



Architectural Context



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PROJECT 2018-004
ANHART COMMUNITY HOUSING SOCIETY
138 MAIN STREET
Vancouver BC

NO.	DATE	REVISION
2	190706	DEVELOPMENT PERMIT APPLIC
1	190308	DESIGN REVIEW

DR1.1
DESIGN RATIONALE

Building Facades on Water St.

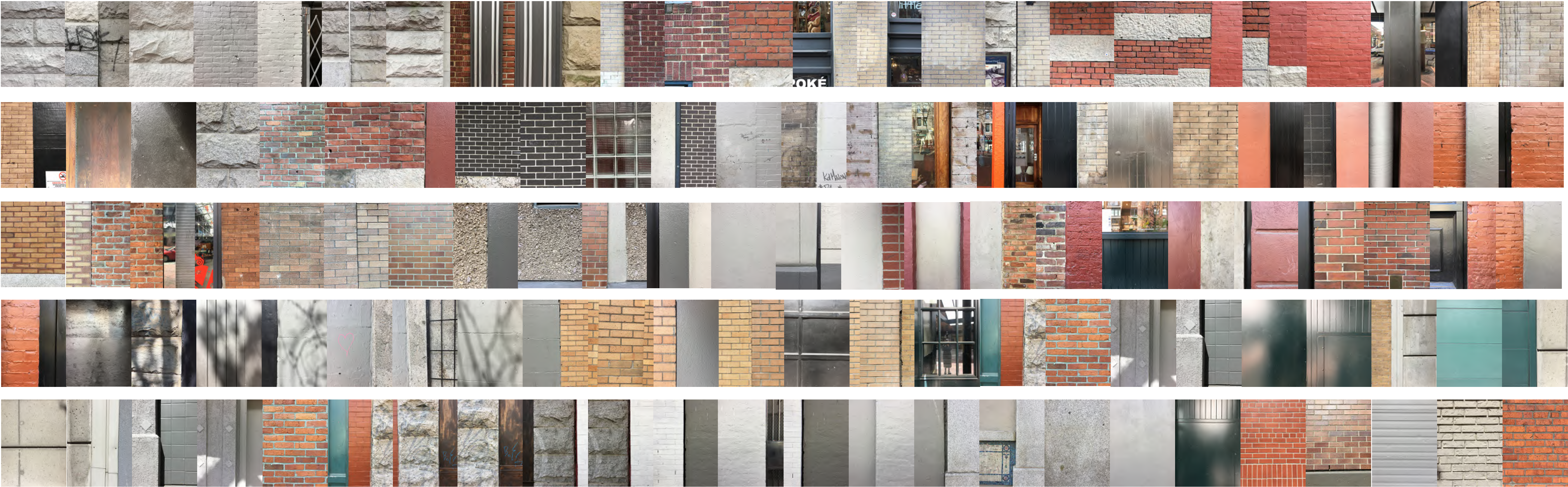


← To Cordova St.

To Carrall St. →



Materials at Ground Level within the Site Context



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.

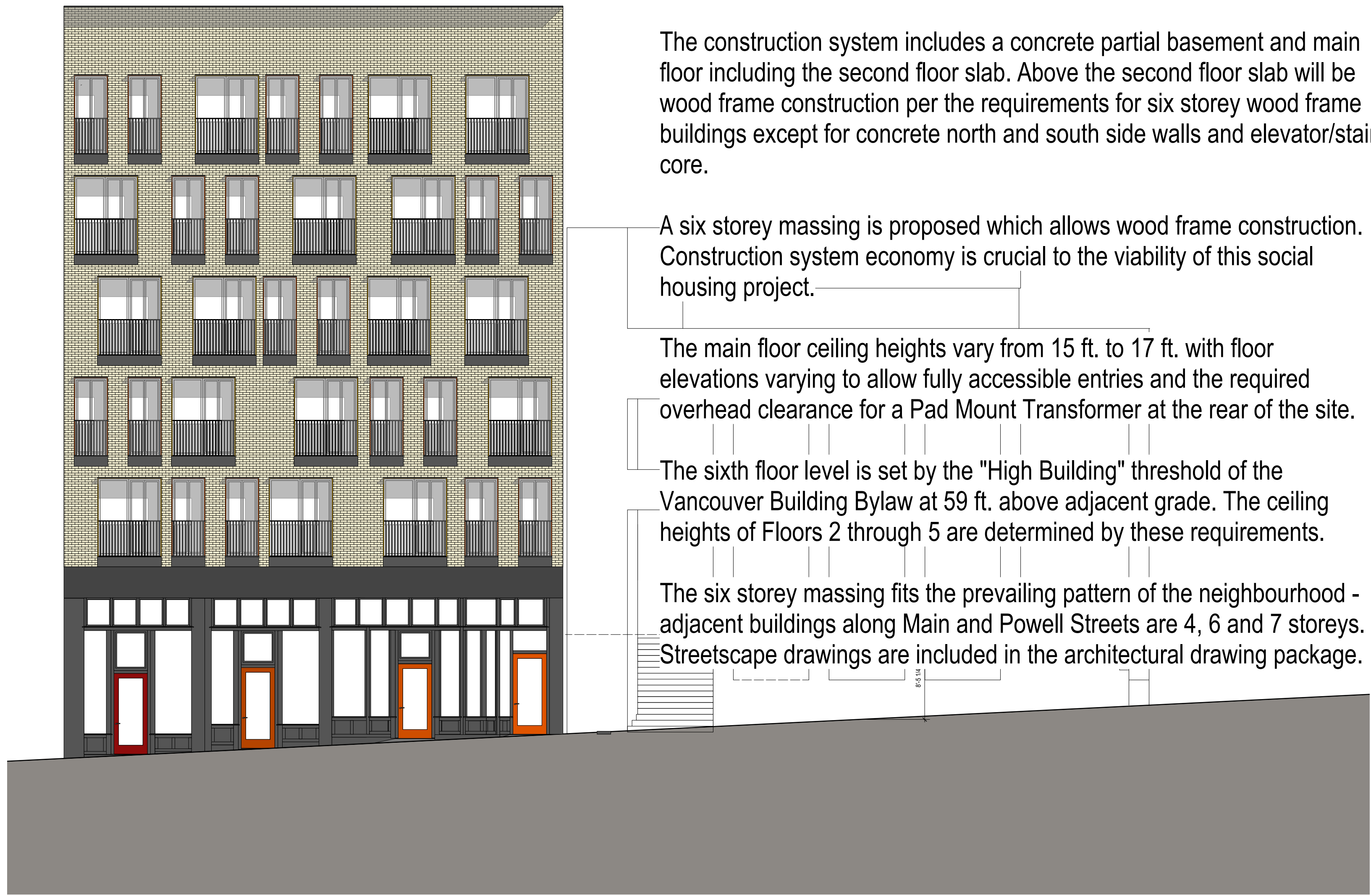
The construction system includes a concrete partial basement and main floor including the second floor slab. Above the second floor slab will be wood frame construction per the requirements for six storey wood frame buildings except for concrete north and south side walls and elevator/stair core.

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.

Downtown-Eastside/Oppenheimer

DOWNTOWN-EASTSIDE/OPPENHEIMER
OFFICIAL DEVELOPMENT PLAN
(Adopted by By-law No. 5532, April 20, 1982)

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City of Vancouver
Official Development Plan By-laws

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DEOD
April 2014

Downtown-Eastside/Oppenheimer

Downtown-Eastside/Oppenheimer Official Development Plan

A By-law to regulate the development of that part of the City of Vancouver for which the zoning district is described as “Downtown-Eastside/Oppenheimer District (DEOD)”.

area not zoned DEOD

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April 2014

Anhart Community Housing Society



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 vision throughout the lifecycle of a building, from acquisition to construction to operation. Our mission 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 a 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:

- People with low household incomes at risk of homelessness
- Seniors and people with disabilities who live independently
- People who are working entry to mid-level jobs

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:



- 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 rates, 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.

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

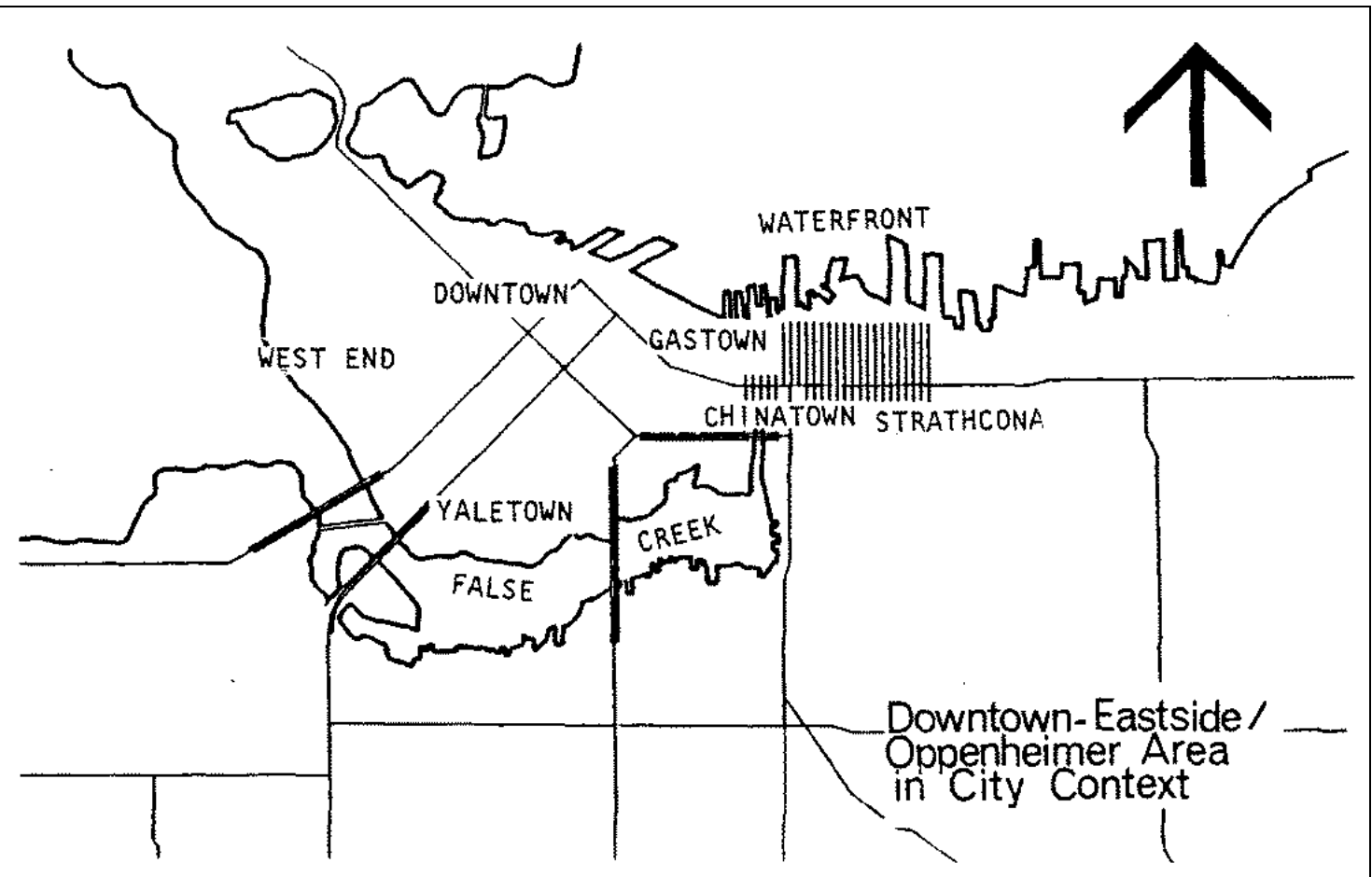
The following text and illustrations will explain our adherence to the regulations and guidelines within the DEOD Official Development Plan.

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.

Downtown-Eastside/Oppenheimer



Preamble

The Downtown-Eastside/Oppenheimer area, a small downtown neighbourhood surrounding Oppenheimer Park, is unique for its historic character, its ethnic diversity and its wide range and mix of land uses and 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).

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**, 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):

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.

N/A

N/A

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.

N/A

Downtown-Eastside/Oppenheimer

Housing

- 1) Retain existing and provide new affordable housing for the population of the Downtown-Eastside Oppenheimer area.
- 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.

Commercial Uses

- 4) Improve the viability of commercial activity by encouraging the upgrading of existing commercial uses and the development of new local commercial uses which provide a wide range of goods and services to serve the diverse residents and workers in the Downtown Eastside Oppenheimer District.

Industrial Uses

- 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.

Non-Conforming Uses and Buildings

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

Public Open Space/Views

- 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.

Community Services/Facilities

- 10) Provide preventative health care and treatment services that meet the specialized neighbourhood needs.
- 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.

Traffic, Transportation and Parking

- 15) Ensure a pattern of traffic movement within, through and adjacent to the Downtown-Eastside/Oppenheimer area that improves the character, pedestrian safety and quality of life in the area.
- 16) Encourage greater use of public transit by workers and local shoppers from outlying areas.
- 17) Discourage commuter parking.

Japanese-Canadian Community

- 18) Recognize the cultural contribution of the Japanese-Canadian community to the City of Vancouver and reinforce their historic identification with the Oppenheimer area.

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April 2014



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.

Downtown-Eastside/Oppenheimer

Heritage Conservation

- 19) Preserve and enhance the heritage character of the Downtown-Eastside/Oppenheimer area and recognize its historical significance in the evolution of Vancouver.

Community Involvement

- 20) Ensure that Downtown-Eastside/Oppenheimer area residents, property owners, merchants and workers are consulted on local planning and development matters and on the implementation of capital improvement projects.

Aboriginal Community

- 21) Recognize the historical, cultural and contemporary connection of the Aboriginal people to the Downtown Eastside area and reinforce this through place-making opportunities and other initiatives.

1.2 The Official Development Plan

The Official Development Plan for the Downtown-Eastside/Oppenheimer area is intended to control and guide the development of all uses in that part of the City of Vancouver for which the Zoning District is described as “Downtown-Eastside/Oppenheimer District (DEOD)”.

The Official Development Plan is intended to be used in conjunction with any policies and guidelines which Council may from time to time determine.

In order to provide effective guidance for the long-term development of the Downtown-Eastside/Oppenheimer area, the Plan should be reviewed from time to time to ensure that it accurately reflects the current public objectives. Such review should occur at least once every five years.

Section 1, Application and Intent, contains goals and describes the procedure for using this Development Plan for the Downtown-Eastside/Oppenheimer District.

Section 2, Definitions, contains definitions specific to this Development Plan.

Section 3, Sub-area Development Guidelines (General), identifies four sub-areas within the Downtown-Eastside/Oppenheimer District.

Sections 4, 5, 6 and 7 are the specific Sub-Area Development Guidelines. These sections provide detailed guidance with respect to the four sub-areas which have been identified within the Downtown-Eastside/Oppenheimer District. These development guidelines, together with the overall goals in section 1, and all applicable policies and guidelines adopted by Council, provide the necessary guidance for the preparation of a development proposal within the various sub-areas.

1.3 Interpretation

The Official Development Plan is subject to the interpretation of the Development Permit Board.

The goals as contained in section 1 represent the basic philosophy in planning the Downtown-Eastside/Oppenheimer District. Further, Council has also adopted the **Downtown-Eastside/Oppenheimer Policy Plan** which contains those goals and expands them into more descriptive policies.

The Sub-Area Development Guidelines, as contained in sections 4, 5, 6 and 7, represent the intent as to how the different sub-areas of the Downtown-Eastside/Oppenheimer District should be developed.

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Floor Space Ratio calculations have been provided in the accompanying architectural drawings.

N/A

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.

The Development Permit Board, in the exercise of its jurisdiction, may relax the provisions of this Plan in any case where literal enforcement would result in unnecessary hardship. In granting any relaxation, the Board shall have regard to the intent and policies of this Plan, and such other applicable policies and guidelines adopted by Council.

The Director of Planning or the Development Permit Board, as the case may be, may relax any of the provisions of this Plan where literal enforcement would result in unnecessary hardship in carrying out any restoration or renovation of buildings or sites on the Vancouver Heritage Register adopted by Council and in effect at the time of application for relaxation under this section. Any development permit issued shall specify the heritage aspects of the building or site that merit the relaxation authorized by this section. Before granting any relaxation, the Director of Planning or the Development Permit Board shall:

- (a) consider any advice from the Vancouver Heritage Commission or any other body established by Council for this purpose defining the aspects of the building or site that give it heritage merit and advising on the proposed conservation work;
- (b) notify such adjacent property owners and tenants as deemed necessary, consider the responses received, and if there is significant objection, refer the matter to Council for advice; and
- (c) consider the provisions of this Plan and all applicable policies and guidelines adopted by Council.

1.4 Development Permit Application

Development permit applications shall be made in compliance with the provisions set out in the **Zoning and Development By-law, No. 3575**.

The Development Permit Board may at its discretion either approve, approve subject to conditions, or refuse development permit applications based on a review against the related goals, sub-area development guidelines, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner or tenant.

Section 2 Definitions

The definitions contained in section 2 of the **Zoning and Development By-law, No. 3575** shall apply to this Plan. The following definitions, extracted from section 2 of the **Zoning and Development By-law, No. 3575** are of particular relevance to this Plan.

2.1 Floor Space Ratio means the figure obtained when the area of all floors of all buildings on the site (measured to the extreme outer limits of the building) is divided by the area of the site.

2.2 Hotel means premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units.

The following definitions refer to terms used in this Official Development Plan and supplement definitions included in the Zoning and Development By-law.

2.3 Habitable Room means any room in a dwelling unit used or intended to be used for living, sleeping, cooking or eating purposes.

2.4 Micro dwelling means a self contained residential unit which is no less than 23.2 m² and no more than 29.7 m².

2.5 Residential means sleeping units, housekeeping units, one or two family dwellings, apartments, townhouses, seniors supportive or assisted housing, residential units associated with and forming an integral part of artist studios, boarding houses and rooming houses, but excludes a Community Care Facility – Class B, and Group Residence.

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

N/A

The proposed housing mix at 138 Main Street meets this definition of Social Housing.

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

N/A

Downtown-Eastside/Oppenheimer

2.6 Retail Continuity means the provision and permanent maintenance of continuous pedestrian oriented retail store 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 freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require;

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, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west 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 freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.

Section 3 Sub-area Development Guidelines (General)

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.

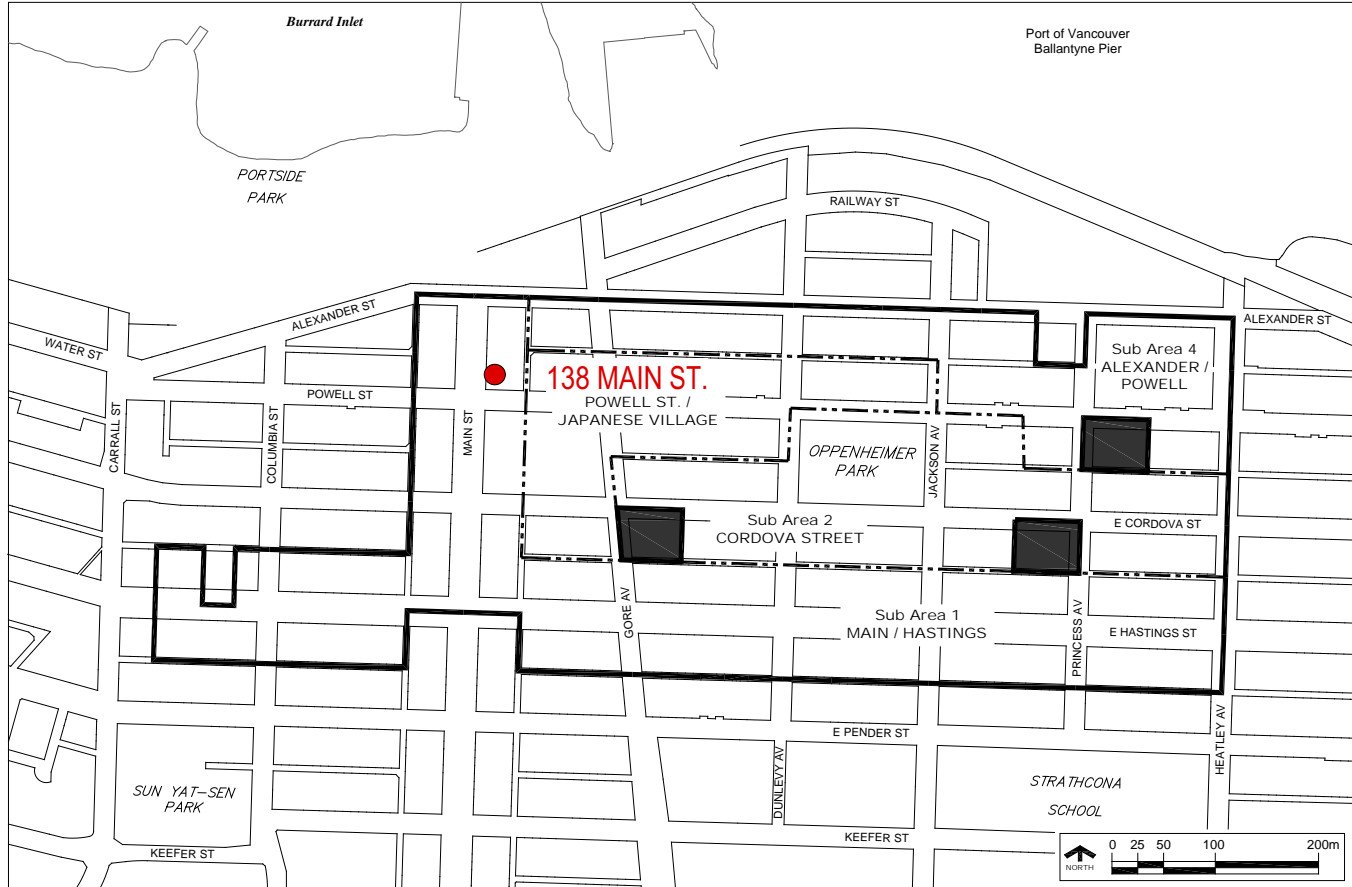
N/A

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.

Sub-area 3: Powell Street/Japanese Village
Sub-area 4: Alexander/Powell

The sub-areas are shown on the following map. Identification of these four sub-areas is based on:
(a) existing land uses;
(b) relationship to existing nearby character areas of Downtown, Gastown, Chinatown and the Strathcona neighbourhood;
(c) projected future land uses.



KEY PLAN showing DEOD and sub-areas

3.2 Interpretation

The Sub-Area Development Guidelines are all mandatory in the sense that any development permit application shall be measured against them. Flexibility and innovation are encouraged in the preparation of development proposals, and a significant degree of discretion is hereby given to the Development Permit Board in the interpretation of policies. In all instances, approval of a development permit application shall be subject to the form, location and any special characteristics being in conformity with the intent of this Plan, all applicable policies and guidelines adopted by Council, and to such other conditions and regulations not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

3.3 General Conditions of Use

All regulations and conditions of use set out in the Zoning and Development By-law that affect uses set out in this Plan apply.

Section 4 Sub-area 1 Main/Hastings

4.1 Intent

The development of the Main/Hastings sub-area, outlined on Map 1, should further establish its importance as a gateway to the Downtown, and help to clarify the functions of the adjacent Historic Areas of Gastown and Chinatown and the Oppenheimer and Strathcona residential neighbourhoods.

The proposed Uses at 138 Main Street are permitted uses:

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

N/A

Downtown-Eastside/Oppenheimer

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, steam bath, photography studio, theatre, artist studio, or sign or showcard painting, but not including a hotel, restaurant - class 2, cabaret or neighbourhood 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; warehousing; wholesaling; food or beverage product manufacturing (but not involving the milling of grain, rice, malt; the refining of sugar; the refining of vegetable oil or fat; the brewing or distilling of alcoholic beverages; the processing of fats, bones, hides, skins, offal, 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; toys; 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.

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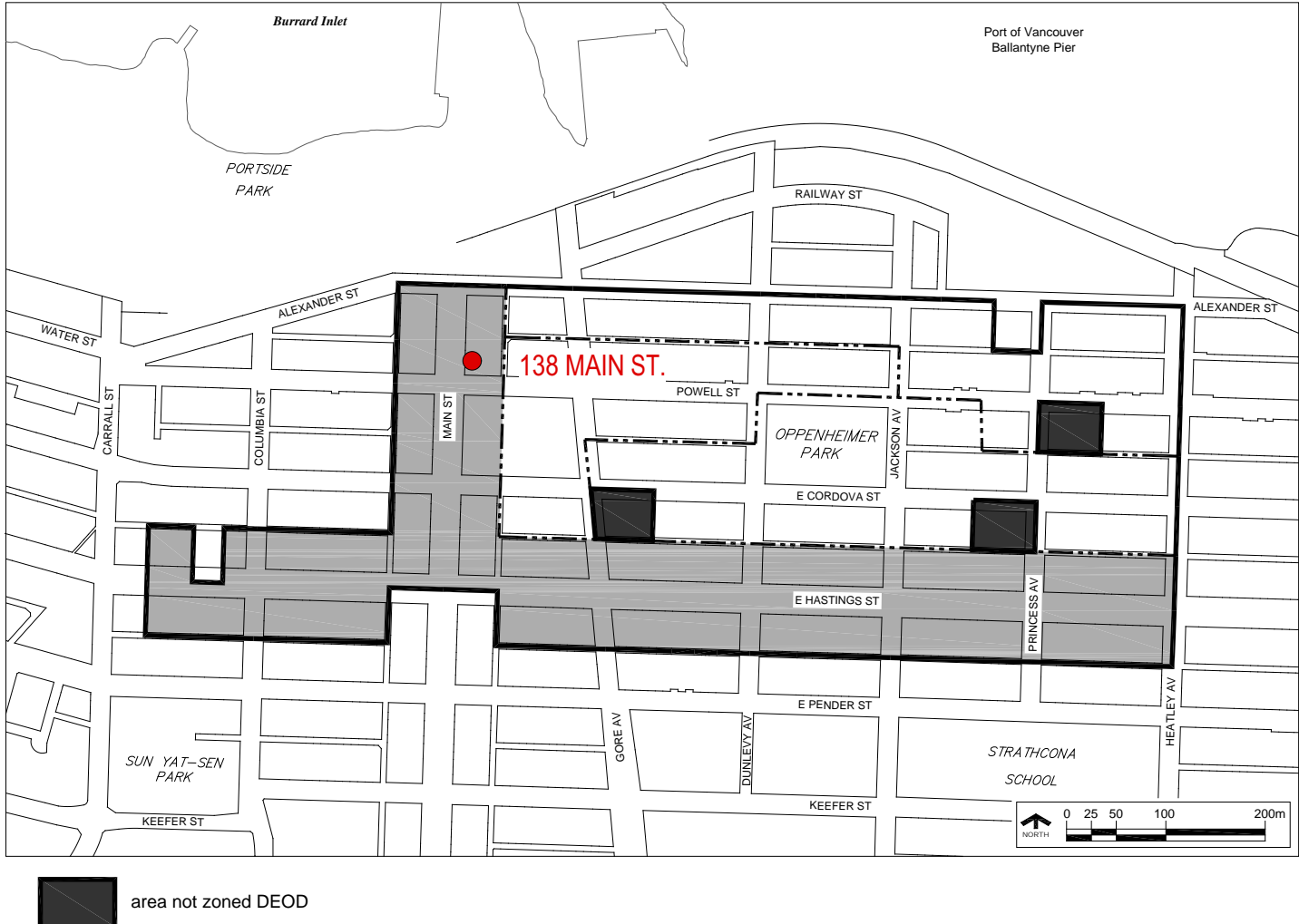
138 Main Street is within Sub-Area 1 Main/Hastings of the DEOD zone.

N/A

Downtown-Eastside/Oppenheimer

Downtown-Eastside/Oppenheimer District Map 1

Sub-Area 1 Main/Hastings



area not zoned DEOD

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).

City of Vancouver
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DEOD
April 2014

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PROJECT 2018-004
ANHART COMMUNITY HOUSING SOCIETY
138 MAIN STREET
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DR3.9
DESIGN RATIONALE

Appendix D: Page 13 of 17

Two streetfront retail units are proposed at grade in addition to an amenity room serving the building's residents. See DR1.13 for Map 2. Retail is encouraged at the street frontage for this site.

N/A

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.

N/A

Downtown-Eastside/Oppenheimer			
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	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:	
4.5.1		(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 the liveability of adjacent residential areas and 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 sun decks 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;	
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Section 10			Downtown-Eastside/Oppenheimer		
10.33	Exclusions for Exterior Wall Thickness				
10.33.1	For residential buildings less than seven storeys in height, computation of floor area shall exclude 2% of the total area in buildings of three storeys or less if the majority of the exterior wall space contain at least 175 mm of thermal insulation in total thickness, or 1% of total area in buildings of four to six storeys where the majority of exterior wall space contain at least 100 mm of thermal insulation in total thickness.	An FSR exclusion per Section 10.33.1 of the Zoning Bylaw has been included in our FSR calculations.			(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 so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
10.33.2	The Director of Planning may exclude an area equal to the area occupied by the insulation thickness that exceeds the applicable thermal performance value for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm of thickness for buildings of six storeys or less, and a maximum exclusion of 179 mm of thickness for all other buildings.				(c) patios or roof gardens provided that any sunroofs or walls are approved by Director of Planning;
10.33.3	Computation of floor area shall exclude an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm in thickness, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm of thickness, except that this exclusion shall not apply to laneway houses or to one or two-family dwellings of three storeys or less with or without a secondary suite.	A shaft for a future restaurant use has been provide for a total FSR deduction of 105 sf.			(d) 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;
					(e) for exterior walls in laneway houses and in one and two-family dwellings of three storeys or less with or without secondary suites, an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 330 mm;
					(f) for exterior walls in residential buildings that are three storeys or less and classified as Group C buildings under the Building By-law, other than those buildings referred to in subsection (e):
					(i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive thermal resistance (RSI value) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
					(ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm;
					(g) for exterior walls in all buildings other than those referred to in subsections (e) and (f):
					(i) an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
					(ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm; and
					(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.
					4.5.4 The following may be excluded in the computation of floor area:
					(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
					(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
					(ii) no more than fifty percent of the excluded balcony floor area may be enclosed.
					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 11 meters (approximately 36 feet; approximately 3 storeys). The maximum height of a building within the total Main/Hastings sub-area shall be 30 meters (approximately 98 feet; approximately eight storeys).
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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.

N/A

Downtown-Eastside/Oppenheimer

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 and employees:

- (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.

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"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.

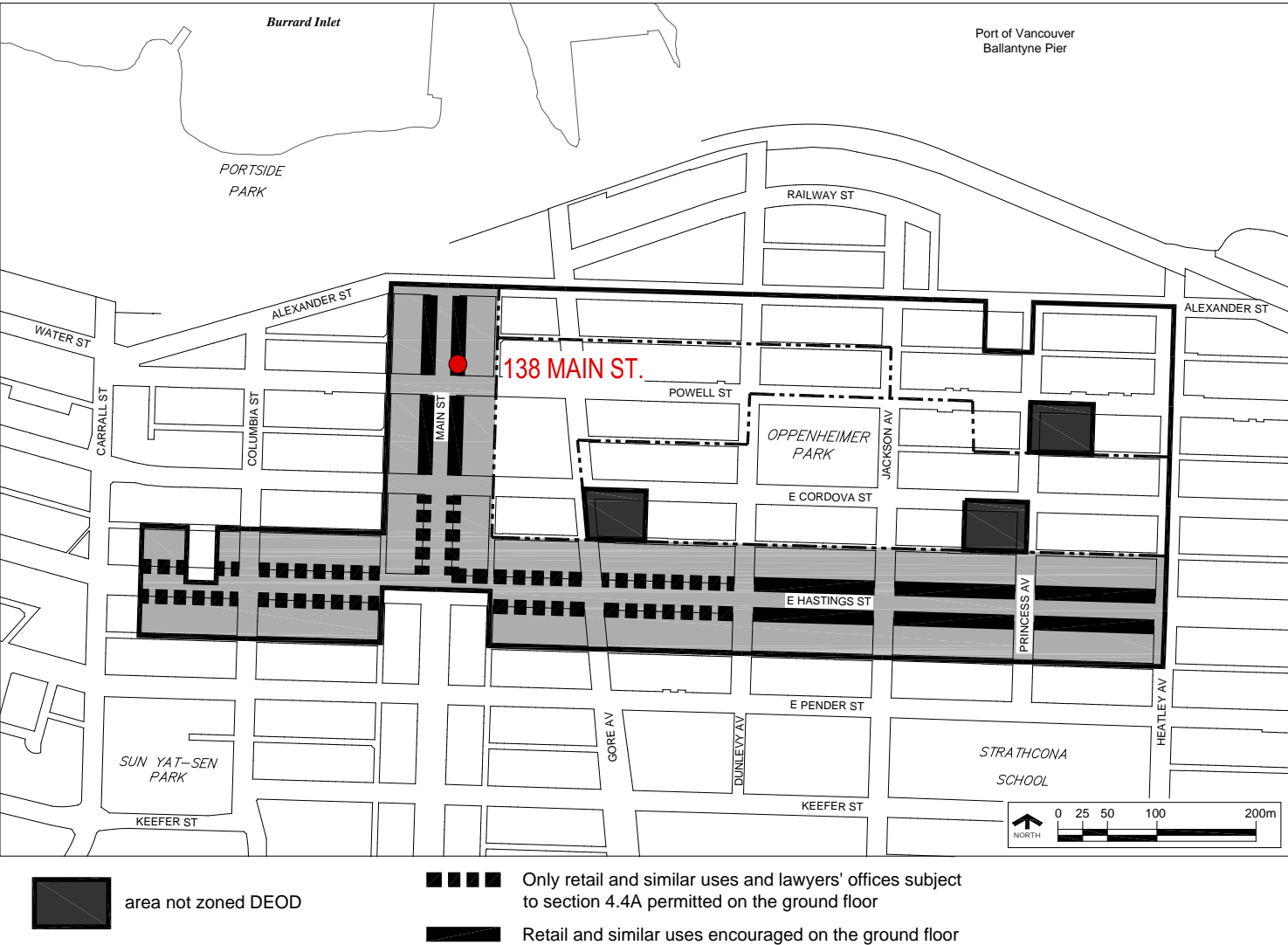
N/A

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).

Downtown-Eastside/Oppenheimer District Map 2

Sub-Area 1 Main/Hastings: Retail Continuity



4.8.2 Amenities Excluded from Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that their area does not exceed 20 percent of the allowable FSR or 929 square meters (approximately 10,000 square feet) whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash or racquet courts;