Architectural Expression

The architectural expression of 138 Main Street employs traditional brick cladding on the upper storeys with traditional wood storefront glazing and doors at street level - both in the manner of early Gastown, Main Street and Hastings Street buildings.

A contemporary interpretation of the residential fenestration, Floors 2 through 6, allows for Juliette balconies and the incorporation of bright colour where modern flashing/waterproofing building technology is required.

The construction system includes a concrete partial basement and main floor including the second floor slab. Above the second floor slab will be wood frame construction per the requirements for six storey wood frame buildings except for concrete north and south side walls and elevator/stair core.

A six storey massing is proposed which allows wood frame construction. Construction system economy is crucial to the viability of this social housing project.

The main floor ceiling heights vary from 15 ft. to 17 ft. with floor elevations varying to allow fully accessible entries and the required overhead clearance for a Pad Mount Transformer at the rear of the site.

The sixth floor level is set by the "High Building" threshold of the Vancouver Building Bylaw at 59 ft. above adjacent grade. The ceiling heights of Floors 2 through 5 are determined by these requirements.

The six storey massing fits the prevailing pattern of the neighbourhood - adjacent buildings along Main and Powell Streets are 4, 6 and 7 storeys.

Streetscape drawings are included in the architectural drawing package.
Design Rationale

The rental housing project proposed by Anhart Community Housing Society at 138 Main Street is within the Downtown-Eastside/Oppenheimer Official Development Plan.

The following Design Rationale details how the proposed project complies with, exceeds, or offers equivalent provisions to the DEOD Plan requirements/guidelines.

Overleaf we have provided an Overview of the Anhart Community Housing Society - their overarching goals and the objectives for the building proposed for 138 Main Street.

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Overview of Anhart Community Housing Society (ACHS)

Anhart Community Housing Society is a charitable organization dedicated to preventing homelessness and focuses its efforts on people with household incomes of $8,000 to $80,000. Anhart works towards this mission throughout the lifecycle of a building, from acquisition to construction to operation. Our vision is to support communities in their quest to find natural pathways to wellness and self-sufficiency. For that, we are building 20,000 units of housing by 2030. Furthermore, we have started businesses that offer employment to our tenants, and we have found that empowerment through jobs and leadership has enhanced the safety and community spirit of our buildings.

ACHS values respect for all persons, sustainability, open learning and emergence, and utilizes bottom-up development approach applying a sociological modeling of emergence in its activities. Emergence is a phenomenon which explains the self-organization of groups through random interactions, feedback loops and pattern recognition. This means ACHS establishes social environments which allow participants to use heuristic methods (discovery through trial and error) to achieve their goals.

ACHS owns and operates Dodson Rooms on Hastings. ACHS has been in operation since 2002 (previously named Community Builders Benevolence Foundation) and has a long-term commitment to low income and supportive housing.

Proposed Clientele for 138 Main St. Vancouver

We will focus on the following groups:

- Persons who are in the groups mentioned above will be eligible to apply for housing.
- Persons currently residing in ACHS supportive housing facilities and persons living at large in Vancouver will be notified of this low-income housing opportunity through regular ACHS printed and web-based communication.
- The tenant contribution to rent will have three different rates: 1/3 each at shelter rents, 1/3 at HILS rates and 1/3 at below market rates.
- Units will be managed and supported by ACHS staff.
- Tenant support, maintenance and janitorial will be carried out and/or coordinated by a live-in caregiver with support from tenant leaders.
- Support services will include health and wellness liaison services, job and skills training and advocacy services.
- Housing services will include maintenance and pest management.

Summary of Operations Management Plan for 138 Main St., Vancouver

Commencing in the spring of 2022, ACHS will own and operate the seventy low-income housing units at 138 Main Street, Vancouver. Anhart’s operations management model, developed at the Jubilee Rooms in 2002, focuses on empowering tenants through leadership and employment. In a similar way, Anhart is building new housing from the ground up, with tenants, neighbors, local businesses, community-based organizations and investors involved in the effort.

The operations management plan for 138 Main will be based on the following principles and guidelines:

1. Persons who are in the groups mentioned above will be eligible to apply for housing.
2. Persons currently residing in ACHS supportive housing facilities and persons living at large in Vancouver will be notified of this low-income housing opportunity through regular ACHS printed and web-based communication.
3. The tenant contribution to rent will have three different rates: 1/3 each at shelter rates, 1/3 at HILS rates and 1/3 at below market rates.
4. Units will be managed and supported by ACHS staff.
5. Tenant support, maintenance and janitorial will be carried out and/or coordinated by a live-in caregiver with support from tenant leaders.
6. Support services will include health and wellness liaison services, job and skills training and advocacy services.
7. Housing services will include maintenance and pest management.

Community Support

ACHS supports the development of strong community partnerships and has operational and executive experience with both the business community and non-profit sector in Vancouver.

Community members can contact ACHS project manager at any time regarding its low-income housing activities.

Administration

240 – 618 Columbia Street

New Westminster, BC V3M 1A5

Nathalia Fernandes – Project Manager
Email: nathalia.fernandes@anhart.ca

General Phone: 604.529.6259

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Preamble

The following text and illustrations will explain our adherence to the regulations and guidelines within the DEOD Official Development Plan.

Section 1 Application and Intent

The purpose of 138 Main Street is to create new affordable housing in the Downtown-Eastside Oppenheimer area. Seventy self-contained, affordable dwelling units are proposed.

The proposal includes two new street front retail units replacing an empty surface parking lot.

On March 15, 2014, Vancouver City Council adopted the Downtown-Eastside Local Area Plan, which contains additional goals and policies addressing the social, physical, historical and economic issues pertaining to this area and neighbouring areas.

To implement those policies in the Policy Plan related to land use and development, Council agreed that the zoning should be changed to an Official Development Plan in order to provide a decision-making process which permits greater citizen involvement, while recognizing the significance and uniqueness of the area in the overall City context. This document, the Downtown-Eastside/Oppenheimer Official Development Plan (DEOD), along with a companion document on character area guidelines, will provide the guidance necessary for the development of specific sites in this area.

Section 1 Application and Intent

1.1 Goals

The following goals, established to form the basis for the planning and development of the Downtown-Eastside/Oppenheimer District, have been adopted by City Council as part of the Downtown-Eastside/Oppenheimer Policy Plan (1982) and as part of the Downtown-Eastside Local Area Plan (2014):

1. Retain existing and provide new affordable housing for the population of the Downtown-Eastside Oppenheimer area. Seventy self-contained, affordable dwelling units are proposed.

2. Upgrade the quality of the existing housing stock to City standards.

3. Increase the proportion of self-contained dwelling units, through rehabilitation and new construction.

4. Improve the viability of commercial activity by encouraging the upgrading of existing buildings. It is bounded on the west by Gastown, on the south by Chinatown and Strathcona, on the north by the waterfront and on the east by an industrial district (see map above).

5. Retain existing industrial operations and establish co-operative and positive liaison with industrial firms to encourage a high standard of physical maintenance, general amenity, and compatibility with nearby residential and other uses without detrimentally affecting the continued economic viability of the industrial operation.

6. Encourage new industries which are compatible with the mixed-use character of the area.

7. Reduce the negative effects of non-conforming uses and buildings, and phase them out over the long term.

8. Increase the amount of public open space and provide more outdoor recreation opportunities.

9. Enhance the public enjoyment of the waterfront and views to the North Shore and mountains.

10. Provide preventative health care and treatment services that meet the specialized needs of the neighbourhood population.

11. Increase the level of public safety for residents, workers and visitors to the area.

12. Curtail the availability of alcoholic beverages, in view of the intimate connection between alcohol and violence in this area.

13. Encourage the provision of indoor recreation services.

14. Prohibit institutional uses and social service facilities which do not serve the immediate needs of the neighbourhood population.

15. Ensure a pattern of traffic movement within, through and adjacent to the Downtown-Eastside Oppenheimer area.

16. Encourage greater use of public transit by workers and local shoppers from outlying areas.

17. Encourage the development of a more diverse mix of local businesses and services.

18. Recognize the cultural contribution of the Japanese-Canadian community to the City of Vancouver and reinforce their historic identification with the Oppenheimer area.
The purpose of 138 Main Street is to create new affordable housing in the Downtown-Eastside Oppenheimer area. Seventy self-contained, affordable dwelling units are proposed.

The proposal includes two new street front retail units replacing an empty surface parking lot.

Shared rooftop facilities will provide access to views of the waterfront and North Shore for all residents. A large proportion of the individual dwellings will have access to these views.

The Anhart Community Housing Society is dedicated to the provision of housing for those with family incomes in the $8,000 to $80,000 range. Housing is fundamental requirement for healthy individuals and society. In this way ACHS provides a community service providing health and public safety, a service for the immediate needs of the neighbourhood population.

Given the goals of the Anhart Community Housing Society, it is anticipated there will be no requirement for vehicle parking facilities. A transportation demand study has been initiated and will be provided with CoV staff guidance as to the specific focus.
The architectural expression of 138 Main Street employs traditional brick cladding on the upper storeys with traditional wood streetfront glazing and doors at street level - both in the manner of early Gastown, Main Street and Hastings Street buildings. A contemporary interpretation of the residential fenestration allows for Juliette balconies and the incorporation of bright colour where modern flashing/waterproofing building technology is required.

Anhart Community Housing Society has a strong neighbourhood outreach and engagement policy. The Downtown Eastside community will be fully engaged with respect to this proposal.

This design rationale document accompanies architectural and landscape architecture drawings in support of a Development Permit Application for the proposed housing structure at 138 Main St. It is understood the proposal will be reviewed by the Development Permit Board.

The following pages seek to demonstrate the ways the proposal advances and/or complies with the goals, objectives and policies applicable to this sub-area of Downtown-Eastside/Oppenheimer area.
Floor Space Ratio calculations have been provided in the accompanying architectural drawings.

Floors 2 through 6 of 138 Main Street will be comprised of 70 micro-dwelling units of 250 - 320 sf each. All are self-contained with full bathrooms and kitchens.
2.6 Retail Continuity means the provision and permanent maintenance of continuous pedestrian oriented retail sub type display windows or other equal and suitable display as may be approved by the Development Permit Board.

2.7 Secured Market Rental Housing means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the city and the owner.

2.8 Social Housing means rental housing:
(a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication;
(b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
(c) in respect of which the registered owner or ground lessee of the frehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the frehold or leasehold title, with such priority of registration as the city may require;

except that in the HA-2 district, in the area of the FC-1 district located north of National Avenue, in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Shubik Avenue and Prior Street, south of Hastings Street, east of Clark Drive, in the Downtown-Eastside Oppenheimer district, and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan, social housing means rental housing:
(d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
(e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
(f) in respect of which the registered owner or ground lessee of the frehold or leasehold title to the land on which the housing is situated has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the frehold or leasehold title, with such priority of registration as the city may require.

3.1 Intent
The Sub-Area Development Guidelines provide more detailed guidance with respect to the development of the four sub-areas which have been identified within the Downtown-Eastside/Oppenheimer District.

Sub-area 1: Main/Hastings
Sub-area 2: Cordova Street

138 Main Street is within Sub-Area 1 Main/Hastings.

Retail continuity is encouraged along 100 block of Main Street. Retail will be provided.

The proposed housing mix at 138 Main Street meets this definition of Social Housing.
138 Main Street is within Sub-Area 1 Main/Hastings.

The following design rationale document measures the proposal against the Sub-Area Development Guidelines of the DEOD Official Development Plan. We anticipate the Development Permit Board will positively view Anhart Community Housing Society’s goals to provide housing to an income group that is currently underserved in the Lower Mainland by means of this project comprised of 70 rental micro-units with indoor and outdoor shared amenity spaces.

The proposal advances the stated goals for the area by providing at-grade retail along Main Street, with the potential for a future restaurant opening onto Main Street, and affordable rental housing in the five storeys above with a positive overlook from individual units to the street and laneway.
Therefore, this area is intended to be a high-density, mixed commercial and residential area, appropriate for a mix of office, retail, local social services, and other similar uses. Residential uses are also permitted. Pedestrian-oriented uses, primarily retail and restaurant, are encouraged at ground level with an emphasis on continuity of facade and narrow frontages for individual uses on Main Street from Hastings to Cordova and along Hastings Street from Carrall to approximately Dunlevy.

The retention and upgrading of existing multi-unit residential buildings is encouraged. The development of new residential units on upper floors of buildings is encouraged through a floor space bonus system. Special design measures, however, should be undertaken to mitigate the air and noise pollution problems.

4.2 Uses

The following uses, and others accessory thereto, may be permitted, subject to the CONDITIONS OF USE and to such conditions or regulations as may be prescribed by the Development Permit Board:

(a) Office commercial, except that:

(i) on the ground floor, any office commercial use shall be limited to a financial, law, insurance, travel agency, medical-dental or real estate office; and

(ii) on floors above the ground floor, construction for office commercial use shall only be permitted if a minimum of 50 percent of the floor area created after April 20, 1982 is developed for residential purposes.

(b) Retail commercial, including class 1 restaurants but not including a liquor store.

(c) Other commercial, including, but not necessarily limited to, a business or vocational school, a drama or dance academy, a billiard hall, bowling alley, camera store, photography studio, theaters, artist studio, or sign or showcard painting, but not including a hotel, restaurant - class 2, cabaret or neighborhood public house.

(d) Residential, with an emphasis on self-contained units.

(e) Micro dwelling, subject to section 11.26 of the Zoning and Development By-law.

(f) Community Care Facility – Class B and Group Residence.

(g) Light industrial, including, but not necessarily limited to the following, provided that all manufacturing and storage takes place within a wholly enclosed building, and provided that the Development Permit Board is satisfied that the use is compatible with the mixed use character of the area:

- Lithography; printing; publishing; wholesaling; food or beverage product manufacturing (but not involving the milling of grain, rice, rye; the refining of sugar; the refining of vegetable oil or fat; the brewing or distilling of alcoholic beverages; the processing of fish, bones, hides, skins, effluent, or animal products of a like nature; the use of fish; or the use of live animals or live poultry);

- manufacturing of miscellaneous light products, including brooms or brushes; jewelry or silverware; musical instruments; novelties, decorations or ornaments; scientific or professional equipment; signs or displays; stationery supplies or office supplies;

- window shades or blinds.

(h) Live-Work Use, subject to section 11.23 of the Zoning and Development By-law.

(i) Building or uses required to serve the educational, cultural, health, social or recreational needs of the local community.

(j) Medical Marijuana-related Use, subject to section 11.28 of the Zoning and Development By-law.

(k) Any other use which is not specifically listed herein, but which the Development Permit Board considers comparable in nature, having regard to the intent, goals and policies of this Plan.

The proposed Uses at 138 Main Street are permitted uses:

- Retail (b).
- Micro-dwelling (e).
- Amenity space ancillary to the Micro-dwelling Use (k).

City of Vancouver
OFFICIAL DEVELOPMENT PLAN
BYLAW
138 MAIN STREET
Vancouver BC
138 Main Street is within Sub-Area 1 Main/Hastings of the DEOD zone.

4.3 Conditions of Use
The following conditions of use, in addition to such other conditions as the Development Permit Board may decide, shall apply:

(a) a person must not convert all or part of a hotel or other residential use, existing as of April 20, 1982, to an office, other commercial, or live-work use; and
(b) any development permit issued for live-work use must stipulate as permitted uses:
   (i) dwelling unit;
   (ii) beauty and wellness centre, general office, health care office, barber shop, or beauty salon, photofinishing or photography studio, or artist studio – class A; and
   (iii) dwelling unit combined with any use set out in clause (ii).

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4.4 Retail Continuity
Where indicated on Map 2, only retail and similar uses, and lawyers' offices, shall be permitted on the ground floor along the street frontage so identified; and retail and similar uses shall be encouraged on the other street frontages so identified.

4.4A Exception to retail continuity
Despite anything to the contrary in this Downtown-Eastside/Oppenheimer Official Development Plan, the Development Permit Board or Director of Planning may permit social service centre, general office, or health care office uses on the ground floors of buildings having street frontages on Hastings Street subject to development permits limited in time as required by the Development Permit Board or Director of Planning.

4.5 Density
4.5.1 Subject to the provisions of subsection 4.5.2, the maximum density for any development shall be a floor space ratio of 1.0, except that the Development Permit Board may permit an increase in the maximum density:

(a) to a maximum floor space ratio of 5.0, if at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental housing; or

(b) to a maximum floor space ratio of 7.0 on corner sites if:
   (i) at least 60% of the residential units comprising not less than 40% of the gross floor area above a floor space ratio of 1.0 are developed as social housing and the remaining 40% of the residential units comprising not more than 60% of the gross floor area above a floor space ratio of 1.0 are developed as secured market rental,
   (ii) the corner site has a frontage no greater than 30.5 m, and
   (iii) the Development Permit Board first considers:
      (a) the intent of this Official Development By-law and all applicable Council policies and guidelines; and
      (b) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on preserving and strengthening prevailing context and mitigating the impact on public areas such as parks and plazas.

4.5.2 Despite the provisions of subsection 4.5.1, the Director of Planning or the Development Permit Board may permit an increase in the maximum floor space ratio to 1.5 for retail, service, manufacturing, or wholesale uses and accessory uses, if:

(a) the uses are existing as of April 29, 2014;
(b) the uses are located on a site existing as of April 29, 2014; and
(c) there is no conversion of existing residential floor area.

4.5.3 The following shall be excluded in the computation of floor area:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Development Permit Board, are similar to the foregoing and contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area.

The density proposed for 138 Main Street is 5.10. This exceeds the 5.0 FSR limit and will require further discussion.

Based on the following housing mix:

• 1/3 of the units at shelter rates,
• 1/3 of the units at HILS (Housing Income Limits) rates,
• 1/3 of the units at below market rates.

The retail density proposed for 138 Main Street is .37 FSR.
Bicycle parking and a loading bay are provided at the ground floor level of the building and are wholly excluded from the FSR calculation.

A shared roof garden will be provided and is wholly excluded from FSR. Bulk storage has been provided for 50 individual units in the basement level of the building, ie. below base surface and is wholly excluded from the FSR calculation.

An FSR exclusion per Section 10.33.1 of the Zoning Bylaw has been included in our FSR calculations.

A shaft for a future restaurant use has been provide for a total FSR deduction of 105 sf.

138 Main Street is within the Main/Hastings sub-area of the zoning bylaw with a height limit of 30 m (98 ft.). The proposal will be within the height limit.

(b) 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 shall be excluded from the FSR calculation, provided that the maximum exclusion for a parking space shall not exceed 24 sq ft in length.

(d) areas of roof gardens provided that any screen walls or walls are approved by the Director of Planning.

(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

(b) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.

(h) in buildings with commercial, retail or service use at grade, the area occupied by interior commercial kitchen exhaust shafts, to a maximum exclusion of 3.7 m² for each floor above the commercial, retail or service use.

4.5.5 Floor area excluded pursuant to sections 4.5.3 and 4.5.4 pursuant to section 2.1 shall not be put to any use other than that which justified the exclusion.

4.6 Physical Form

4.6.1 Height

The minimum height of a building within the area denoted by the letter “A” on Map 3 shall be 13 stories (approximately 38 ft, approximately 1 meter). The maximum height of a building within the entire Main/Hastings sub-area shall be 50 stories (approximately 158 ft; approximately 48 meters).
The Development Permit Board may permit an increase in the maximum height of a building to a maximum of 36.6 m for a development on a corner site in Sub-area 1 Main/Hastings, if:

(a) the corner site has a frontage no greater than 30.5 m; and
(b) the Development Permit Board first considers:

(i) the intent of this Official Development By-law and all applicable Council policies and guidelines, and
(ii) height, bulk, location and overall design of the building and its effect on the site and on surrounding buildings and streets and existing views, with an emphasis on

preserving and strengthening prevailing context and mitigating the impact on the liveability of adjacent residential areas and the impact on public areas such as parks and plazas.

4.6.2 Frontage – Not Applicable.

4.6.3 Front Yard – Not Applicable.

4.6.4 Side Yard

No side yard shall be required, except that where a site abuts an existing residential building with any window lighting a habitable room, any facing wall of a new building shall be set back an adequate distance to ensure light and ventilation to the existing habitable rooms, in accordance with all applicable policies and guidelines adopted by Council.

4.7 [Deleted -- see Parking By-law.]

4.8 Social and Recreational Facilities

4.8.1 It is the purpose of this section to provide in the Downtown-Eastside/Oppenheimer area the following social and recreational amenities for the enjoyment of Downtown-Eastside/Oppenheimer residents:

(a) facilities which provide opportunities for physical fitness;
(b) facilities for general recreation;
(c) facilities which provide a service to the public.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this section. Provision of these items and others of a similar nature may be required by the Development Permit Board where appropriate, as part of the design of the building.

The proposal includes a generous lightwell on the north side facing the property to the north. The neighbouring property to the north is currently vacant and until it is built the four dwellings per floor facing this light well will have outstanding views. CoV’s policy regarding lightwells state that any new project built in the future on the northern neighbouring lot would be required to respect the proposed lightwell.

The project at 138 Main Street provides a social good beyond social and recreational amenities by focusing on housing for those threatened or currently dealing with homelessness. In addition to providing the basics of shelter, Anhart Community Housing will provide shared laundry facilities within the social setting of a streetfront amenity space. Anhart will have a full-time on-site tenant/management liaison person.

In addition, a rooftop shared outdoor space will be provided with urban agriculture, shared gathering and dining spaces. The rooftop affords outstanding views and will provide access to outdoors and visual connection to the landscape far beyond the confines of the urban core.
"Retail and similar uses are encouraged on the ground floor."

The project design provides for two retail frontages along Main Street and a third storefront space that will be used as an amenity room for the building residents. This will have the potential to be used as retail in the future.

In summary, the following relaxations are being sought:

- parking requirement for vehicles per provisions of the DEOD ODP (loading and bicycle parking are provided meeting parking bylaw requirements).
- all units are micro-units per provisions of the DEOD ODP.
- bulk storage is provided for 50 of the 70 units.
- FSR proposed is 5.10 (rather than 5.0).