 2017, the Panel reviewed the initial proposal and resolved the following: **EVALUATION: Resubmission recommended**.

  Minutes can be found at: https://vancouver.ca/files/cov/minutes-urban-design-panel-2017-10-02.pdf.

- On December 11, 2019, the Panel reviewed the revised proposal and resolved the following: **EVALUTION: Support with recommendations (4-0)**.

  Minutes can be found at https://vancouver.ca/your-government/urban-design-panel.aspx.

2. Chinatown Historic Area Planning Committee

- On February 9, 2017, CHAPC reviewed the original proposal and resolved the following:

  MOVED by John Atkin
  AND SECONDED by Andrew Lau

  THAT the Chinatown Historic Area Planning Committee:

  (a) Acknowledges the efforts of the applicant to redevelop the 728-796 Main Street site and commend the applicant's response to social housing, fine grain retail, lane activation, and the recognition of historic significance of the area;

  (b) Note its concerns regarding: proposed height and massing of the development; sufficiency of community benefit; and "authentic fine grain" of the proposed;

  (c) Requests further design development to respond to the concerns noted.

  CHAPC minutes are available at https://vancouver.ca/files/cov/committees/minutes-chapc-20170209.pdf.

- On September 12, 2019, CHAPC reviewed the resubmission and resolved the following:

  MOVED by Edmund Ma
  SECONDED by Michael Yu

  THAT the Chinatown Historic Area Planning Committee:

Request improvement to the following:

(a) That as a Chinatown gateway location, the top setback section of the building be integrated into the main building mass, to create a strong expression at the top; not weakening through receding;

(b) Replacing glass balconies with a material alignment with Chinatown heritage characteristics;

(c) That the design of the entrance to the land facing commercial unit be expressed with architectural prominence and be treated as the main entrance; and

(d) For future retail occupants to reflect Chinatown community values, in support of the City's pursuit for UNESCO world heritage designation;

CHAPC minutes are available at https://vancouver.ca/your-government/chinatown-historic-area-planning-committee.aspx.

3. Public Consultation Summary for the Revised Rezoning Application (submitted September 5, 2019)

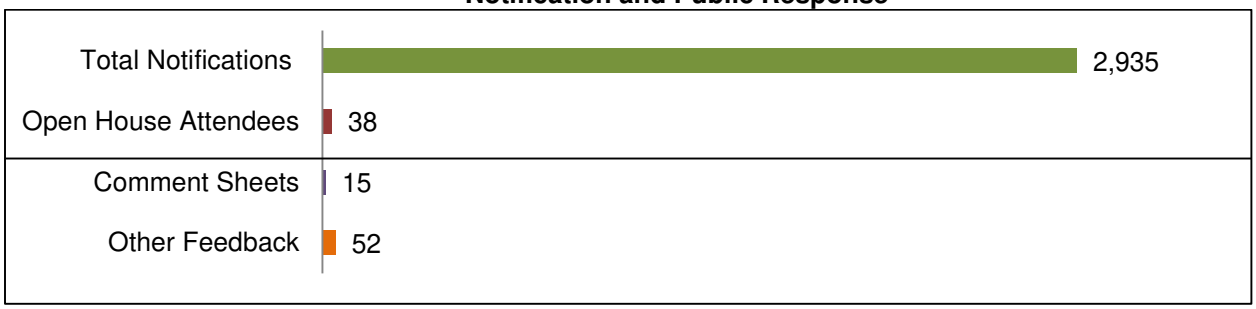
Public Notification – A rezoning information sign was installed on the property on September 27, 2019. Approximately 2,935 notification postcards were distributed within the neighbouring area on or about October 7, 2019. Notification, application information and an online comment form was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – An open house was held on October 30, 2019 at the Chinese Cultural Centre's Multi-Purpose Hall at 50 East Pender Street. Staff, the applicant team and 38 members of the public attended the open house.

Public Response – Public responses to the first open house is as follows:

- 15 comment sheets were received.
- 52 emails and comments were also received.

Notification and Public Response



Note: Each comment form or online response can include a number of comments which may reference 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.).

Comments of Support:

- **Supportive of neighbourhood fit (11 responses):** Respondents felt that the building design would be a welcome addition to the neighbourhood of Chinatown.

- **Enhance or preserve the Jimi Hendrix Shrine (9 responses):** Respondents acknowledged the importance of the historical connection to Jimi Hendrix and that the Jimi Hendrix Shrine will be retained and enhanced as part of the proposal.

- **Appreciate new housing supply (8 responses):** The addition of social housing units was seen as favourable by respondents, as well as the mixing of social and rental housing on site. Affordable housing was seen as desirable in the area.

- **Proposal includes quality design aesthetics (5 responses):** Respondents expressed that the design was visually appealing and displayed sensitivity to the historical and cultural components of the neighbourhood. The façade treatment of the brick in reference to the Brickhouse was seen positively.

- **Appropriate height, massing and density (5 responses):** The forms of development including the height, massing and density were seen as appropriate for the area and conformed to the Downtown Eastside Plan and City's urban design guidelines.

- **Supportive of retail at grade (3 responses):** Respondents acknowledged that the retail at grade was desirable and appropriate along Main Street.

- **Proposal encourages economic activity:** Respondents believed the proposal will have a positive impact on the economic vitality of the neighbourhood.

Comments of Concern:

- **Proposal should include additional affordable/social housing (21 responses):** Respondents believed the proposal's housing units would be expensive and not affordable for individuals currently living in the neighbourhood. In addition, respondents felt that the proposal does not provide enough affordable/social housing units.

- **Inadequate design response reflecting Vancouver's Black Community (19 responses):** Given the historical context of the site and location, respondents acknowledged that the proposal's character and design could do more to connect and perverse the history of the City's Black Community. Respondents felt that some components of the proposal's design were a form of cultural appropriation and that the Black Community has intangible heritage on site that could be better recognized.

- **Proposal encourages neighbourhood gentrification (12 responses):** Respondents were concerned that the project would encourage change to the neighbourhood through the form of gentrification. Respondents viewed expensive new buildings as not being connected with the neighbourhood character of Chinatown.

- **Inadequate urban design aesthetics (5 responses):** Respondents were critical of the architectural treatments by stating the urban design was generic and lacked expression or detailing. The proposal's design was criticized for not performing adequately enough to respond to the neighbourhood's history and cultural connections.

- **Rezoning policy is inappropriate for the site (5 responses):** Respondents believed that the rezoning proposal should not be allowed to proceed under the rescinded policy. In addition, respondents believed that no change to the area was desirable.

- **Criticisms of the public consultation process (3 responses):** The City's public consultation process was criticized for not being inclusive or equitable when involving the Black Community in Vancouver. Respondents felt that the proposal's design was a form of cultural appropriation and that the Black Community has intangible heritage on site that needs to be better recognized.

- **Inappropriate height, massing, or density (3 responses):** Respondents felt that the density was too high for the area and the height shouldn't be permitted to go above nine storeys (90 ft.).

- **Economic decline in Chinatown (3 responses):** Respondents felt that Chinatown lacks business opportunities and has recently lost economic vitality when projects nearby were not approved.

- **Improve public space of the lane (3 responses):** Respondents acknowledged the opportunity to make the laneway more welcoming with public art or landscaping.

The following are additional comments received from the public (note: these were topics that were not ranked as highly as above). This includes:

- Proposal will encourage gentrification.
- Need for more social housing units to be delivered on-site.
- Proposal has an oversupply of parking.
- Additional height would be appropriate.
- Design inadequately represents the Black Community.
- Criticism of the Chinatown Transformation Team.
- Retain housing units on site.
- Encourage space that supports interaction between residents.
- Proposal will improve safety and comfort in the area.
- Appreciate the residential updates on the proposal.
- Enhance weather protection along Main Street.
- Proposal includes quality landscaping.

4. Statement of Significance (SOS)

Two Statement of Significance documents were presented to the Vancouver Heritage Commission for 796 Main Street and 207 Union Street on April 25, 2014. These documents are available at https://rezoning.vancouver.ca/applications/728-796main/index.htm.

728-796 Main Street
LETTER OF COMMITMENT TO HOGAN'S ALLEY SOCIETY FROM OWNER

Bonnis Development Main Inc.
#300 – 526 Granville Street
Vancouver, British Columbia V6C 1W6

May 8, 2020.

Delivered by email

june.francis@hogansalleysociety.org
stephanie.allen@hogansalleysociety.org

Attention: June Francis and Stephanie Allen, Hogan's Alley Society

Dear: Ms. Francis and Ms. Allen,

Re: 796 Main & Union Streets Development
Supporting Economic Opportunities for the African Canadian Community

Bonnis Development Main Inc. is excited to commit to a Right of First Refusal (RFR) to lease the southeast corner commercial retail unit (CRU #6) of our Main & Union development to a business recommended by the Hogan's Alley Society.

We truly believe in community building and value the importance of having African Canadian businesses in this historic area. For this reason, we would like to continue working together to support the Hogan's Alley Society's efforts to strengthen this community.

We will be able to hold this RFR in effect as long as we remain the owners of the retail spaces. If Bonnis Development Main Inc decides to sell the CRUs to a third party, we will not be able to offer this RFR. However, our goal is to remain the long-term owners of the retail units as we strongly believe in the area.

We hope we can make this project work for both of us. We look forward to continued collaboration with you as we move forward with our proposal.

Sincerely,

BONNIS DEVELOPMENT MAIN INC.

Kerry Bonnis, Principal

cc. Thien Phan, City of Vancouver

* * * * * *

728-796 Main Street
SUMMARY OF SRA TENANT RELOCATION PLAN AND SINGLE ROOM ACCOMMODATION DOCUMENTS

Tenant Relocation and Protection Requirements	**Tenant Relocation Plan Offer**
Notice to End Tenancies	• Tenants will regularly be notified of project timelines and redevelopment. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building and demolition permits in place).
Moving Expenses	• A flat rate of $750 will be provided at a minimum to all tenants. • If requested, a moving company will be offered to tenants.
Relocation and Return Assistance Relocation to comparable or better accommodation at a comparable or lesser rent for the course of the repair or alteration	• Tenant relocation will be conducted in house through the applicant. • Applicant will schedule in person meetings with tenants to discuss relocation options. • The applicant will be conducting an in depth study on available housing in the City for comparable rents. The previous owner of this property does own other SRA properties and the applicant will be reaching out to explore relocation options.
Additional support for special circumstances	• Applicant has already committed to supporting two long term tenants (4+ years) with their relocation. • As additional tenants come forward with special circumstances the applicant has committed to best satisfy their needs through a relocation consultant if needed.
First Right of Refusal	• The applicant will keep track and store all right of first refusal offers. • Tenant contact information and offers will be provided to the non-profit operator when one is selected. • The selected operator will follow up with tenants who wish to explore their right of first refusal in the new building.

CITY OF VANCOUVER

SINGLE ROOM ACCOMMODATION CONVERSION* or DEMOLITION* PERMIT APPLICATION

SR No. _____

Civic Address: 796 Main Street, Vancouver, BC

Legal Description: Lot 10 Subdivision _____ Block 20
District Lot 196 Plan VAP184

Building Name: 796 Main

This area must be completed by the person signing this application.

Name: Constantine Dino Bonnis (owner)
Mailing Address: #300-526 Granville Street
City: Vancouver Postal Code: V6C 1W6
Company Name: Bonnis Properties Phone Number: 604-290-8315
Non-Profit Number (if applicable): _____

You are the:
(●) Property Owner
( ) Agent for Property Owner

Note: If the applicant is NOT the property owner, a letter of consent signed by the owner must also be submitted.

Owner's information (If owner is a corporation, provide Incorporation Certificate and names and addresses of all directors & associates):

Property Owner's Name: BONNIS DEVELOPMENT MAIN INC.
Address: #300-526 Granville Street Postal Code: V6C 1W6
City: Vancouver Phone Number: 604-738-4525

Property Owner's Name: Kyriakos Kerry Bonnis (owner)
Address: #300-526 Granville Street Postal Code: V6C 1W6
City: Vancouver Phone Number: 604-328-5720

Property Owner's Name: _____
Address: _____ Postal Code: _____
City: _____ Phone Number: _____

001	☐	Convert* occupancy of designated room(s)	3	Total # of storeys in this building
002	☐	Change term or nature of tenancy of designated room(s)	27	Total # of SRA rooms in this building
003	☐	Change frequency of rent payments for designated room(s)	0	Total # of non-SRA rooms in this building
004	☐	Convert* vacant designated room(s)	24	Total # of tenants in this building
005	☐	Repair or alter designated room(s)		
006	☑	Demolish* designated room(s)		

*see definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"

Describe nature of the proposed conversion or demolition:

Purpose to demolish this building is to construct an 11-storey mixed-use building comprising of retail at the ground and mezzanine levels, 19 social housing units on floors 2 and 3, and 75 market residential units from floors 4 through 11.

Please continue application on reverse

THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	
◉ Yes ○ No	
If Yes, you must provide the following information:	
1 The number of permanent residents that will be affected? 23	
You must also include with this application the following required supporting documents:	
☑ 1 Tenant Relocation Plan Application Form (must be submitted whether or not tenant relocation may be necessary)	
☑ 2 An affidavit, sworn by the owner or, if the owner is a corporation, by a director of the corporation, setting out why the owner wants to convert or demolish the designated room	
☑ 3 One set of floor plans of the existing and proposed floor layout as described below*	
☑ 4 Tentative schedule for construction (if applicable)	

* Explanatory Notes:

Definition of "conversion" or "convert" means the following under the Single Room Accommodation By-law:

"(a) a change in the form of occupancy, intended form of occupancy, or customary form of occupancy of a designated room from living accommodation for a permanent resident to living accommodation for a transient guest or to another

(b) a change in the term or nature of the tenancy to which a permanent resident has the right in respect of a designated

(c) a change in the frequency of the rent payments a permanent resident must make in respect of a designated room,

(d) an occupancy or use, or the suffering or allowing of an occupancy or use, of a vacant designated room for a purpose other than living accommodation for a permanent resident,

(e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation, and do not include the relocation of a permanent resident during the repair or alteration and does not result in the room ceasing to be a designated room,

(f) a reclassification of a building or any portion of a building from Class 1-residential to any other class referred to in the Assessment Act and its regulations, or

(g) a loss of exemption in respect of a designated room from an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations;"

Definition of "demolition" or "demolish" means the following under the Single Room Accommodation By-law: "to pull, knock, or tear down or to raze, wholly or partially, a designated room"

Floor plans must be legible, drawn to a scale NOT less than 1/8" to 1', and must:

(a) Include dimensions and layout of all floor levels including basement and underground parking;

(b) Identify on each floor:
- rooms that provide accommodation for permanent residents;
- rooms that provide accommodation for transient guests (tourists);
- rooms that provide other non-residential accommodation uses (e.g., lounge, storage rooms, etc.);

(c) Indicate on each floor the square footage of all rooms and common areas;

Office Use Only

☑ By submitting this application, I, Constantine Dino Bonnis, as owner or owner's agent:

(a) have verified that the information contained within this document and associated applications and plans is correct and accurate, and describes a use, a building or a work which complies with all relevant by-laws and statutes;

(b) acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors;

(c) acknowledge that any information and documents provided with this SRA conversion/demolition permit application will be attached to the report to Council and as such, be made available to the public; and

(d) hereby agree to indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit.

SUBMITTED AT VANCOUVER, BC THIS 22 DAY OF MAY 20 20

Submit

Canada

Province of British Columbia

In the Matter of the City of Vancouver
Single Room Accommodation By-law (the "By-law")

AFFIDAVIT

I, Constantine Dino Bonnis (Print Name), of _____ (Print Address),
Vancouver, British Columbia, make oath and say as follows:

1. I am a director of Bonnis Development Main Inc. (the "Owner"), the registered owner of real property in Vancouver, British Columbia bearing the legal description LOT 10 BLOCK 20 PLAN VAP184 DL 196 New Westminster and civicaddress 796 Main Street, and as such have personal knowledge of the matters to which I depose in this affidavit.

2. The Owner wishes to convert or demolish the following rooms in the building on the property for the following purpose:

Room Nos:
1, 7, 8, 9, 10, 10B, 11, 12, 14, 15, 15A, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, MNGR

27 Rooms Total

Purpose:

To construct an 11-storey mixed-use building comprising of retail at the ground and mezzanine levels, 19 social housing units on floors 2 and 3, and 75 market residential units from floors 4 through 11.

Sworn before me at Vancouver, British Columbia this 22 day of May, 2020 A Commissioner for taking Affidavits for British Columbia	)))))))	Constantine Dino Bonnis

BARBARA VANDERBURGH
Barrister & Solicitor
2900 - 550 Burrard Street
Vancouver, BC V6C 0A3
604 631 4937

(Commissioner's Stamp or Seal must be provided)

BRITISH COLUMBIA

Number: BC0962933

CERTIFICATE
OF
INCORPORATION

BUSINESS CORPORATIONS ACT

I Hereby Certify that BONNIS DEVELOPMENT MAIN INC. was incorporated under the Business Corporations Act on February 21, 2013 at 11:10 AM Pacific Time.

Issued under my hand at Victoria, British Columbia
On February 21, 2013

CAROL PREST
Registrar of Companies
Province of British Columbia
Canada

REGISTER OF DIRECTORS AND OFFICERS

BONNIS DEVELOPMENT MAIN INC.

FULL NAME	PRESCRIBED ADDRESS	DATE ELECTED OR APPOINTED A DIRECTOR	DATE CEASED TO BE A DIRECTOR	OFFICERS		
				OFFICE HELD	DATE APPOINTED	DATE CEASED
K. Kerry Bonnis	Delivery address: 300 - 526 Granville Street Vancouver, BC V6C 1W6 Mailing address: 300 - 526 Granville Street Vancouver, BC V6C 1W6	Feb 21, 2013		President	Feb 21, 2013	
C. Dino Bonnis	Delivery address: 300 - 526 Granville Street Vancouver, BC V6C 1W6 Mailing address: 300 - 526 Granville Street Vancouver, BC V6C 1W6	Feb 21, 2013		Secretary	Feb 21, 2013	

Last updated February 25, 2013 (11:03 AM)

* * * * *

728-796 Main Street
PUBLIC BENEFITS SUMMARY

Project Summary:

An 11-storey building with ground floor commercial, 19 social housing units and 75 strata-titled residential units.

Public Benefit Summary:

The proposal includes19 turn-key social housing units to be delivered to the City.

	Current Zoning	Proposed Zoning
Zoning District	HA-1A	CD-1
Floor Space Ratio	5.35	6.79
Buildable Floor Space	6,383.9 sq. m (68,715 sq. ft.)	8,097 sq. m (87,155 sq. ft.)

Summary of development contributions expected under proposed zoning	
City-wide DCL [1]	$1,304,736
City-wide Utilities DCL [1]	$705,240
In-kind turnkey social housing units	$7,500,000
TOTAL	**$9,509,976**

Other Benefits (non-quantified components):

[1] Based on rates in effect as at September 30, 2020; 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.

* * * * *

728-796 Main Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant/Owner	Bonnis Development Main Inc.
Architect	Studio One Architecture Inc.
Address	728-796 Main Street
Property Identifier (PID) and Legal Descriptions	728 Main Street: PID 007-762-267; Lot 7 Block 20 District Lot 196 Plan 184 780 Main Street: PID 024-208-086; Lot H Block 20 District Lot 196 Group New Westminster District Plan LMP38786 796 Main Street: PID 015-644-316; Lot 10 Block 20 District Lot 96 Plan 184
Site Area	1,193.3 sq. m (12,844 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	**Proposed Development**	**Recommended (Other than Proposed)**
Zoning District	• HA-1A	• CD-1	
Land Uses	• Cultural and Recreational, Dwelling, Institutional, Manufacturing, Office, Retail, Service, Wholesale	• Dwelling, Retail	• Cultural and Recreational, Dwelling, Institutional, Manufacturing, Office, Retail, Service, Wholesale
Buildable Floor Area	• 6,383.4 sq. m (68,715 sq. ft.) Residential max. is 4,176.4 sq. m. (44,954 sq. ft.) and other min. is 1,789.9 sq. m (19,266 sq. ft.)	• 8,097 sq. m (87,155 sq. ft.)	
Maximum FSR	• 5.35 (3.5 for dwelling and 1.5 for commercial)	• 6.79 (6.31 for dwelling and 0.48 for commercial)	
Maximum Height	• Outright: 21.3 m (70 ft.) • Conditional: 27.4 m (90 ft.)	• 35.5 m (116.5 ft.)	
Residential Unit Mix		• Social Housing: Studio: 17; one-bedroom: 2 • Strata Housing: Studio: 21; one-bedroom: 27; Two-bedroom: 19; three-bedroom: 8 Total: 94 housing units	

Minimum Parking	• Standard Residential Parking: No minimum • Small Residential Parking: N/A • Accessible Residential Parking: 4 • Accessible Social Housing Parking: 1.4 • Accessible Commercial Parking: 1 • Visitor: Min. 5 and Max. 9	• Standard Residential Parking: 37 • Small Residential Parking: 14 • Accessible Residential Parking: 5 • Accessible Social Housing Parking: 1 • Accessible Commercial Parking: 1 • Visitor: 4	• Meet Parking By-law
Loading Spaces	• Class A Residential and Commercial: 0 • Class B Residential and Commercial: 0	• Class A Residential and Commercial: 0 • Class B Residential and Commercial: 1	
Bicycle Spaces	• Residential Class A: 168 • Residential Class B: 6 • Oversized Class A: 8 • Vertical: 50 • Social Housing Class A: 29 • Commercial Class A: 2 • Commercial Class B: 0	• Residential Class A: 193 • Residential Class B: 6 • Oversized Class A: 0 • Social Housing Class A: 35 • Vertical: 41 • Commercial Class A: 2 • Commercial Class B: 0	• Meet Parking By-law
Passenger Spaces	• Residential Class A: 1 • Retail Class A: 0	• Residential Class A: 1 • Retail Class A: 0	
Natural Assets	• 0 existing on-site by-law trees • 0 existing City trees	• Edible plants and urban agriculture	

* * * * *