<table>
<thead>
<tr>
<th>Time</th>
<th>Business</th>
</tr>
</thead>
<tbody>
<tr>
<td>03:15 pm</td>
<td>1. 150 E 36th Avenue (Little Mountain - Building AB)</td>
</tr>
<tr>
<td>Permit No.:</td>
<td>DP-2019-00252</td>
</tr>
<tr>
<td>Description:</td>
<td>To develop a 6-storey mixed-use building consisting of 48 non-market housing units on levels three to six, a neighbourhood house on a portion of the ground floor and level two, a child daycare facility at ground level and a community public plaza; all over one level of underground parking accessed from the lane. The proposed floor space ratio (FSR) is 1.53 and the building height is approximately 20 m (65.6 ft.).</td>
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<tr>
<td>Zoning:</td>
<td>CD-1</td>
</tr>
<tr>
<td>Application Status:</td>
<td>Complete Development Application</td>
</tr>
<tr>
<td>Review:</td>
<td>First as DP</td>
</tr>
<tr>
<td>Architect:</td>
<td>Stantec</td>
</tr>
<tr>
<td>Staff:</td>
<td>Miguel Castillo Urena</td>
</tr>
</tbody>
</table>

| 04:15 pm | 2. 2538 Birch Street (formerly 1296 W Broadway) |
| Permit No.: | RZ-2019-00034 |
| Description: | To develop a 28-storey mixed-use building consisting of commercial at grade and 248 secured rental units (53 designated as MIRHPP units); all over five levels of underground parking with 187 vehicle stalls and 438 bike spaces. The proposed floor area is 18,335 sq. m (197,359 sq. ft.), the building height is 84.25 m (438.16 ft.) and the floor space ratio (FSR) is 10.52. This proposal is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP). |
| Zoning: | Amendment to CD-1 |
| Application Status: | Rezoning Application |
| Review: | Second (First as Amendment) |
| Architect: | IBI Group |
| Staff: | Sarah Crowley & Paul Cheng |

| 05:15 pm | 3. 2543-2583 Renfrew Street & 2895 E 10th Avenue |
| Permit No.: | RZ-2019-00022 |
| Description: | To develop a 6-storey mixed-use building consisting of commercial at grade and 87 secured market rental units above; all over two levels of underground parking. The proposed floor area is 8,013 sq. m (86,253 sq. ft.), the building height is 20.2 m (66.5 ft.) and the floor space ratio (FSR) is 3.42. This application is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP). |
| Zoning: | C-1/RS-1 to DC-1 |
| Application Status: | Rezoning Application |
4. **06:15 pm**  
**Address:** 2603-2655 Renfrew Street  
**Permit No.:** RZ-2019-00023  
**Description:** To develop a 6-storey mixed-use building consisting of commercial at grade and 70 secured market rental units above; all over two levels of underground parking. The proposed floor area is 6,403 sq. m (68,923 sq. ft.), the building height is 20.7 m (68 ft.) and the floor space ratio (FSR) is 3.19. This application is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP).  
**Zoning:** RS-1 to CD-1  
**Application Status:** Rezoning Application  
**Review:** First  
**Architect:** Wensley Architecture  
**Staff:** Derek Robinson & Grace Jiang

5. **07:15 pm**  
**Address:** 1055 W Georgia Street  
**Permit No.:** DP-2019-00249  
**Description:** To allow alternations and additions to the existing office building; alternations to the interior of the existing mall; demolition of the existing bank building; and reconstruction of a new 5-storey commercial and retail building.  
**Zoning:** DD  
**Application Status:** Complete Development Application  
**Review:** First  
**Architect:** MCM  
**Staff:** Patrick Chan
2. Address: 155 East 37th Avenue (Little Mountain)

DE: N/A

Description: The proposal is to develop the 15-acre site into a mixed-use development based on the Council-approved Little Mountain Policy Statement to include a variety of buildings between 3 and 12 storeys (mainly residential uses with some commercial and civic use), approximately 1500 residential units, a total of 234 units of replacement social housing (53 of which have already been built under current zoning), a City-owned building containing a new Little Mountain Neighbourhood House, a 69-space childcare, 48 additional units of City-owned affordable housing, a new community plaza and public park, a new City street and an extension of East 35th Avenue.

Zoning: RM-3A to CD-1

Application Status: Rezoning Application

Review: Fourth (Second at Rezoning Application)

Architect: IBI Group (Gavin Blackstock)

Owner: Holborn

Delegation: Martin Bruckner, IBI Group

Chris Phillips, PFS Studio

Phil Scott, Holborn

Veronica Owens, Lighthouse

Stuart Jones, IBI Group

Staff: Graham Winterbottom, Timothy Potter, & Patricia St. Michel

EVALUATION: SUPPORT (5-0)

• Introduction: Graham Winterbottom, Rezoning Planner, introduced the project as a unique 15 acre site located at the corner of 33rd Avenue and Main Street, immediately adjacent to Queen Elizabeth Park and Hillcrest Park and Community Centre. It is flanked by two major greenways, Ontario Street and the 37th Avenue Ridgeway, and is just over 1 km from both Canada Line stations at 41st Avenue and King Edward Avenue.

The site is a former social housing site. Constructed in 1954, it was Vancouver’s first large scale social housing site and was owned by CMHC. In 2007 the Federal Government transferred ownership of the site to the Province under BC Housing, who selected Holborn Properties as their development partner for the site in 2008. As part of the redevelopment there is a commitment by the Province to replace all the social housing units on site, and to reinvest proceeds of the sale of the site into social housing projects within Vancouver.

Through 2010-2012 City staff led a collaborative planning process with the local community, former residents of the site, and Holborn. During its development the Policy was presented to the Panel through two non-voting workshops in 2010 and 2011. In 2012 Council approved the Little Mountain Policy Statement which outlines the goals and objectives for the site in terms of land use, built form and height, transportation and connections, sustainability, and public benefits

Patricia St. Michel, Development Planner, continued the introduction by stating that the policy statement is focused on drawing from the place and memory of Little Mountain, and the local context of Queen Elizabeth Park.
The site is organized around the existing trees of Little Mountain and the alignment of the former buildings that occupied the site. There is an oblique angle in the southern areas which is unrelated to the surrounding grid and was typical of housing developments of the time. The key public places and streets are organized around this placement, with retained trees being celebrated as their focal points.

Wedge Park is the central open space on the alignment of 35th Avenue. It focuses on the two significant trees at the Ontario edge and provides an important connection to Queen Elizabeth Park from the adjacent area to the east.

The Community Plaza in the southern portion of the site is organized around several retained trees. It will also be the social focus of the community, with an adjacent neighbourhood house and surrounding local retail.

Protecting adjacent bike routes was an important organizing principle. As such a Central Spine street will serve the site with connections to 33rd Avenue and Main Street, and no vehicular access from Ontario Street or 37th Avenue.

Permeability and connections to Queen Elizabeth Park for pedestrians is also a fundamental organizing principle. The policies direct the creation of multiple east/west pedestrian connections through the site and the larger development blocks.

Height and massing were of critical concern in developing the policies for Little Mountain. Higher buildings are accommodated centrally within the site. Buildings at the south and north edges are more limited in height and the policy outlines that they are to transition in scale to the surrounding neighbourhood.

There is an important view to Mount Baker from the summit of Queen Elizabeth Park about 145 ft. above the general topography of the site. The highest building heights at 12 storeys, or 120 ft., sit below the horizon. In the view alignment to Mount Baker across the south-west portion of the site, building heights are 10 storeys or less to sit well below the horizon and provide a generous frame to the view.

Sunlight on public spaces is an important principle and generator of building form. In particular, buildings south of the Wedge Park and Community Plaza are to be sculpted to optimize sunlight access. Buildings along Ontario Street are to ensure a pattern of intermittent sunlight and shadow along the bikeway and Queen Elizabeth Park edge.

The policies further address building variety, with blocks to be composed of distinctive buildings that are varied in scale and limited in length. Key ideas are to create a rich and varied interface within the context through varied setbacks, edge conditions, and areas of tree retention.

The Little Mountain Policy statement supports a gross range over the entire 15 acre site of 2.3 to 2.5 FSR. This proposal is for 2.5 FSR gross. This translates to a gross FSR on the development parcels of about 3.1, which in turn would be about 2.8 to 2.85 FSR average net after typical exclusions.

As a major site rezoning LEED Gold and connect-ability to District Energy are required. The rezoning policy for sustainable large developments also applies.
Previous Panel Commentary

This project was reviewed by panel in December 2015, and did not receive support. Comments from the panel’s on key aspects needing improvement included:

- A larger, open space plaza is needed, and it requires a stronger sense of place. Add some drama to space. Consider relocating density to allow this to happen.
- Concern about the quality of space, with the big building shadowing. Consider moving density to accommodate the larger vision and have the driver be daylight activation.
- Concern the massing is too monotonous. The massing needs to support elegance and refinement of the public realm.
- Going into the detailed design phase the project needs to be making a stronger commitment to reducing carbon creation and consumption, improving the envelope, and considering alternatives to the district energy system.

To address these comments the Community Plaza has been expanded and extended westward for a more direct connection with the Central Spine street. Buildings to the west of the plaza have been set further back and shaped to allow late afternoon and evening sun to access the space. There is now more room for the retained trees, and for additional trees to be retained in the sequence of spaces along 36th Avenue. Active retail use has also been introduced to the base of the market building that fronts the western edge of the plaza.

The southern edge along 37th Avenue has been reshaped with greater variety and more visual access deeper into the site. The building south of Wedge Park has also been reconfigured and reduced in overall height to improve sense of scale in this space.

In the northwest area of the site, buildings have been reoriented east/west. This aims to provide more generously scaled courtyards that are organized around clear and welcoming pedestrian paths which provide visual and physical access to Queen Elizabeth Park. Buildings on the east side of the new central street have been redesigned to provide a more direct pedestrian connection between these paths and the future pedestrian routes between developments in the Little Mountain Adjacent Area.

To create a stronger sense of place within Little Mountain a hierarchy of buildings has been established to help guide future design development of the buildings. The hierarchy identifies Primary and Secondary Landmark buildings, and Primary and Secondary Streetwall buildings. It also provides design guidance specific to the role that the buildings play within the larger setting of the Little Mountain development.

With respect to carbon reduction and building envelope performance the guidelines seek to reduce the window to wall area ratios, incorporate passive design strategies, and enhance the energy performance of various building elements. This is in addition to LEED Gold certification, site-wide sustainability strategies, and being district energy ready. Parking garages along the central spine are also being pulled back to enable ground-water infiltration and greater permeability along the rainwater feature.

The Planning Department would like advice and comment on the response to the previous ‘Panel’s Consensus on Key Aspects Needing Improvement’:

- A larger, open space plaza is needed, and it requires a stronger sense of place. Add some drama to space. Consider relocating density to allow this to happen.
- Concern about the quality of space, with the big building shadowing. Consider moving density to accommodate the larger vision and have the driver be daylight activation.
• Concern the massing is too monotonous. The massing needs to support elegance and refinement of the public realm.

• Going into the detailed design phase the project needs to be making a stronger commitment to reducing carbon creation and consumption, improving the envelope, and considering alternatives to the district energy system.

**Applicant’s Introductory Comments:** The applicant team presented a PowerPoint slide show which highlighted the changes that they have made. The applicants summarized the previous panel commentary as follows:

- Transitional edges work well
- Central spine and permeability are strong
- Tree retention is good
- Establish “Big Idea”
- Sameness of built form contributes to lack of sense of place
- Solar performance should drive public realm, particularly: NW corner and community, plaza
- Plaza needs to be larger, better connected to spine, more activated, sunnier in late afternoon
- Consider a grocery store
- More commitment to sustainability of building envelope
- Consider alternatives to district energy

In response to these comments the applicants made changes to the south-east quadrant to enlarge the plaza and increase the plaza sunlight performance, particularly in late afternoon. They also added active use to building AA, turned Building AA into a landmark for views from Main and Quebec Streets, then stepped Buildings AA and EC for better edge transition to the adjacent area. Building BA has also been reoriented to activate the plaza edge and create a sunny courtyard.

In the south-west quadrant there is now a continuous pathway connection from the plaza to Queen Elizabeth Park. The heights and massings are now varied, particularly on the Ontario Street edge. Building CC-2 has been pulled north to preserve trees and improve plaza solar performance. Additional trees are also retained, and there is now a large, contiguous, south-facing courtyard.

In the north-west quadrant there is continuous east-west path which connects to the north-east quadrant path and creates generous view corridors from the Central Spine to Queen Elizabeth Park. Tall buildings are offset to create varied street edges and minimize overlooks. Additionally courtyards are generously scaled for daylight and privacy, and the Ontario Street sunlight performance has been improved. Generous setbacks of 18 ft. also now exist on the west side of the Central Spine to accommodate a stormwater feature.

The applicant team then took questions from the panel.

**Panel’s Consensus on Key Aspects Needing Improvement:**

- There is concern about the relationship of the boulevard to the nature of the space
- Building A infringes too much into the public space
- Change the massing on building CA-1 to be a stronger ‘landmark’
Some unique character needs to be developed on this site; somewhere in this project is something unique which can be tapped to give the site a stronger identity that relates to the character of Main Street.

- Reduce the FSR on the site to give some more space to improve shadows.
- Sustainability requirements are changing and over the time frame of this project are going to impact the design of buildings, so consider the future carefully with regards to changing building technologies.
- Showcase the bike culture and urban agriculture better.
- Building CA’s parking entrance needs to change to not align with the public realm and connections from 36th Avenue.

**Related Commentary:** The Panel noted that the configurations and reallocations of geometries have had a positive impact, and that the larger open plaza looks quite successful.

Building AA is too far south and restricts the plaza a bit, so consider pulling back the building line in order to open up the space. It also has a curvature which struggles with the plaza, so pulling it back or straightening it out would help with the massing.

The ‘landmark’ building is too tentative to be significant. Adding another level might help to make it stronger. The parking entrance also needs to be moved.

The commitment to carbon reduction is not sufficient at this point. The next phase in City policy is net zero, so there is a strong encouragement to have a high standard for energy compliance. Look at dynamic glazing, or other things which affect the energy performance. As well, consider green roofs as it would be a shame to see all the buildings covered with mechanical rooms.

The site doesn’t seem to have anything distinct about it; it is just like all the communities which are already built. A great job has been done in integrating nature, but there is still a lot of opportunity to do something a bit more adventurous.

Main Street has a foodie culture, and this should be reflected somehow in this area. Maybe every roof should be usable green space to create more urban agriculture. The cycling culture could also be celebrated by putting bike racks in the front lobbies, or having space for them along the spine. Bike culture is a big part of Main Street and should be reflected here.

The Panel appreciated that the daylight activation concerns have been addressed since the last presentation. The rain garden feature is a great addition, but how it looks and appears over time will be important so maintenance will be critical. They also thought that the applicant could incorporate more of the water feature back into the design.

**Applicant’s Response:** The applicant team welcomed the comments and noted that the parking entrance can move further south, but it needs to be on the spine street.

The water feature is based on rainwater and ground water runoff, so it is designed to be sustainable given the dry summers and that water cannot be transported across property lines. There will be urban agriculture and green space on the roofs of the buildings, with the opportunity to increase garden space in the future if interest in that space grows.
Little Mountain Design Guidelines

Submitted to The City of Vancouver
By Holborn Properties Ltd.
July, 2018

Prepared by:
IBI Group Architects – Master Planning / Urban Design
PFS Studio – Landscape Architecture

EXCERPT: pp. 4, 6, 8, 11-12, 23, 55-56, 66, 68, 78-80, 87-88 & 108 from:
Sections: 1 Introduction; 2 Parks and Public Open Spaces; 3 Urban Design; 4 Building Massing; 5 Building Design; & 6 Appendix.

Full document:
1.3 Site Plan
2.1 Introduction – Public Realm

Design guidelines for the public realm address parks and public open spaces and streetscapes within the Little Mountain Housing CD zoning by-law area. The guidelines for these spaces respond to the Little Mountain Policy Statement. These components of the public realm will be designed and built concurrently with adjacent private developments and dedicated to the City on completion.

The Board of Parks and Recreation will review designs for public spaces that will be dedicated as parks upon completion. City Engineering will review designs for streetscapes with reference to City street standards and the Policy Statement.

Principles

Parks, public open spaces and streetscapes in Little Mountain should be designed to achieve the following principles:

- Create a highly-public open space system that forms the key organizing element and focus of the site.
- Create public spaces that are truly public, active, safe, and welcoming through the design of these spaces and the relationship of buildings and activities to them.
- Attract people and give them reason to stay including places to sit and gather, to enjoy nature, shade and shelter, sunny spots, water, a variety of places to play, urban agriculture, and mature trees.
- Create a comfortable relationship between public and private outdoor space through changes in elevation, urban setbacks and water elements to define spaces and transitions.
- Line the public square at the community hub with shop and café windows and entries, outdoor seating and displays, entries and windows to the neighbourhood house and the daycare.
- Create public open spaces that build a complete and sustainable community by meeting the needs of different ages and abilities, and supporting Greenest City objectives through rainwater management, sustainable food systems and urban agriculture, green mobility and access to nature / habitat consideration.
- Design new streets to prioritize pedestrians and cyclists over motorized vehicles and to traffic-calm so that movement of vehicles across the site will be discouraged except those with a purpose in being there (e.g. access to homes, shops, services and deliveries) not simply short-cutting across the site.
- Ensure an open space system that is well connected to the surrounding neighbourhood.
2. Public & Private Realm

2.1 Introduction – Public Realm

2.1.2 Open Space Design Strategies - ‘Big Moves’
2. Public & Private Realm

2.2 Parks and Public Open Spaces

2.2.1 Community Plaza

Intent

The Community Plaza / Hub will be the most active social public space. It will be organized around significant retained trees and will be the focus of activities related to the neighbourhood house, daycare, and local shop and services. The community plaza must be large enough to comfortably accommodate the functions of an active social public open space and to provide appropriate buffers around existing mature trees.

The Community Plaza is intended to read as a coherent, unified space around buildings on four properties: on the west, south, and east sides of Building AC, on the south and east sides of AB where the Little Mountain Neighbourhood House and daycare will be located, on the west and south sides of Building AA where outdoor commercial use is planned, and on the north side of Building BC. A tabled crossing between the plaza areas on both sides of 36th Avenue is intended to be at the same grade and paved in the same material as the plaza to connect and unify the spaces across the street.

Guidelines

.1 Existing mature tree retention. Retention of the existing trees on the plaza site will require special tree protection measures to ensure their ongoing health and viability. The finished grade of the plaza is designed to be above existing grades at the base of these trees. Large areas of decking are envisioned as a means to bridge over the recessed tree pits while allowing access to rainwater and air circulation for the trees. Adjacent areas of soft landscape should be incorporated to support rainwater permeability to tree roots.

.2 Plaza programming. The plaza will be programmed and managed by the Little Mountain Neighbourhood House for a range of events related to their courses and classes and to engage the local community. The focus for programming should be on the plaza areas on the City-owned property of the Neighbourhood House site with opportunities for spilling into adjacent properties with agreements on special event days. Provision for programming should include: outdoor water bibs and adequate electrical supply in centrally located, locked receptacles; lighting designed to be adjusted in intensity, and possibly in colour, to support evening activities; and well located vertical elements designed to provide temporary support for temporary programming elements such as lights, speakers, banners, sunshades, etc. The plaza also represents a high-profile Public Art opportunity.

.3 Pedestrian circulation. The primary pedestrian route across the plaza will be north of the group of retained trees in a curving route from Main Street to James Street. An unobstructed arc for pedestrian movement of a minimum width of 4.5 metres should be available to accommodate pedestrians. On programmed event days, temporary event infrastructure may constrain the primary route with the north side sidewalk on 36th Avenue providing for pedestrian movement on those occasions (refer to section 2.2.2). A public right of passage agreement with Building AA should provide for this primary pedestrian route across the plaza.

.4 Outdoor playspace for daycare and childcare facilities. The area to the south and west of Building AB should be the location for the outdoor playspaces for day and childminding associated with the Little Mountain Neighbourhood House. The playspaces should be designed around the existing trees identified for retention in this area, including consideration of tree health through the treatment of the ground plane around the trees.
2.2 Parks and Public Open Spaces

2.2.1 Community Plaza Cont’d

.5 Seating opportunities. A variety of seating opportunities should be available in the plaza including both fixed furnishings and provisions for moveable tables and chairs, especially in the immediate vicinities of retail / outdoor eating at grade in Buildings AA and AC.

.6 Integration with adjacent plazas on private property. The plaza should be designed to appear integrated and continuous across the south frontages of Buildings AA, AB, and AC with an integrated paving pattern, similar detailing and furnishings, and a continuous surface with no steps or other interruptions.

.7 Paving materials. An integrated paving scheme should be used across the plaza and the raised tabled crosswalk including materials, patterns, and other detailing.

.8 Overhead trellis element. An overhead trellis should be integrated into the design of the south side of the Neighbourhood House that reinforces the arc of the primary pedestrian route and continues the curve set up by the façade of Building AA. This trellis element should be integrated with the fence of the daycare and childcare services and may also integrate seating, lighting, and vertical supports for temporary programming infrastructure.
2.3 Streetscape Concepts

2.3.3 36th Avenue Cont’d

Typical cross-section and plan view of East 36th Avenue
3.2 Quadrants

3.2.3 Southeast

Intent

The Southeast Quadrant, located between Main Street and James Street, is intended to have the most active and urban character of the three quadrants. The lively feel of Main Street's shops and services is drawn into the quadrant through an inviting portal at 36th Avenue and the Community Plaza. This plaza is a large, sunny space framed on its north side by community uses including local-serving shops and services, the Neighbourhood House, and a daycare. The south side is framed by lower residential buildings with front doors and patios looking out to the plaza. Spaces between buildings are intended to facilitate options for movement to other quadrants and adjoining neighbourhoods (see Southeast Quadrant diagram on page 56). Specific guidance is provided below.

Guidelines

.1 Legibility. The buildings should play an important role in helping to define and make legible this quadrant. Therefore, ensure that there is: a) a landmark building at the northwest corner of the Community Plaza to anchor and support the plaza's identity; b) a gateway at the Main Street / 36th Avenue entrance to the community by way of buildings that frame this space; and, c) active Community Plaza Uses. In order for the plaza to achieve its intended function as the heart of the community, active uses should inhabit the edges of the space. The uses should be important community functions such as neighbourhood serving shops and services, the Neighbourhood House and a daycare. The uses should have generous glazing and doorways facing the plaza so that there is a strong interaction between the indoor and outdoor uses.

.2 Community Plaza Solar Performance. The plaza should receive good solar exposure for most of the day through of carefully placed buildings whose height is carefully planned. In particular, good mid and late afternoon solar performance should be achieved, since this is the most actively used time of day.

.3 Transitional Uses. The Southeast Quadrant forms the transition between the urban-feeling Main Street and the quieter, greener Queen Elizabeth Park. To reinforce this transition, the at-grade uses should transition from a commercial to a residential orientation from east to west.

.4 Transitional Forms. The height and bulk of buildings should transition down where adjacent forms are shorter and/or more finely scaled, in particular at the 37th Avenue edge and at the laneway on the north side of the quadrant.

.5 Pedestrian Corridors. Spaces between the buildings should have pathways to make walking connections between the various public realms such as from the plaza to 37th Avenue.

.6 Tree Retention. Buildings should respect existing tree root zones by holding back foundations and underground parking levels. Particular care should be taken to preserve the large trees on Main Street and in the Community Plaza.

.7 Parking / Loading Access. The northern lane should be used to access the buildings in the north portion of this quadrant; consideration should be given to making the lane one-way travel where parking / drop off occurs. For the south portion of this quadrant 36th Ave must be used for access; in this instance, care should be taken to conceal these access points due to their visibility from the plaza.
3.2 Quadrants
3.2.2 Southeast Cont’d

Southeast Quadrant

1A 1B 1C 2 3 4 5 6 7

- Legibility
- Community Plaza Solar Performance
- Transitional Uses
- Transitional Forms
- Pedestrian Corridors
- Tree Retention
- Parking / Loading Access
3.3 Site Planning
3.3.5 Streetwall Buildings

Intent

Streetwall buildings are intended to frame the primary public open spaces – the Community Plaza and the Wedge Park. Their design response should be unique to reinforce the character of these special places in the community. Care should be taken in expressing 'eyes on the street' by way of regular front doors and ample glazing, establishing a legible base at a pedestrian scale, and a regular rhythm of modulation to define individual units.

Guidelines

.1 Building #1
- South / façade of building should contribute to the plaza’s character.
- Base should have active uses.
- Should be well integrated and support plaza functions.
- Should exhibit public space and Neighbourhood House and Childcare

.2 Building #2
- Façade against Wedge Park should frame and animate park.
- Modulate façade to achieve a scale proportionate to park scale.
These design guidelines are intended to inform the design development of buildings to ensure that they exhibit the intents of the *Little Mountain Policy Statement*.

Building massing guidelines include:

- Height, including upper floor Stepbacks
- Building Width
- Building Separation
- Ground Floor Setbacks
- Projections
- Building Depth

Maximum building heights are defined within the Little Mountain CD zoning bylaw. Within the maximum heights, considerable sculpting is expected, with guidance provided herein, and in the preliminary form of development. Building width and separation guidelines are provided to ensure building massing is fine grained, while ensuring livability for residential units. Setback, projection and stepback guidelines apply to one of the vertical building segments, which include:

- **Base**: The bottom two floors of residential buildings and bottom floor of buildings with non-residential uses at grade. Setback guidelines apply to the base of a building.
- **Middle**: The floors above the base that make up the primary building façade. Projection guidelines apply to the middle portion of a building.
- **Top**: The upper floor of shorter buildings or the upper floors of taller buildings. Stepback guidelines apply to the upper portion of a building.
The design of each building at Little Mountain should be based on a clear conceptual idea that is rooted in the building’s physical and cultural context. That idea should inform design decisions for all elements of the building so that it achieves design excellence through a clarity of purpose and a unified expression. Some examples of this process are shown below, and guidelines for specific elements of the buildings are set forth in the following pages.
5.2 Sustainable Buildings

Intent

Sustainable buildings reduce the use of energy and the emission of greenhouse gases into the atmosphere. Buildings in Little Mountain shall meet the objectives as set forth in the Greenest City Action Plan.

Guidelines

.1 Solar Shading. Provide effective solar shading on south, east and west façades to reduce solar heat gain.

.2 Green Rooftop. Where appropriate, provide rooftop gardens and green roof systems to reduce heat island effect and moderate storm flows. Refer to Rooftop Gardens plan in Appendix, and if green roofs are not delivered where shown, compensation should be provided elsewhere on site.

.3 Solar Panels. Architecturally integrated solar panels are encouraged where roofs receive ample solar exposure.

.4 Roof Insulation Values. R-value for roof to be ≥R30.

.5 Building Envelope. Building envelope to use durable materials; Cladding with continuous insulation.

.6 Window to Wall Ratio. Maintain ±50% window to wall area ratio for a passive approach to building envelope design.

.7 Window Insulation Values. All windows double glazing with low e coating; concrete buildings with metal framing systems, u-0.35; wood building with PVC windows, u-0.26.

.8 Landscaped Patios. Provide landscaped patios to reduce heat island effect and moderate storm flows. May incorporate edible landscaping.

.9 Floor Insulation Values. R-values for suspended floor to be ≥R20.

.10 Underground Parking Footprint. Underground parking encouraged to be held back in some locations to improve storm infiltration and preserve existing trees.
5. Building Design
5.4 Main Entrances

Intent

Good pedestrian entrance design is important to intuitively guide visitor to the main entry of the building and to activate the immediate public realm through pedestrian circulations.

Guidelines

1. Orientation to street. Main entrances should always be oriented to the street they face. If a building faces two or more streets, it is advisable that the main entrance be located at the corner or on the street with more visibility and/or more expected pedestrian traffic.

   In cases where buildings face a street on one side and an open space on the adjacent or opposing side, it is encouraged that the lobby area opens to both of these outdoor areas, generating an entrance to the open space of analogous characteristics than the one fronting the street.

2. Prominence. Main entrances should be prominent, clearly identifiable, and scaled appropriately to their importance in respect to secondary street-level entrances, for example ground-floor residential units or individual retail bays. In all cases, pedestrian entrances should be far more conspicuous and visible than vehicular entrances.
5. Building Design

5.4 Main Entrances

It is recommended that this prominence be expressed by façade modulation, recessed doorways, taller building volumes, canopies, lighting, public art, water features, entrance plazas, special materials, landscaping and other similar strategies.

3 Differentiation by use. The building’s use should be self-evident by the design of its main entrance and its immediate setback area, especially if a building has different entrances serving different uses. If this is the case, it is advisable that the entrance to the non-residential portion of a building be located on the street with most pedestrian / vehicle activity, while the residential entrance be placed around the corner facing a calmer environment.

Strategies for differentiation by use may include different transparency into the lobby area, interior design that responds to the upper-floor use, use-specific elements in the setback zone, differentiated separation from the street, and distinct signage types. Non-residential entries typically should have more prominent entrances than their counterpart residential buildings.

Encouraged: Clear distinction of retail-use entrance through scale, signage, and product displays on the setback zone.

Encouraged: Scale of entrance proportional to the use it serves – in this case a large grocery store that requires a wide entryway.

Encouraged: Emphasis of a building’s entrance – in this case through use of a recess and a overhanging canopy.

Encouraged: Usability emphasis of building’s main entrances – in this case through the use of special massing, distinct materials, and increased transparency.

Encouraged: Entrances that signal the use of the building it serves; here, the trellis, the recess, and the lush landscaping convey the residential use.

Encouraged: Use of the entrance setback zone to transition between the public realm and the particular use of the building.
2538 Birch Street
(formerly 1296 W Broadway)
3. Address: 1296 W Broadway
   Permit No. RZ-2017-00001
   Description: The proposal is for a 16-storey mixed-use building with commercial at grade, and residential above (comprised of 153 secured market rental units), with a proposed floor space ratio (FSR) of 7.07, and a building height of 48 m (163 ft.), over four levels of underground parking (168 vehicle spaces and 224 bicycle spaces). This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
   Zoning: C-3A to CD-1
   Application Status: Rezoning Application
   Review: First
   Architect: IBI Group (Martin Bruckner & Tony Wai)
   Owner: Thomas Papajohn, Jameson
   Delegation: Martin Bruckner, architect, IBI
               Tony Wai, architect, IBI
               Brian Baker, landscape architect, IBI
               Mladnen Pecanac, traffic engineer, IBI
               Christian Cianfrone, Morrison Hershfield
   Staff: Patrick O’Sullivan & Michelle Yip

EVALUATION: SUPPORT with RECOMMENDATIONS

• Introduction: Michelle Yip, Rezoning Planner, introduced the project as a rezoning application comprised of three parcels on the southeast corner of Broadway and Birch Street, two blocks east of Granville Street, in the Fairview local area. The sites along Broadway are zoned C-3A and consist of a mix of two- to four-storey commercial buildings, office towers and mixed-use tower developments. The adjacent site to the east is a 13-storey mixed-use building at 138 feet and kitty corner to the site is a 13-storey office building at 156 feet. The area south of the lane is zoned RM-3 and mainly consists of low-rise apartment buildings.

The rezoning proposal is being considered under the Secured Market Rental Housing Policy (Rental 100), which allows for consideration of additional density while adhering to existing height limits and generally to guidelines. The C-3A guidelines for this area suggest a maximum height of 120 feet. The proposal is exceeding the height limit set in the guidelines based on the existing surrounding context. The proposal is for a 16-storey mixed-use development containing commercial at grade and 153 rental housing units above, at a height of 163 feet and density of 7.07 FSR.

Patrick O’Sullivan, Development Planner, introduced the site as being 150’ by 125’ deep; with a crossfall of 9 feet from southeast to northwest. The zoning C-3A allows mixed use, up to 3.3 FSR, and up to 120 feet in height. The proposed height is 163 feet with retail at grade and a retail mezzanine and commercial use on Level 2. The tower is rental residential units, and the width of the tower steps back with increased height. There are two lobbies: an office lobby and a residential lobby on Birch toward the south of the west elevation. Amenity is located on the first level of residential and has a collocated exterior amenity space.

Mr. O’Sullivan then took questions from the panel.

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

1. Does the panel support the overall form of development, including the proposed massing, setbacks, and density (7.07 FSR)?
2. The maximum guideline height of the base zoning is 120 feet. Considering the Rental 100 policy to adhere to existing height limits, does the panel support the proposed height of 163 feet?
3. Please comment on the landscape design including the public realm at the ground plane, and the roof deck.

- **Applicant’s Introductory Comments:** The applicant team started by noting the lot size. It is a mixed use project with many of the units being family oriented. There is outdoor space proposed on the podium roof. The design approach is to have an efficient envelope by using brick for ‘greater continuity of insulation’ on the outside. The proportion of window to wall ratio is 50%, with vinyl windows.

The proposed massing follows the city design guidelines. The tower is 50% of the lot width. The shoulder is limited in the top floor plate. There are 3-bedroom units to take advantage of outdoor spaces. There is a 30 foot high podium, and a line of planters proposed at the lower and higher portions for privacy.

Streetscape wise, there is a line of street trees proposed along Broadway and Birch. The setback is proposed along the landscape wall. On the next level up there are community gardens proposed and an opportunity for urban agriculture. There are green walls along the loading docks to green up the lane. The columns with landscape coming up the building are integral to the building design. The building is intended to meet T.E.D. Gas Emissions targets, and the window openings have been optimized for passive use.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Karen Spoelstra and seconded by Helen Avini Besharat, and was the decision of the Urban Design Panel THAT:

  the Panel recommend SUPPORT of the project with the following recommendations:
  - Improve the livability of the layout of the units, especially on the south side
  - Work with the corner expressions in horizontal and vertical ways
  - The loading at the lane should be less dominant
  - The landscape needs further design development with more softscape
  - Consider a rooftop amenity
  - Consider public art option
  - Improve the livability of the residential lobby

- **Related Commentary:** The panel noted that the height, setbacks and density were supported in the project. Overall, the building could use more character, and may appear too ‘massive’ because the architectural expression does not vary around the building.

  More softscape could be added. The fern garden at the east corner feels out of scale and could be higher. A roof garden should be added.

  There should be loading at 90 degrees to provide opportunity for public realm along the lane. The public art process should be started as soon as possible so it does not hold up other aspects of the design.

- **Applicant’s Response:** The applicant team thanked the panel and particularly the commentary about the unit plans.
MODERATE INCOME RENTAL HOUSING
PILOT PROGRAM: APPLICATION
PROCESS, PROJECT REQUIREMENTS AND
AVAILABLE INCENTIVES

Authority - Director of Planning
Effective November 29, 2017
Amended December 15, 2017, May 4, 2018

This bulletin provides information on the application process, project requirements and incentives approved by City Council on November 29th 2017 (including amendments) relating to the construction of moderate income rental housing.

Beginning January 1st, 2018, the City will begin accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between $30,000 and $80,000/year. As per Council direction, rental units for moderate income households will be provided in a variety of unit types (studios, 1, 2 and 3 bedrooms).

This is a pilot program to test and demonstrate what is possible in different parts of the city. Staff will select up to 20 proposals to submit full rezoning applications between January 1st 2018 and July 1st 2019. All applications will proceed through a full rezoning process including public hearing. Following the pilot program, Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

1. Application Process

1a. Information Session
An information session will be held on December 11th, 2017, from 8:30am-10:30am in Committee Room #1 at City Hall, 453 W 12th Ave, Vancouver. Staff will be on hand to discuss the Moderate Income Rental Housing Pilot Program in more detail and answer questions.

1b. Pre-Enquiry Application Form
Following the information session, interested proponents are encouraged to complete and submit a Pre-Enquiry Application Form for review by an interdepartmental staff team. Proponents are not required to submit any form of development work (i.e. drawings or plans) at this stage.

Proponents who would like to present alternative options for a single site are asked to complete one form for each option.

The interdepartmental staff team will review the Pre-Enquiry Application Forms to identify projects that best meet and exceed the criteria of the pilot program. Key criteria that staff will apply in the review of the Pre-Enquiry Application forms include the depth and breadth of affordability being provided, the
inclusion of family housing and locational considerations. As the purpose of the pilot is to demonstrate what is possible in different parts of the city, staff will seek to identify sites in a diversity of locations and zoning districts.

Proposals that are selected by the interdepartmental staff team will be invited to submit a full rezoning enquiry package.

1c. Rezoning Enquiry Package
The interdepartmental staff team will review and compare proposals at the enquiry stage to evaluate and assess the fit with the requirements of the pilot program and other Council policies and guidelines. Proposals that score well against set criteria will be selected to proceed further in the application process.

1d. Rezoning Application
Proponents of selected projects will be notified and advised of the requirements to submit a full rezoning application.

2. Project Requirements

2a. Affordability in the Moderate Income Rental Units
The incentives outlined in section 3 below are designed to encourage the delivery of new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; earning between $30,000 and $80,000/year.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$950</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,200</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,600</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

Rent rates for any proposed Micro Dwelling units are expected to be lower than the rents for studio units.

Rent escalation in the moderate income units will be capped at the BC Residential Tenancy Act annual allowable increase, regardless of turnover.

2b. Requirements for Project Proponents
As a condition of approval, applicants will be required to enter into a Housing Agreement pursuant to section 565.2 of the Vancouver Charter including no stratification and no separate sales covenants (and any other legal mechanism deemed necessary by the Director of Legal Services and the General Manager of Arts, Culture, and Community Services) with the City of Vancouver to secure the applicable starting rents and the rental units for a term of 60 years or life of the building, whichever is greater.

The Housing Agreement will also include the following requirements for the proponent regarding the operation of the moderate income rental units:

- The Proponent will Verify Eligibility for New Tenants in Moderate Income Rental Units
  - For new tenants, household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of income is spent on rent).
  - There should be at least one occupant per bedroom in the unit.

- The Proponent will Verify Eligibility for Existing Tenants in Moderate Income Rental Units
  - Building operator will test existing tenants to ensure eligibility every 5 years after initial occupancy.
- For existing tenants, household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent)
- There should be at least one occupant per bedroom in the unit.
  - If an existing tenant no longer qualifies for their moderate income rental unit, the operator will issue a notice to end tenancy in accordance with the BC Residential Tenancy Act. The notice will take effect 6 months after the date of issuance.
  - Note: in order to support stability of tenure, Provincial regulations allow additional flexibility for operators who meet the definition of a “housing society”. The City will consider alternative proposals for ensuring that moderate income units continue to serve targeted households over the long term while ensuring that existing tenants have stability of tenure.

- The Proponent will Provide an Annual Report to the City of Vancouver on the Operation of the Moderate Income Rental Housing Units
  - The report will be in a format deemed acceptable by the General Manager of Community Services or their designate
  - The report will be designed to ensure that the City can confirm that the building is operating as agreed and will include information on:
    - Rents collected in all units
    - Unit turnover and incomes of new tenants
    - Updated incomes for households who have occupied the unit for 5 years
  - The City may audit the information provided in the annual report.

2c. Unit Mix Guidelines

In order to ensure a variety of unit types in both the market and below market housing units, projects should achieve the following unit mix distribution targets.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studios</td>
<td>25%</td>
</tr>
<tr>
<td>1 Bedrooms</td>
<td>40%</td>
</tr>
<tr>
<td>2 &amp; 3 Bedrooms</td>
<td>35%</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
</tr>
</tbody>
</table>

The unit type mix in the moderate income units should generally match that of the market rate units. The City encourages the provision of 3-bedroom rental housing units.

3. Available Incentives

3a. Development Cost Levy (DCL) Waivers

The City of Vancouver’s Rental Incentive Guidelines include a detailed description of the criteria that must be met in order for a secured rental housing project to be eligible for a DCL Waiver. [http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf](http://vancouver.ca/files/cov/rental-incentive-guidelines.pdf)

These criteria will be applicable to 100% secured rental projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing. Projects will be eligible for a DCL waiver provided they meet the requirements of the DCL by-law.

3b. Senior Government Programs to Support Rental Housing Construction

Government of BC Programs

The BC Housing Community Partnerships Initiative provides financing to support the creation of affordable housing for low and moderate income households in communities across British Columbia.
The following financing streams may be available to support proposals that include moderate income rental housing.

**Interim Construction Financing – available to both for profit and non-profit developers**

BC Housing can provide interim construction financing for the development of affordable housing which includes new construction and the purchase of existing buildings to preserve affordability. Interim financing may be approved up to 100% of the construction cost to complete the affordable housing portion of the project.

**Take-out Financing – available to non-profit developers**

BC Housing may also help eligible non-profit housing partners obtain take-out financing. BC Housing will make arrangements with a large number of approved lenders to obtain low interest rates and favourable terms through a competitive tender and selection process conducted and approved by BC Housing. All approved BC Housing take-out loans will have low cost Canada Mortgage and Housing Corporation (CMHC) loan insurance. This stream of financing is only available to non-profit developers.

Additional details including eligibility criteria are available on the BC Housing website: [https://www.bchousing.org/partner-services/funding-opportunities-for-housing-partners/community-partnership-initiative](https://www.bchousing.org/partner-services/funding-opportunities-for-housing-partners/community-partnership-initiative)

**Government of Canada Programs**

Interested proponents are encouraged to review the following CMHC programs that may be available to assist with project viability:

**3c. City of Vancouver Capital Grants for Non-Profit Developers**

The City provides capital grants to improve the viability and/or the enhance affordability of social housing developments that meet the definition of “social housing”, as outlined in the City of Vancouver’s Zoning and Development By-law. Eligibility information (including affordability levels) and application forms are available by contacting affordable housing projects staff at: housing@vancouver.ca.

**3d. Parking Requirement Reductions**

**Incentives for Secured Market Rental Housing**

The City of Vancouver’s Parking By-Law outlines the reductions to parking requirements that can be considered for projects that provide “Secured Market Rental Housing”: [http://vancouver.ca/your-government/parking-bylaw.aspx](http://vancouver.ca/your-government/parking-bylaw.aspx).

In order to encourage the construction of projects that include moderate income rentals, the City may consider additional relaxations beyond those provided to 100% secured market rental housing projects. For example:
- if the project is within two blocks of a rapid transit station, or within two blocks of the intersection of two distinct bus routes that run north to south and east to west, the minimum parking requirement can be relaxed to 30% less than what is required for projects that provide 100% of units at full market rates.
- in the Downtown District ODP area, consider reducing parking requirements beyond what is required in developments that provide 100% of units at full market rates.

The amount of parking that is provided will be discussed with the proponent during the enquiry stage.
3e. Relaxation of Minimum Unit Size and Configuration Requirements


This requirement for 35% family units will apply to projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing and the unit type mix in the moderate income units will need to match that of the market rate units.

However, as an incentive to encourage construction of moderate income rental housing, the Director of Planning may relax minimum unit size and configuration requirements in the moderate income units. Potential relaxations in unit size (e.g. micro suites) and configurations (e.g. in board bedrooms) may be considered subject to evaluation of livability and design performance.

Proposals that include dwelling units that are less than 398 sq. ft., including Micro Dwellings (as defined in the Zoning and Development By-law), will need to be in appropriate locations and should include building design features to support livability in the smaller units (e.g. balconies on the smaller units and enhanced common amenity space(s) in the building).

3f. Expedited Processing

Proposals that meet the requirements of the Moderate Income Rental Housing Pilot Program will be prioritized for expedited processing by City staff.

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**MIRHPP POLICIES APPLICABLE TO:**

2538 Birch St (formerly 1296 W Broadway);
2543-2583 Renfrew St & 2895 E 10th Ave;
2603-2655 Renfrew St.

More information available at:
[https://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx](https://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx)
3g. Additional Floor Area

The City of Vancouver’s Rental Incentive Guidelines provide the opportunity for additional floor area for projects that deliver 100% of residential floor area as secured market rental housing. The table below identifies areas of the City where additional height and density may be considered for rental projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing.

### General Guidelines for Additional Height and Density

<table>
<thead>
<tr>
<th>Area</th>
<th>100% Secured Market Rental</th>
<th>Additional Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1</td>
<td>Generally consider C-2 form</td>
<td>Over 4 and up to 6 storeys on arterial streets.</td>
</tr>
<tr>
<td>C-2, C-2B, C-2C &amp; C-2C1</td>
<td>Up to 6 storeys</td>
<td>Over 6 and up to 14 storeys at arterial intersections.</td>
</tr>
<tr>
<td>C-3A</td>
<td>Consider additional density; adhere to existing height limits and generally to guidelines</td>
<td>Supportable height and density will vary depending on the site.</td>
</tr>
<tr>
<td>MC-1</td>
<td>Consider modest increases in height and density</td>
<td>Over 6 and up to 14 storeys at arterial intersections.</td>
</tr>
<tr>
<td>CD-1</td>
<td>Consider redevelopment of sites with no existing rental housing</td>
<td>Consider redevelopment of a limited number of highly underutilized sites (e.g. &lt; 0.75 FSR). Supportable height and density will vary depending on the site.</td>
</tr>
<tr>
<td>RM zones</td>
<td>Consider redevelopment of sites with no existing rental housing</td>
<td>Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.</td>
</tr>
<tr>
<td>RT zones</td>
<td>On arterials, generally consider RM-4N form of dev.</td>
<td>Over 4 and up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate.</td>
</tr>
<tr>
<td>RS zones</td>
<td>None</td>
<td>On larger sites off-arterials, consider up to 6 storeys where appropriate.</td>
</tr>
<tr>
<td>Downtown District ODP (excluding areas A, B, C1, F, K1, K2 &amp; K3)</td>
<td>Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South). Consider additional density appropriate to context; adhere to existing height policies and limits.</td>
<td></td>
</tr>
</tbody>
</table>

### Additional Considerations

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.
- Policy direction in recently approved policy plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre).
- Where existing zoning or street context supports provision of ground floor retail space, proposals should include ground floor retail.
- Where redevelopment impacts existing tenants, comprehensive tenant relocation planning is required: [http://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx](http://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx)
- Proposals for projects in areas not identified in the table above will not be considered. In particular, sites not identified as General Urban in the Regional Context Statement ODP cannot be considered.
MODERATE INCOME RENTAL HOUSING PILOT PROGRAM (MIRHPP)
Frequently Asked Questions - Requirements and Process

This document provides additional information and clarifications on the application process, requirements and available incentives associated with the Moderate Income Rental Housing Pilot Program, approved by City Council on November 29, 2017.

1. PROCESS & TIMELINE

The MIRHPP creates a limited opportunity for staff to select up to 20 proposals to proceed with a rezoning application by July 1, 2019. The MIHRPP application process is limited and involves submission of a preliminary Pre-Enquiry Application package. To be eligible to submit a rezoning application under the Pilot, proposals must have received a written letter of response stating their application would be considered by July 1, 2019.

As of April 2019, the MIRHPP remains fully subscribed. Proposals were accepted during an initial Pre-Enquiry Application period between January 1 and February 16, 2018. A limited additional application window was opened from January 14 to February 1, 2019. As more than 50 proposals were received in total, a full list of 20 has been invited to proceed. The remainder of the supportable proposals have been maintained on a waiting list.

All invitations to proceed under the pilot are contingent on program capacity, timing and the strength, suitability and comprehensiveness of each proposal in regard to key policy objectives and relative to other proposals received.

As they are available, updates on the status of the MIRHPP will be posted on our website at: vancouver.ca/rental100

2. REQUIREMENTS

2.1 Moderate Income Unit Starting Rents

The maximum average rents by unit type set out in Section 2a of the policy bulletin are the starting rents that will apply for the first moderate income renters at project opening. Moderate income unit rents may not be inflated ahead of project opening.

2.2 Tenant Relocation

Comprehensive tenant relocation planning is required for all MIRHPP projects where existing tenants are impacted. A City-approved tenant relocation plan will be required prior to rezoning approval. This means that, at minimum, any tenants impacted or displaced must be offered
support, compensation and relocation assistance in accordance with the terms set out in the City’s Tenant Relocation and Protection Guidelines, regardless of whether they would otherwise be eligible under that policy.

2.3 Eligible Sites

Proposals may be considered for sites in zoning districts described in the section 3g table of the policy bulletin. Sites in areas not identified, or proposals that do not conform with applicable Council land use and development policy (eg. the Regional Context Statement) will not be considered.

Conformity with Recently Approved Community Plans

Project proposals for sites located in areas covered by recently approved community plans (eg. Grandview-Woodland, Cambie Corridor, Downtown Eastside, Marpole, West End, Joyce Station Area, Mount Pleasant, Norquay Village) must respect the policy directions contained in those plans. Projects seeking heights and densities in excess of plan direction will not be considered.

3. INCENTIVES

3.1 Relaxations to Unit Size and Configuration

Certain relaxations of unit sizes and configuration may be considered for moderate income rental units, subject to project location, livability and design performance, and increased affordability for new renters. This includes potential opportunities to pilot micro dwellings in new areas of the city and inboard third bedrooms in family units as part of the moderate income rental portion of a project. Market rental units may not be micro dwellings or have inboard bedrooms.

Inboard Bedrooms

An inboard or borrowed light third bedroom may be considered in three bedroom moderate income rental units only. Multiple inboard bedrooms in a single unit will not be considered. Rents for any proposed three bedroom units with an inboard bedroom are expected to be lower than rents for the standard moderate income three bedroom units.

Micro Dwellings

Micro Dwellings, as defined by the City’s Zoning and Development By-law and provided for in the Micro Dwelling Policies and Guidelines are self-contained units between 250ft$^2$ and 320ft$^2$. Market units may not be Micro Dwellings, and rents for any proposed moderate income Micro Dwelling units are expected to be lower than rents for the moderate income studio units.

Unit Size Relaxations

Relaxation of dwelling unit size to a minimum of 320ft$^2$ may be considered for both moderate income and market rental studio units in appropriate locations and where building design features support livability.
3.2 Unit Mix Requirements and Guidelines

The MIRHPP establishes unit mix guidelines to ensure that a variety of unit sizes and types are delivered. Proposals should seek to achieve these targets.

The unit mix for the moderate income rental units should match that of the market rental units (eg. the proportion of three bedroom moderate income units should be the same as the proportion of three bedroom market rental units).

As per the City’s Family Room Policy, rezoning applications for secured market rental projects are required to include a minimum of 35 percent family units with two or more bedrooms. Three bedroom units are encouraged in rental projects when and where possible.

3.3 Additional Height & Density

Arterial Intersections

For several of the eligible zoning districts (eg. C-2), the policy guidelines that address additional height and density refer to sites “at arterial intersections.” This means sites that include the corner lot at the intersection of two arterial roads.

Sites that include the corner lot at the intersection of two roads where only one of which is an arterial road may be eligible for some additional height and density, commensurate with site size, context and other considerations.

Neighbourhood Context

Supportable height and density will vary with site context, adjacencies and other factors. For projects located in RS and RT zones, existing precedents for higher buildings in the surrounding area will be considered (eg. where buildings similar in height to the proposed project are located within 200 meters).

3.4 Development Cost Levy (DCL) Waiver

MIRHPP projects that satisfy the requirements of the Development Cost Levy By-law are eligible for a DCL waiver. Applicable criteria are described in the Rental Incentive Guidelines, and include average maximum rents by unit type for the east and west side of the city.

To qualify for the waiver, the DCL maximum average rents for all units must be satisfied; projects that meet the MIRHPP rent requirements will not automatically qualify for a DCL waiver. Partial DCL waivers for moderate income units only are not allowable under the DCL By-law.

The Rental Incentive Guidelines can be found here: vancouver.ca/files/cov/rental-incentive-guidelines.pdf
4. OTHER CONSIDERATIONS

4.1 Community Amenity Contributions (CACs)

Recent Council policy supports the streamlining of routine, lower density rental rezoning applications outside of the Downtown area through an exemption from CACs. Larger and more complex rezoning projects continue to be administered through a negotiated CAC process with a priority to secure enhanced affordability on site. See the full council report for more information: http://council.vancouver.ca/20171128/documents/a4.pdf

It is anticipated that MIRHPP projects will provide secured and enhanced affordability and therefore will not be required to undergo a negotiated CAC process, with a few exceptions (e.g. large sites that fall under the Rezoning Policy for Sustainable Large Developments, projects with heritage assets, etc.).

As the MIRHPP is a learning pilot, submission of a proforma with the rezoning application will be required in order for staff to better understand the financial feasibility of these projects, and to help inform the potential development of a permanent moderate income rental housing policy. Proforma submissions will not be used as part of the formal rezoning evaluation process.

CONTACT

Questions related to the MIRHPP may be directed to:

Graham Anderson  
Planner, Housing Policy & Regulation  
604-871-6484  
graham.anderson@vancouver.ca

Yardley McNeill  
Senior Planner, Rezoning Centre  
604-873-7582  
yardley.mcneill@vancouver.ca

MIRHPP POLICIES APPLICABLE TO:

2538 Birch St (formerly 1296 W Broadway);  
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2603-2655 Renfrew St.

More information available at:

https://vancouver.ca/people-programs/creating-new-market-rental-housing.aspx
2543-2583 Renfrew Street & 2895 E 10th Avenue
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1055 W Georgia Street