



P3

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: March 2, 2012
Contact: Kent Munro
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RTS No.: 9501
VanRIMS No.: 08-2000-20
Meeting Date: March 27, 2012

TO: Vancouver City Council

FROM: Director of Planning and the Managing Director of Social Development

SUBJECT: CD-1 Rezoning - 1265-1281 Howe Street and 803-821 Drake Street and Single Room Accommodation Permit at 803 Drake Street

RECOMMENDATION

- A. THAT the application by Merrick Architecture - Borowski Sakumoto Fligg Limited on behalf of Howe Street Developments Limited Partnership, to rezone 1265-1281 Howe Street and 803-821 Drake Street (*Lots A, B, C, and D, Block 101, District Lot 541, Plan 1244, PID: 007-979-789, 014-911-205, 014-991-221 and 014-911-230 respectively, and Lots 22, 23, A, 26, 27, and 28, Block 101, DL 541, Plan 210, PID: 015-478-092, 011-961-279, 011-858-826, 012-008-362, 012-008-371 and 012,008-389 respectively*) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 5.00 to 9.15 to permit construction of a 41-storey residential building with commercial and artist studio uses at grade, be referred to a Public Hearing, together with:
- (i) plans received August 24, 2011;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C, be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT, should the application be referred to a Public Hearing, the registered property owner shall submit confirmation prior to Public Hearing, in the form of "Letter A", that an agreement has been reached with the registered owner of the proposed donor site for the purchase of heritage bonus density as set out in Appendix B (c)(6).

- F. THAT, subject to enactment of the rezoning and issuance of the associated development permit, Council approve a Single Room Accommodation (SRA) Conversion/Demolition Permit to allow for the demolition of 11 SRA-designated rooms at 803 Drake Street, on the condition that prior to the issuance of the SRA Permit, the owner enter into a registered:

- (i) Housing Agreement restricting the tenure of 20 units for rental housing for the life of the building or 60 years whichever is greater; and
- (ii) Section 219 Covenant prohibiting stratification and separate sales;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law authorizing the City to enter into a Housing Agreement, as generally set out in Appendix B.

FURTHER THAT the registered property owner submit to the City, on or before enactment of the CD-1 by-law, the contribution of \$750,000 to the Affordable Housing Fund.

- G. THAT Recommendations A through F be adopted on the following conditions:

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

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates a rezoning application to rezone this site from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development with a 41-storey residential tower. While the proposal results in the loss of 11 Single Room Accommodation (SRA) designated rooms, it results in two positive housing benefits: the provision of 20 secured market rental units and a contribution of \$750,000 to the Affordable Housing Fund, which speak to the City's housing objectives. Furthermore, the approval of this rezoning would deliver a cultural amenity, in the form of artist studio space, in response to Council policies to support Vancouver artists and the creative economy. In addition, a transfer of heritage density to the site contributes to the reduction of the "heritage bank".

Staff have assessed the application and support the uses and form of development of this application, subject to the design development and other conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Downtown Official Development Plan (November 4, 1975)
- Downtown South Guidelines (July 30, 1991; last amended June 10, 2004)
- On October 28, 2008, Council endorsed consideration of site-specific rezonings in the Downtown South up to the height limits imposed by the approved view corridors (see Council Policy Report titled "Potential Benefit Capacity in Downtown")
- Green Buildings Policy for Rezoning (January 20, 2009; last amended July 22, 2010)
- Single Room Accommodation By-law No. 8733 (October 21, 2003; last amended December 15, 2009)
- Housing and Homelessness Strategy (February 1, 2011)
- High Density Housing for Families with Children Guidelines ((March 24, 1992)
- Artist Studio Regulatory Review (October 6, 2011)
- 2008-2018 Culture Plan (June 26, 2008)
- 2008-2023 Cultural Facilities Priorities Plan (June 26, 2008)
- Artist Studio Guidelines (September 10, 1996; last amended October 6, 2011)
- Heritage Policies and Guidelines (May 13, 1986; last amended September 10, 2002)
- Transfer of Density Policy and Procedure (January 25, 1983; last amended August 1, 2002)
- Financing Growth Policy (Community Amenity Contributions) (January 20, 1999; last amended February 12, 2004)
- Downtown South Public Benefits Strategy (2007 - 2021) (May 3, 2007).

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

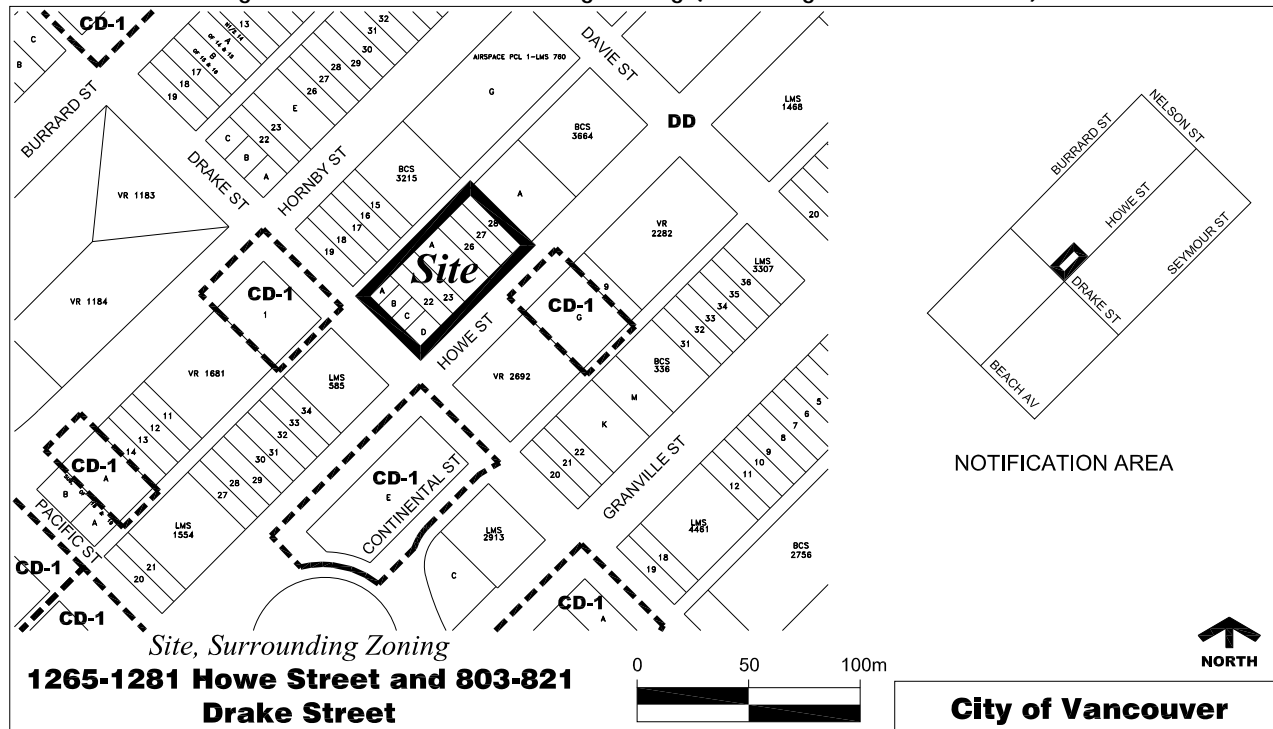
The General Manager of Community Services RECOMMENDS approval of the foregoing.

REPORT

Background/Context

This 2 510 m² (27,017 sq. ft.) site is situated at the northwest corner of Howe and Drake streets (see Figure 1 below). The site is comprised of ten legal parcels and has 68.6 m (225 ft.) of frontage along Howe Street and 36.6 m (120 ft.) along Drake Street. The site is currently occupied by a mix of one- to five-storey buildings that contain primarily office, retail and service uses. In addition, along Drake Street, there is a three-storey 11-unit SRA building, and a small house which has been identified as having heritage value but is not listed on the Vancouver Heritage Register.

Figure 1: Site and surrounding zoning (including notification area)



The site is located in the Downtown District (DD) and form of development is regulated by the Downtown Official Development Plan (DODP). Development of this site is further informed by the Downtown South Guidelines, which provide direction with regard to urban design and open space. The site is located in the Hornby Slopes sub-area of Downtown South, the policy of which endorses high-density residential development, with limited commercial uses.

The blocks surrounding the subject site contain a variety of building types ranging from small-scale commercial buildings to newer tower and podium developments, generally up to 91.4 m (300 ft.) in height, with a combination of townhouse and retail uses at street level. Buildings immediately adjacent to the site include:

- to the north, the McLaren House supportive housing site (12 storeys) and the Alto residential tower (14 storeys);
- across Howe Street to the east, the Century residential tower (19 storeys) and the B'nai Brith Manor, providing seniors housing (10 storeys);
- across the lane to the west, the Three Bridges Community Health Centre (4 storeys) and the Pure residential tower (15 storeys) with live-work townhouses at grade; and
- across Drake Street to the south, the Salt tower (31 storeys), the Viva tower (18 storeys), and the Maddox tower (32 storeys), all residential buildings with commercial uses at grade.

Strategic Analysis

1. Land Use and Housing

The application proposes a mixed-use development that includes residential, commercial and artist studio uses. The 41-storey residential tower includes 328 residential market condominium units, of which 87 units have two or more bedrooms, and an additional 20 market rental units.

At street level, three commercial retail units, with a total floor area of approximately 392 m² (4,224 sq. ft.) are located at the corner of Howe and Drake streets, extending west along Drake to the lane. The DODP restricts the provision of retail uses to a maximum of 233 m² (2,500 sq. ft.) on corner sites. While the proposed retail exceeds this amount, staff are satisfied that this modest increase in retail area will not compromise the underlying objective to locate and optimize retail uses on the primary shopping streets of Davie and Granville. In addition, restricting individual retail units to a maximum area of 279 m² (3,000 sq. ft.), would result in a limited amount of isolated residential frontage within the site and local context. On this basis, staff believe that the proposed amount of retail floor area is supportable.

A cultural amenity space, consisting of artist studios, with a floor area of approximately 1 010 m² (10,872) sq. ft., has been proposed along the Howe Street frontage. These artist studios will provide production space for Class A and Class B activities for approximately 20 or more artists, as defined in the City's Zoning and Development By-law. In addition, a small presentation space has been incorporated on Howe Street.

Staff support the proposed uses which are consistent with the intent of the DODP and the Downtown South guidelines, achieving a primarily residential development with ground-level uses that provide for local needs and help to animate the pedestrian experience for passersby.

2. Density

Under the existing DODP, in Area "N", the overall density permitted on the site is a floor space ratio (FSR) of 5.0. As permitted by the DODP, through a transfer of floor space from the heritage density bank, a further ten percent density could be achieved, for a maximum of 5.5 FSR, under the current zoning. This application proposes an increase in density to 9.15 FSR. Urban design assessment, as summarized below concludes that the proposed floor area can be accommodated on the subject site.

3. Form of Development

The application proposes a 41-storey residential tower with three commercial units and artist studio production space at street level. Parking is proposed below grade, with access from the lane (see plans in Appendix H and statistics in Appendix J). Staff have evaluated the proposed form of development, including urban design and neighbourliness impacts of the building massing beyond that contemplated under the zoning. This included a review of livability and privacy impacts, public and private views, shadowing, response to surrounding public realm, and overall built form "fit" with the surrounding context.

The site is situated in the Hornby Slopes neighbourhood of Downtown South, which is characterized by a combination of towers on retail podiums, small-scale commercial buildings and other residential towers and podium developments. Tower placement in the area is often in a checkerboard pattern to ensure that there is sunlight on streets, parks and private common open space as well as providing visual privacy for nearby buildings.

The tower siting has maximized its neighbourliness with adjacent development, minimized shadowing impacts, and addressed privacy and overlook issues between buildings, while improving the tower's overall urban design response. The proposed tower form on this site and its siting are consistent with the pattern of high-rise development in the surrounding area and it generally satisfies relevant urban design guidelines, addressing privacy and livability expectations. Although the tower separation of 22.6 m (74 ft.) between the proposal and the adjacent McLaren House supportive housing development is less than the guideline recommendation of 24.4 m (80 ft.), the building has been shaped and units configured to maximize view aspects through and to maintain privacy between the two buildings.

Compact slim towers with small floor plates minimize shadowing, maximize separation, optimize views between buildings and reduce privacy and overlook impacts. To achieve the Downtown South guideline objective for slim towers, tower floor plates (above 21.3 m or 70 ft. in height) are generally limited to a maximum of 604 m² (6,500 sq. ft.), with a maximum horizontal dimension of 27.4 m (90 ft.). On levels 9 through 18 of this proposed tower, the floor plate areas are proposed at 635 m² (6,836 sq. ft.); while this exceeds the Downtown South guideline maximum of 604 m² (6,500 sq. ft.), the maximum horizontal dimension of 27.4 m (90 ft.) is achieved. Above level 19, the tower floor plate areas and dimensional attributes are within the guideline parameters. With respect to view impacts and tower separation, the modest increase in the tower floor plate beyond the guideline maximum is supportable.

This proposed height of the tower exceeds the DODP height limit of 91.4 m (300 ft.). Council direction, from October 2008, allows consideration of rezoning applications proposing increased height up to the underside of approved view corridors. The view cone affecting this site is View Cone 3 (Queen Elizabeth Park to Downtown Skyline and North Shore Mountains), which limits the height of any development to 114.4 m (375.3 ft.). The height of this proposal is 114.3 m (375 ft.) or the underside of View Cone 3. As a condition of approval, staff are recommending design development to further refine and enhance the tower's architectural contribution to the city skyline. This 41-storey rezoning development proposal was reviewed by the Urban Design Panel on November 16, 2011, and was supported (see Appendix G).

Staff conclude that the proposed form of development achieves urban design fit and neighbourliness on a constrained site, and recommend that it be approved, subject to further design development at the development permit stage (see draft by-law provisions in Appendix A, conditions of approval in response to the proposed form of development in Appendix B, and detailed urban design analysis in Appendix F).

4. Parking, Loading and Circulation

The application shows four levels of underground parking, accessed through a porte cochere off the lane, providing 316 residential parking spaces, three commercial parking spaces, and 444 bicycle spaces, consistent with the requirements of the Parking By-law. Two additional parking spaces, as well as a minimum of ten bicycle spaces, will be secured for the artist studio tenants.

The Parking By-law requires the provision of four Class B loading spaces for this development. The applicant is proposing to provide two Class B loading spaces off the lane and two Class A loading spaces in the underground parking in lieu of one of the Class B loading spaces. Engineering staff are recommending provision of the required number of loading spaces as well as three additional Class A loading spaces to accommodate service vehicles for needs within the building.

A Transportation Study, completed by Bunt and Associates and dated August 24, 2011, was submitted as part of the rezoning application. The study indicates that the proposed mixed-use development is expected to generate minimal traffic in and out of the site. In addition, as it is situated in the downtown area, located on a transit route (Howe Street) and in close proximity to the Hornby Street bikeway, future residents will have convenient access to alternative transportation modes.

Engineering Services staff have reviewed the rezoning application and the Transportation Study, and have no objections to the proposed rezoning provided that the applicant satisfies the conditions regarding parking, loading, and bicycles included in Appendix B.

5. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. The application included a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain a minimum of 63 LEED® points and, therefore, would be eligible for a LEED® Gold rating.

6. Cultural Amenity Space

Vancouver is known for its creative community – artists of various disciplines have earned local, national and international reputations for their innovative leadership in artistic practice. Across Canada, Vancouver is recognized as having the highest concentration of artists of all the major Canadian cities; even as these artists face the challenges of a continually evolving city.

As part of the rezoning application for this site, the property owner has offered to provide an on-site cultural amenity space in the form of 1 010 m² (10,872 sq. ft.) of artist creative space (fully fit and finished), anticipated to support the activities of 20 or more artists. The space would be conveyed to the City at a nominal cost as an air space parcel, having an estimated value of \$5,452,000. At an average of approximately 32.5 m² (350 sq. ft.) per unit (some of which will be occupied individually and others shared), these “raw” light industrial work spaces will be used by visual, performing, sound or interdisciplinary artists, and will be appropriate for use as Class A or B artist studios, as defined in the City’s Zoning and Development By-law and the Artist Studio Guidelines. The artist creative space includes:

- approximately 808 m² (8697 sq. ft.) or 80%, dedicated to studios, creative common area (designed to function as a space for collaborative work, additional programming, and for short-term rental) and display area fronting Howe Street (to show the works of the artists producing in the studios); and
- approximately 202 m² (2175 sq. ft.) or 20%, for building requirements including corridors, elevators, stairwells, washrooms, and demising walls.

The physical design and operational viability planning for this artist creative space has been undertaken in consultation with non-profit organizations and individual artists. The production space fulfills a key strategy direction in the 2008 Cultural Facilities Priorities Plan, which identified cultural creation and production space such as studios (especially multi-tenant studios), as being essential to the ongoing vitality of the city’s creative sector. The studios also compliment the work of the Artist Studio Regulatory Review which seeks to address barriers in the sustainable creation and operation of artist production spaces.

The cultural amenity space has been proposed within an air-space parcel on the subject site, the ownership of which will be conveyed to the City upon construction of the amenity space being deemed substantially complete to the satisfaction of the City’s Director of Facilities Design and Management. Further, two parking spaces and ten bicycle spaces in the building’s underground parkade, and an exclusive loading area directly accessible from the lane adjacent to the rear of the amenity space, will be secured for use by the artist studio tenants.

The City, as owner of the air-space parcel, will lease the studios on a nominal basis to a non-profit cultural organization that will be responsible for day-to-day operations and sub-leasing to individual artists. It is expected that the studio operating costs will total approximately \$158,000 per year and that these costs will be covered by rental revenue of the studios and an annual allocation from the Facility Reserve Fund (see below). The studios will be sub-leased to Vancouver based artists for a low market rent of approximately \$1.25 to \$1.50 per sq. ft. per month inclusive of all costs including utilities. These rates may vary over time, beginning at a lower rate to reflect market conditions and encouraging maximum occupancy of the studios. They will be finalized with the operator who will be selected through a call for Expressions of Interest and the subsequent Request for Proposals. The rent estimates are based on research conducted with and by current studio operators and artists. While there is a wide range of studio rents in Vancouver, the tolerance for higher market rates than those noted for this project is very limited.

Vancouver has a number of core cultural neighbourhoods and districts, the downtown core being one of those areas. In situating the studios on Howe Street, the amenity space will join other cultural venues in Downtown South (Pacific Cinematheque and Vancouver International

Film Centre/VanCity Theatre) and connect with the adjacent downtown Entertainment District and Granville Island. As an area of rapid growth, the studios will provide a creation/production anchor in this neighbourhood and assist in animating the local area, thereby fulfilling one of the objectives of the City's Cultural Facilities Priorities Plan, to provide creation/production spaces throughout Vancouver.

The non-profit operator will be required to utilize a selection process for the artist studio tenancies, to the satisfaction of the Managing Director of Cultural Services, including making the spaces available to Vancouver-based artists, recognized as such by their peers. The operator will also have the opportunity to enhance the space with programming as appropriate to the operation of the studios and to provide viewing access to studio artworks via the Howe Street façade, which affords a magnificent space for the presentation of art. The City will require the operator to make the artist studio spaces accessible to the public for a minimum of ten days per annum, with additional days at the option of the operator and artists. With such an attractive and prominent location, any number of programming and public access opportunities could be realized.

Facility Reserve Fund: In addition to providing the artist studio space, the property owner has offered to provide a cash contribution of \$850,000 towards the annual operating costs of this artist creative space. The estimated operating costs of approximately \$158,000 per year include building maintenance, utilities, security, common area costs and insurance, which will be covered by rental revenue from the studio spaces, any additional programming opportunities within the facility, and an annual allocation from the Facility Reserve Fund.

The Facility Reserve Fund as well as the rental revenues will be used to ensure the building is appropriately maintained and affordable for artists for an approximate 16 to 20-year period. After this time (or sooner if for any reason the studios are unsuccessful), the studio use and operation will be evaluated and reconfirmed or altered as necessary. The proposed zoning allows for a variety of cultural and commercial uses to allow flexibility for future use. Staff support the proposed cultural amenity space subject to the conditions of approval in Appendix B.

7. Single Room Occupancy (SRO) Building (803 Drake Street)

Housing Policy: On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes Strategic Direction 1: Increase the supply of affordable housing and Strategic Direction 2: Encourage a housing mix across all neighbourhoods that enhances quality of life. The 3-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy's goals. The priority actions that relate to this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose built rental housing; and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Single Room Accommodation (SRA) By-law: The site of this application includes the parcel at 803 Drake Street, which is currently developed with a 3-storey residential building containing eleven Single Room Accommodation (SRA) designated rooms (See Figure 2 below) in the Downtown South. As part of the rezoning application, the applicant is seeking a SRA conversion/demolition permit for these rooms as required under the Single Room Accommodation By-law.

The Single Room Accommodation By-law was enacted by Council on October 21, 2003 to regulate the conversion and demolition of single room accommodations. It allows Council to manage the rate of change in the low-income housing stock by considering each situation on a case-by-case basis. An owner wanting to convert or demolish a building with designated SRA rooms must apply for and obtain approval for an SRA permit. The decision whether or not to approve the application rests with Council, who may also refuse the application or attach conditions to the approval of an SRA permit, such as a Housing Agreement or \$15,000 per room levy to be made towards the City's Affordable Housing Fund.

Figure 2: 803 Drake Street



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

- a. **Accommodation for Affected Tenants:** As of October 1, 2011, nine of the eleven SRA-designated rooms at 803 Drake Street were occupied, with monthly rents ranging between \$404 and \$460. As required, the applicant provided City staff with a Tenant Relocation Plan as part of the SRA conversion/demolition permit application. The applicant has indicated that all tenants can expect to continue residing in their respective units, until such time as the Development Permit and the Building (Demolition) Permit become issuable and end of tenancy notices have been served in accordance with the requirements of the Residential Tenancy Act. Prior to this, the applicant has committed to provide tenants with a list of available comparable accommodation in the area and to offer each tenant a compensation package equivalent to two months' rent. The applicant has also committed to ensuring that all tenants are satisfied with the

relocation procedures, and have signed a Letter of Understanding (see Appendix D) with the City in this regard.

- b. **Supply of Low-Cost Accommodation:** The total low-income housing stock for singles in the Downtown Core includes privately owned Single Room Occupancy Hotels (SROs) and social housing units (owned and operated by government and/or non-profit organizations). The low-income stock remained relatively stable between January 2003 (11,384 units), when the SRA By-law was enacted, and January 2010 (11,336 units). In 2010, 24% of the SRO stock was renting at or below the shelter component of welfare currently set at \$375.

The following table is a tracking table for SROs and shows the net changes of SRO (private market) and social housing units (non-market by sub area). This table has not yet been updated with information from the 2011 bi-annual Low Income Housing Survey and is therefore using 2010 data. The 2011 data is expected to be published in the spring of 2012.

Sub-Area	Change from 2003 to 2010						TOTAL
	SRO (private market)			Social Housing *includes supportive housing (non-market for singles)			
	2003	2010	Change	2003	2010	Change	
Downtown Eastside	5,273	3,827	-1,446	3,899	5,463	1,564	118
Downtown South	784	544	-240	808	1,063	255	15
Rest of Downtown Core	433	30	-403	187	409	222	-181
TOTAL	6,490	4,401	-2,089	4,894	6,935	2,041	-48

If this SRA permit application is approved, the above table would be amended with a decrease of 11 SRO units in the Downtown South.

As a result of the City and the Provincial partnership to develop 14 social and supportive housing sites across the City, by the end of 2013, there will be over 1,500 additional units of social housing for singles in the City. This includes projects in the Downtown South such as:

- 1338 Seymour Street (Karis Place), a supportive housing project operated by More Than a Roof, which was opened in May 2011. Karis Place increased the social housing stock by a total of 104 units.
- 1227 Howe Street (McLaren House), a supportive housing project to be operated by McLaren Housing Society, is currently under construction. Upon completion this project will further increase the Downtown South social housing stock by 110 units.
- 1134 Burrard Street, a supportive housing project operated by Kettle Friendship Society, is currently under construction. Upon completion this project will further increase the Downtown South social housing stock by 141 units.

The loss of eleven SRO units at 803 Drake Street and the impact on the supply of low-cost accommodation in the Downtown South is balanced by the creation of new supportive housing units at Karis Place and McLaren House.

If this project is approved, the proposed building would result in the creation of 20 new market rental units, subdivided as one air space parcel, secured through a housing agreement for 60 years or the life of the building, whichever is greater, and subject to non-stratification and no separate sales covenants.

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

The one-for-one replacement of the SRO stock in Downtown South has been a Council objective since the 1991 approval of the Downtown South Plan. This plan led to a change in the zoning of the area to permit high rise residential towers up to 91.4 m (300 ft.) in height. A founding principle of the plan was to ensure that the low income population was not displaced by redevelopment. In 2007 Council established an objective of seeking the development of low cost rental units as part of the Downtown South Public Benefit Strategy.

To date, the development of social housing in Downtown South has been keeping pace with the loss of the SRO stock. This has been achieved through:

- the Downtown South Public Benefits Strategy, which focuses on the delivery of parks, childcare spaces, and replacement affordable housing through a prescribed allocation of Development Cost Levies, and which is further supplemented by Community Amenity Contributions and other funding;
- the Downtown South zoning provisions for smaller sites, which permit a higher density for social housing than for market housing, thereby allowing for developments such as the McLaren House to secure suitable sites. In this and other cases, the City purchased the site using funds collected from the Public Benefit Strategy and other sources; and
- the availability of funding from senior governments for the construction and operation of social housing, e.g. Karis Place and McLaren House.

- d. **Condition of the Building:** At approximately 100 years old, 803 Drake Street would require significant upgrades in order to meet current building standards.
- e. **History of Building and Land:** This property has a history of good records. There have not been many outstanding deficiencies with respect to property use inspections.

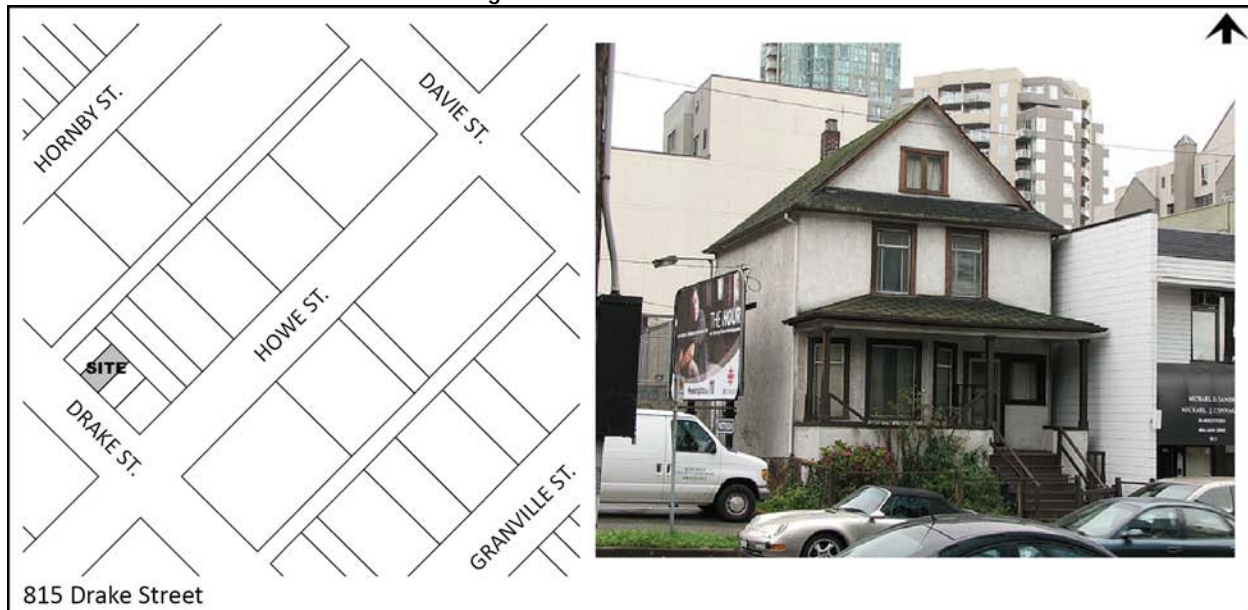
Approval of Recommendation F will allow, subject to the enactment of the zoning and issuance of the associated Development Permit, the demolition of the 11 SRA units at 803 Drake Street. Staff have reviewed the proposal and support the SRA application subject to the conditions of approval in Appendix B. In addition to the housing agreement, which will secure the 20 new market rental rooms for 60 years or the life of the building, the applicant has offered a cash contribution of \$750,000 to the Affordable Housing Fund. These conditions will help offset the loss of the 11 SRA units and help to achieve the goals of the Housing and Homelessness Strategy.

8. Downtown South House (815 Drake Street)

This rezoning application includes the site at 815 Drake Street, which is currently occupied by a small historic house, proposed to be demolished (see Figure 3 below). This house is not listed on the Vancouver Heritage Register, but a Statement of Significance is included in Appendix E.

In the Downtown South area, once a predominantly single-family neighbourhood, there are only seventeen historic houses remaining, including the house at 815 Drake Street (see map in Appendix E). These houses have been reviewed by heritage staff and the Vancouver Heritage Commission, as a part of a study approved by Council in 2005, to assess the value of the remaining pre-Second World War houses in this area. The study concluded that all seventeen houses are valued as increasingly rare examples of the area's early development and that the remaining unlisted houses are supported for addition to the Vancouver Heritage Register. Of the seventeen houses, ten are protected heritage properties, one has recently been demolished, and the remaining six (including 815 Drake Street) have no heritage protection. A summary of the status of the houses is included in Appendix E.

Figure 3: 815 Drake Street



Staff explored a number of options which involved the retention of the house at 815 Drake Street, including relocation of the house on or off the site. It was concluded that retention on site was not viable given the other proposed public benefits, as well as the challenges associated with accommodating both (a) the additional density required to compensate the owner for the protection and rehabilitation of the house and (b) the residual (un-realized) density of the house, elsewhere in the project. Further, no relocation site for the house has been identified to date. As such, staff support the demolition of the house, subject to approval of this rezoning.

To compensate for the loss of the house, the property owner has agreed to purchase an amount of transferable heritage density, valued at \$2,228,875, a total of 3 181 m² (34,244 sq. ft.), generally commensurate with the value of the house, as part of the public benefit

proposal (see Appendix C). While the loss of this house is regrettable, the purchase of heritage density from the “heritage bank” is offset in a more general way through the rehabilitation and protection of other heritage resources across the City. At the end of 2011, the outstanding balance of the heritage bank was approximately 1.25 million square feet.

In addition, conditions of development approval include that the house be documented, and that, to maximize the opportunity for alternatives to demolition, the owner provide a letter agreeing not to demolish the house until necessary to allow construction (see Appendix B).

PUBLIC INPUT

Pre-Application Open House – An on-site pre-application open house was held by the development team on July 12, 2011, with City staff in attendance. A public consultation summary report was provided as part of the rezoning application and reported the following:

- The open house invitation was sent to 3,633 neighbouring residents and businesses and an ad was published in the Westender newspaper on July 7, 2011.
- Approximately 50 people attended and a total of 32 comment forms were received, of which 20 supported the development, 7 were opposed, and 5 were undecided.
- Those in support of the project thought that the proposed development would help to revitalize the area and that density in this area is both required and welcomed. There was also overwhelming support for the proposed artist studio spaces.
- Those who were generally not in favour of the proposal expressed concern over the height of the tower, increased traffic congestion in the neighbourhood, and potential traffic congestion in the laneway.

Post-Application Notification and Open House – The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an on-line comment form. A rezoning information sign was installed on the site on October 17, 2011, and a notification letter and invitation to a public information open house, dated October 17, 2011, was mailed to 5,616 surrounding property owners in the notification area shown in Figure 1. To capture renters within this area, a further 8,963 notices were sent out through Canada Post unaddressed ad mail.

The public information open house was held on-site, on November 3, 2011, with staff and the applicant team in attendance. Approximately 25 people attended.

Public Response – A total of seven responses have been received, four of which were in support, and three which were opposed to the proposed project.

Concerns identified included the following:

- The DODP, with its maximum of 5.0 FSR and height of 300 ft, should be the upper limit.
- Height, noting that tall buildings should not be built near the edges of downtown as they effect many condo views, that the height limit beyond the downtown core should be limited to 15-20 storeys, and that 41 storeys in this location seems extreme and out of place.
- The site is not one of the sites identified as part of the Higher Buildings consultation.
- Impacts of additional density on schools and other infrastructure in the community.

- Art space is a very poor choice for an amenity; library and aquatic centre repair are far more critical.

Aspects of the proposal that were supported include:

- Mix of uses will bring life to this part of the neighbourhood and hopefully encourage more foot traffic.
- Great to see excellent architecture with environmental sustainability.
- Support for the artist studios, noting that many creative people live here and have no space to work, that the design of the space seems “fantastically useful” and that the addition of the programmable gallery windows is very exciting.
- Pro development in the downtown area.

PUBLIC BENEFITS

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

Required Public Benefits:

Development Cost Levies (DCLS) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The subject site is in the Downtown South DCL District where the rate for residential and commercial uses developed at a density greater than 1.2 FSR is \$168.35/m² (\$15.64/sq. ft.). On this basis, a DCL of approximately \$3,866,349 is anticipated. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Public Art Program – The Public Art Program requires that rezonings involving a floor area of 9 290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 22 967 m² (247,209 sq. ft.) proposed in this rezoning, a public art budget of approximately \$447,448 would be anticipated.

Offered Public Benefits:

Heritage Density Transfer – In addition to the 10% heritage density transfer permitted under the DODP, the applicant has proposed a further transfer of heritage bonus density to this site, as provided for under the City’s Transfer of Density Policy. A transfer of 1 930 m² (20,769 sq. ft.) is proposed, which has a value of \$1,350,000. Staff support this transfer of heritage bonus density and recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

Rental Housing – The proposal includes 20 units of market rental housing, which will be secured through a Housing Agreement for a period of 60 years, or life of the building, whichever is greater, and will be subject to a non-stratification and no separate sales covenant.

Affordable Housing Fund – The proposal includes a cash contribution of \$750,000 towards the provision of affordable housing in the area.

Community Amenity Contribution – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution from the owner of a rezoning site to address the impacts of rezoning, through the provision of either on-site amenities or a cash contribution towards other public benefits in the neighbourhood. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval.

As part of the rezoning application for 1265 Howe Street, the property owner has offered to provide the following contributions:

- Cultural Amenity Space: 1 010 m² (10,872 sq. ft.) of on-site artist studio production space, conveyed to the City as an air space parcel, having an estimated value of \$5,452,000.
- Facility Reserve Fund: a cash contribution of \$850,000 towards the annual facility operating costs of the studios to ensure that they remain affordable for the users.

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

Implications/Related Issues/Risk (if applicable)

Financial

The financial contributions that may accrue to the City, should Council approve this application, are estimated at \$3,866,349 in Development Cost Levy payments, \$447,448 in Public Art fees, a \$750,000 contribution to the Affordable Housing Fund, and a Community Amenity Contribution of \$6,302,000, for a combined total of \$11,365,797. The applicant has also proposed a transfer of heritage bonus density to the site, valued at \$1,350,000, in addition to the 10% heritage density permitted under the DODP, which will reduce the heritage bank balance of approximately 1.25 million square feet by 3 181 m² (34,244 sq. ft.).

Upon transfer of ownership of the air-space parcel to the City, the operating costs associated with the artist studios will become the responsibility of the City, with the obligation being passed to the non profit operator as a term of the lease. The annual operating costs will be covered by way of sublease rents from the artist sub-tenants and an annual contribution from the Facility Reserve Fund. Based on preliminary estimates of the operating revenues and costs, it is projected that the Facility Reserve Fund will last approximately 16 to 20 years, subject to refinement upon appointment of the non-profit operator; any refinement of the estimate will be included in the report back to Council for appointment of the non-profit operator. At the expiration of this 16 to 20-year period (or sooner if for any reason the studios are unsuccessful), the program will be reviewed and renewed by the City as appropriate. Future capital costs will be handled per the protocol of the time, which currently is dealt with through the Capital Budgeting process. In addition, the non-profit operator will have the ability to generate revenue for the studio operation through programming and fundraising opportunities. As this is dependent on the selected operator, these revenues are not included in the base operating costs at this time.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, and that the public benefits of this project will contribute to the City's housing, cultural and heritage objectives.

The Director of Planning recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the Director of Planning that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix H.

As part of this rezoning application, approval of the SRA conversion/demolition permit is recommended, to allow the demolition of the 11 SRA-designated units at 803 Drake Street.

* * * * *

1265-1281 Howe Street and 803-821 Drake Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Theatre;
 - (b) Dwelling Uses;
 - (c) Institutional Uses, limited to Child Day Care Facility;
 - (d) Retail Uses, limited to Adult Retail Store, Grocery or Drug Store and Retail Store;
 - (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1; and
 - (f) Accessory Use customarily ancillary to any use permitted by this section.

Density

- 3.1 For the purposes of computing floor space ratio, the site is deemed to be 2 510 m² [27,017.42 sq. ft.], being the site size at the time of application for rezoning, prior to any dedications.
- 3.2 The floor space ratio for all uses must not exceed 9.15.
- 3.3 Retail and service uses are limited to a maximum of 278.7 m² [3,000 sq. ft.] per individual retail unit.

- 3.4 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 3.5 Computation of floor space ratio must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8 percent of the residential floor area;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage space above base surface for that unit;
- 3.6 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (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, except that:
 - i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8 percent of the residential floor area being provided; and
 - ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
 - (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 929 m²; and
 - (c) cultural uses secured to the City's satisfaction for public use and benefit.

The use of floor space excluded under section 3.5 or 3.6 must not include any purpose other than that which justified the exclusion.

Building height

4.1 The building height, measured above base surface, must not exceed 114.3 m [375 ft.].

Horizontal Angle of Daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.
- 5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.
- 5.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m; the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 5.5 An obstruction referred to in section 5.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (---).
- 5.6 A habitable room referred to in section 5.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - i) 10% or less of the total floor area of the dwelling unit, or
 - ii) 9.3 m².

Acoustics

6.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

1265-1281 Howe Street and 803-821 Drake Street
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Merrick Architecture—Borowski Sakumoto Fligg Limited, and stamped “Received City Planning Department, August 24, 2011”, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Design development to the general massing to reduce the apparent scale of the tower and podium components.

Note to applicant: Design development should incorporate measures to articulate tower slenderness and reduce the apparent size of the floor plates. Above the podium levels, between levels 9 through 18, the maximum tower floor plates are to be 635 m² (6,836 sq. ft.), and above level 18 the maximum tower floor plates are to be 604 m² (6,500 sq. ft.).

- 2. Design development to the upper portion of the building to further refine and enhance its architectural contribution to the city skyline and the public view cone.

Note to applicant: Service equipment including window washing infrastructure or any cell tower or antennae elements are not supportable incursions into the public view cone.

- 3. Design development to provide variety and interest to the architectural expression of the building with high quality durable materials that will contribute to the character and quality of the area.

Note to applicant: A high quality development that establishes a robust, compatible character with the existing neighbourhood fabric is sought. The use of masonry on the street level facades of the mid-rise and podium portions of buildings is strongly encouraged.

4. Design development to the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest in the expression of the tenancies along the street frontages.

Note to applicant: Weather protection for commercial and cultural amenity frontages and primary residential entrances should be provided.

5. Provision of a conceptual retail signage strategy to ensure a well conceived, and disciplined, approach to announcing tenancy.

Note to applicant: The strategy should confirm general signage hierarchy, location and type. Back-lit box signs are not supported. Further clarification of finer grain, and more creative approaches, to announcing ground-oriented tenancy is required.

6. Design development to the enclosed balconies.

Note to Applicant: Enclosed balconies seeking FSR exclusion should be positioned, configured and finished to function similar to an open balcony. Enclosed balconies must provide a differentiation in their exterior expression from internal spaces and offer a maximum amount of operable glazing. Other measures such as projecting the enclosed balcony from the primary building façade should be employed.

7. Design development to minimize the visual impact of exposed mechanical vents.

Note to applicant: Mechanical vents should not be located within the public realm setback along Howe or Drake Street.

8. Design development to the retail frontages along Drake Street and Howe Street to ensure that the public realm interface is well integrated with the retail entries and sidewalk elevations.

Note to applicant: Given the sloping grade along the Drake Street frontage, design development should ensure that the commercial retail slab elevations will be stepped to achieve a compatible interface between the public sidewalk and the retail units.

Sustainability

9. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming LEED® Gold equivalency and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the

development. Both the checklist and description should be incorporated into the drawing set.

Crime Prevention Through Environmental Design (CPTED)

10. Design development to respond to CPTED principles, having particular regards for:
 - a. theft in the underground parking;
 - b. residential break and enter;
 - c. mail theft; and
 - d. mischief in alcove and vandalism, such as graffiti.

Landscape

11. Design development to integrate the required Downtown South setback 1.8 m (6 ft.) with the public sidewalk.

Note to applicant: The required setback is for an expanded public realm that is integrated and seamless with the public sidewalk, and as such the proposed entry gates, planter walls and terraced ground plane are to be deleted.

12. Design development to maximize soil volumes for trees by angling the slab down at the lane interface and at the corner of Drake and Howe Streets.

Note to Applicant: The parkade slab should angle down sufficiently to provide an unencumbered, continuous soil planting depth of no less than 0.9 m (3 ft.) in the vertical direction. Soil in the horizontal direction should be continuous and connected to offsite soils, where possible. Parking level uses and utilities should be arranged accordingly to create sufficient room for tree planting. At time of development permit, provide detailed sections through the planter, including slab, soil, root ball, voiding, insulating layer, protection board and parking level.

13. Design development to the "feature architectural wall" and specimen tree at the lane.

Note to Applicant: due to lack of growing space provided, the tree and wall appear to be in conflict. Further design may be needed. Consider relocating the tree inward of the site, or creating an opening in the wall to allow for trunk growth.

14. Exploration of options for a double row of street trees.

Note to Applicant: in consultation with Engineering Streets Design and Park Board, there may be space for an additional row of street trees closer to the building. In this scenario, the architectural canopies may need to be set back and soil volumes allocated.

15. At time of development permit, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment).

16. Provision of street trees adjacent to the development site.

Note to Applicant: provide a notation on the development permit plans, "*Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. Contact Eileen Curran, Streets Engineering (311) to confirm tree planting locations and Amit Gandha, Park Board (311) for tree species selection and planting requirements. New trees must be of good standard, 75 mm minimum calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the occupancy permit. Call Park Board for inspection after tree planting completion.*"

17. At time of development permit, provision of details for vertical trellis and green wall systems.
18. Provision of an efficient irrigation system for all common outdoor planters and individual hose bibs for all patios of 100 sq. ft. or greater.

Note to Applicant: provide details (location, size, type, materials) of cistern and permeable paving systems. Provide a bolded written note and irrigation symbols to the development permit drawings.

19. Clarification of any intent for rain harvesting strategies.

Note to Applicant: refer to Rezoning booklet, page 12, "Water Efficiency". Where applicable, illustrate details on the development permit drawings.

Social Infrastructure

20. Design development to the common lounge on level 5 to provide a kitchenette and storage closet.
21. Design development to the podium at the lane to include edible landscaping and/or garden plots, on-site composting, tool storage, hosebibs and potting benches which support urban agricultural activity, and to make some garden plots universally accessible as per the "Urban Agriculture Guidelines for the Private Realm".

Note to applicant: Consideration should be given to a rainwater collection system to assist with irrigation.

Artist Studios

22. Design and finish of Artist Studios for Class B purposes (inclusive of Class A and B use) and atrium space for programming purposes.

Note to Applicant: See guidelines for Class B Artist Studios which require a higher degree of ventilation for artists working with more toxic substances, higher degree of sound proofing for possible use of amplified music, and industrial fittings.

23. Design and finish of presentation windows fronting on Howe Street for use by the studio artists to display artworks and to maximize pedestrian amenity.

Engineering

24. Provision of the required number of class B loading spaces.
25. Provision of a modified parking ramp design to the satisfaction of the General Manager of Engineering Services to ensure adequate separation of vehicles traveling in opposite directions through the steep curved sections of the parking ramp by providing a ramp width of approximately 23 feet.
26. Provide a parking ramp slope measured 0.6 m (2 ft.) off the wall through the inside radius not to exceed 15% slope and clearly label the length of ramp at the specified slope.

Note to Applicant: the inside radius of the ramp calculates at 16.6%.

27. Provide corner cuts of a sufficient size or relocate building structure to enable two vehicles to pass in opposite directions at the point where more than 200 parking stalls are served.
28. Provision of additional parking stall width adjacent to walls or other structures located more than 1.2 m (4 ft.) from either end of the parking space.
29. Provision of a reduced number of small car spaces within the visitor parking area.

Note to Applicant: the number should be as close to 25% as possible.

30. Modify the commercial Class B loading spaces as follows: replace the single door access to the service corridor at the rear of the loading space with a roll-up door to improve the functionality of the space.
31. Provision of an overhead gate at the entrance to the loading space for security.

32. Provision of a Class B loading space to serve the artist studios.
33. Provision of all residential parking stalls to be separated by a security gate from the visitor and commercial parking.
34. Provision of direct egress to the building exterior from the bicycle room that does not rely on the parkade ramp.

Note to Applicant: the 15% parking ramp is too steep and either direct outside access from the bicycle room or an elevator should be provided.

35. Provision of wheel ramps on any exit stairs serving the bike rooms.
36. Confirmation that a waste hauler can access and load the compactor from the location shown is required. Please show turning swaths for pick up vehicle.
37. Discuss the possibility of a bus stop/shelter installation adjacent the site with Engineering to ensure tree spacing and final sidewalk design contemplates the shelter and stop locations.
38. Provision of a canopy application for any canopies or awnings that project over the property line.

Note all canopies must be fully demountable and be drained to the buildings internal drainage system.

Note to applicant: an interconnected water service will be required for this project, please contact Engineering Water Design branch for details.

Heritage

39. Provision of an "as-built" set of drawings with photo analysis of the existing house at 815 Drake Street for archival records.
40. Provision of a letter, signed by the property owner, which states that an application to demolish the house at 815 Drake Street will not be submitted until necessary for construction of the new development.

Soils

41. Provision of soil reports.

Note to Applicant: The Ministry of Environment (MoE) did not approve the application request release for this subject site, and will require a detailed site investigation.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the Managing Director of Social Development, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots A, B, C, and D, Plan 1244, and Lots 22, 23, 26, 27, 28 and A, Plan 210, All of Block 101, DL 541 into a single parcel.
2. Release of easement and indemnity agreement 130924M (Commercial Crossing Agreement) prior to building occupancy.
3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed, at no cost to the City, and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the following services is provided:
 - (i) provision of \$15,000 in funding for pedestrian improvements including countdown timers, audible signals, and related infrastructure at the intersection of Howe Street and Drake Street;
 - (ii) provision of Downtown South sidewalk treatments adjacent the site;
 - (iii) provision of a standard concrete lane crossing at the lane west of Howe Street on the north side of Drake Street;
 - (iv) removal or relocation of wooden utility poles in the lane which obstruct access to the porte cochere. Written confirmation of the ability to relocate or remove the poles is required from the affected utility companies;
 - (v) upgrading of the existing sewer mains to serve the site. Upgrading of the sewers in the lane east of Hornby from Drake Street to lane north of Beach Avenue and from the lane north of Beach Avenue to Hornby Street is required. Should a benefiting adjacent development proceed concurrently with this project the applicants share may be reduced to reflect contributions received from other benefiting developments;
 - (vi) provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical

consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading; and

- (vii) provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Soils

- 4. The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- 5. Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated therefrom on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Water, Land and Air Protection, has been Provided to the City.

Heritage Density Transfer

- 6. Secure the purchase and transfer of 3 181 m² (34,244 sq. ft.) of heritage density (which has a value of \$2,228,875) from a suitable donor site.
Note to applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City together with

receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Housing

7. Execute an agreement to secure the designated 20 rental dwelling units through an air space plan by way of a Housing Agreement, for 60 years or the life of the building, whichever is greater, and subject to a non-stratification and no-separate-sales covenant registered on title and subject to such rental dwelling units being rented for a term of not less than one month, on terms satisfactory to the Director of Legal Services and the Managing Director of Social Development.

Note to Applicant: this Housing Agreement will be entered into by the City by by-law pursuant to Section 565.2 of the Vancouver Charter.

Note to Applicant: The air space parcel plan for the 20 units must be in one air space parcel and may not be further subdivided.

8. Pay the amount of \$750,000 to the City, on or before enactment of the CD-1 by-law, the contribution of \$750,000 towards the Affordable Housing Fund, to the satisfaction of the Managing Director of Social Development, and on terms and conditions satisfactory to the Director of Legal Services.

Artist Studios

9. Execute an agreement to secure the cultural amenity space, inclusive of individual studio spaces, office, storage, central atrium, and presentation windows, with a total area of not less than 1 010 m² (10,872 sq. ft.), as part of the development at 1265-1281 Howe Street and 803-821 Drake Street, that provides for the following:
 - (i) design, construction, equipping and finishing of the proposed cultural amenity space to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Design & Management;
 - (ii) transfer to the City at a nominal cost an air space parcel containing this cultural amenity together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
 - (iii) grant a perpetual right in favour of the City and the users of this cultural amenity space, in the form of a statutory right of way, for access to and exclusive use of two parking spaces and ten bicycle spaces in the underground parkade on this site, at no cost to the City and its users;
 - (iv) grant a perpetual right in favour of the City and the users of this cultural amenity space, in the form of a statutory right of way, for access to and

exclusive use of the loading area directly adjacent to the artist studios, at no cost to the City and its users;

- (v) in the Disclosure Statement for the project, include information that puts purchasers on notice that the development includes artist studio uses, and is therefore subject to the possible impacts associated with those uses; and
10. Pay the amount of \$850,000 to the City, on or before enactment of the CD-1 by-law, to be held by the City as a Facility Reserve Fund, with such funds to be held in an interest-bearing account and used to offset the operating costs of the amenity space for a period of approximately 16 to 20 years.

Public Art

11. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

1265-1281 Howe Street and 803-821 Drake Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"1265 Howe Street [CD-1#] [By-law #] B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#] [By-law #] 1265 Howe Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

1. Council repeals section 4.1.5, and substitutes:
"4.1.5 CD-1 District Parking Requirements

Unless otherwise provided in Schedule C or in a CD-1 By-law:
 - (a) the parking requirements for a CD-1 District located within the area depicted on Map 4.3.1, must be calculated in accordance with section 4.3; and
 - (b) the parking requirements for a CD-1 District located outside of the area depicted on Map 4.3.1, must be calculated in accordance with section 4.2."
2. In section 5.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
3. In section 6.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".
4. In section 7.1.1, Council strikes out "In", and substitutes "Unless otherwise provided in Schedule C or a CD-1 By-law, in".

- 5. In section 16, after the words "Schedules A", Council strikes out "and", and substitutes ",", and after the letter "B", Council adds "and C".
- 6. After Schedule B, Council adds:

**Schedule C
CD-1 Districts Parking Requirements**

Address	By-law #	CD-1#	Parking Requirements

- 7. Add the CD-1 to Schedule C of the Parking By-Law with the following provisions as Parking Requirements:

"Parking, loading, and bicycle spaces must be provided according to the Parking By-Law except that:

- A minimum of two parking spaces are to be provided for the Artist Studio use;
- A minimum of ten bicycle spaces are to be provided for the Artist Studio use; and
- Class A loading spaces are to be provided at a rate of 0.01 space per dwelling unit up to and including 300 units, and at a rate of 0.008 space per dwelling unit for any number of units over 300.

* * * *

1265-1281 Howe Street and 803-821 Drake Street
SINGLE ROOM ACCOMMODATION DOCUMENTS



CITY OF VANCOUVER
COMMUNITY SERVICES
Housing Centre

SINGLE ROOM ACCOMMODATION
CONVERSION* or DEMOLITION*
PERMIT APPLICATION

SR No. _____

Civic Address: 803 Drake Street, Vancouver
 Legal Description: Lot D Subdivision _____ Block LR1 District Lot 541 Plan 1244
 Building Name: n/a

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

Your Name: Bill Leung You are the:
 Mailing Address: #500-809 W. Pender St. 01 Property Owner
 City: Vancouver, BC 02 Agent for Property Owner
 Postal Code: V6C 3B2
 Phone Number: 604-688-9723
 Company Name: 803 Drake Properties Ltd.

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

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

Property Owner's Name: 803 Drake Properties Ltd.
 Address: #500-809 W. Pender St. City: Vancouver
 Postal Code: V6C 3B2 Phone Number: 604 688-9723

Property Owner's Name: (See attached list of Directors)
 Address: _____ City: _____
 Postal Code: _____ Phone Number: _____

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

This application is for: (Check applicable box)	
001 <input type="checkbox"/> Convert occupancy of designated room(s)	Total # of stories in this building: <u>3</u>
002 <input type="checkbox"/> Change term or nature of tenancy of designated room(s)	Total # of SRM rooms in this building: <u>11</u>
003 <input type="checkbox"/> Change frequency of rent payments for designated room(s)	Total # of non-SRM rooms in this building: <u>1</u>
004 <input type="checkbox"/> Convert vacant designated room(s)	
005 <input type="checkbox"/> Repair or alter designated room(s)	
006 <input checked="" type="checkbox"/> Demolish designated room(s)	
*See definitions of "conversion" and "demolition" on reverse side of form under "Explanatory Notes"	

Describe nature of the proposed conversion or demolition:
Building will be demolished to allow for
re-development of 1265-1281 Howe Street and
803-821 Drake Street.

City of Vancouver Single Room Accommodation Conversion or Demolition Permit Application - continued

THIS SECTION MUST BE COMPLETED:	OFFICE USE
Are there any permanent residents needing to relocate as a result of this proposed conversion?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, you must provide the following information:	
1. The number of permanent residents that will be affected? <u>9</u>	
2. A list of names of the residents needing relocation, their room nos. and length of residency	✓
3. Proposed relocation strategy for existing tenants	✓
You must also include with this application the following required supporting documents:	
1. An affidavit, sworn by the owner or, if the owner is a corporation, by a director of the corporation, setting out why the owner wants to convert or demolish the designated room	✓
2. Records required under the Hotel Guest Registration Act or Hotel Room Tax Act, tax assessment records, guest ledgers, and daily rent receipts, for the current calendar year and for the three immediately preceding calendar years, in respect of the designated room	Jan 2009 - April 2019
3. One set of floor plans of the existing and proposed floor layout as described below*	✓
4. Tentative schedule for construction (if applicable)	✓

* Explanatory Notes:

- Definition of "conversion" or "convert" means the following under the Single Room Accommodation By-law:
- (a) a change in the form of occupancy, intended form of occupancy, or customary form of occupancy of a designated room from living accommodation for a permanent resident to living accommodation for a transient guest or to another purpose,
 - (b) a change in the term or nature of the tenancy to which a permanent resident has the right in respect of a designated room,
 - (c) a change in the frequency of the rent payments a permanent resident must make in respect of a designated room,
 - (d) an occupancy or use, or the suffering or allowing of an occupancy or use, of a vacant designated room for a purpose other than living accommodation for a permanent resident,
 - (e) a repair or alteration to a designated room or any improvement or fixture in it or a replacement of any such improvement or fixture, except for repairs or alterations that are minor in nature and have no material effect on the enjoyment by permanent residents of their living accommodation,
 - (f) a reclassification of a building or any portion of a building from Class 1-residential to any other class referred to in the Assessment Act and its regulations, or
 - (g) a loss of exemption in respect of a designated room from an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations.†
- Definition of "demolition" or "demolish" means the following under the Single Room Accommodation By-law:
"to pull, knock, or tear down or to raze, wholly or partially, a designated room"
- Floor plans must be legible, drawn to a scale NOT less than 1/8" to 1", and must:
- (a) include dimensions and layout of all floor levels including basement and underground parking;
 - (b) identify on each floor:
 - rooms that provide accommodation for permanent residents;
 - rooms that provide accommodation for transient guests (tourists);
 - rooms that provide other non-residential accommodation uses (e.g., lounge, storage rooms, etc.);
 - (c) indicate on each floor the square footage of all rooms and common areas;

Office Use Only

As owner or owner's agent, I have verified that the information contained within this document and associated applications and plans is correct, and describes a use, a building or a work which complies with all relevant by-laws and statutes. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees and agents against all claims, liabilities and expenses of every kind, in respect of anything done or not done pursuant to this application or fact sheet or ensuing permit, including negligence and/or the failure to observe all by-laws, acts or regulations.

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

SIGNED AT VANCOUVER, BC THIS 10th DAY OF August 2010

 Signature of Applicant

Affidavit
Canada

Province of British Columbia

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

AFFIDAVIT


I, Bill Leung, of #700-456 Montgomery Street,
(Print Name) (Print Address)
San Francisco, California, make oath and say as follows:

1. I am a Director of the registered owner of real property in Vancouver, British Columbia bearing the legal description Lot D, Block 101, Plan 1244, DL 541 and civic address 803 Drake Street, Vancouver, BC, and as such have personal knowledge of the matters to which I depose in this affidavit.

2. I wish to convert or demolish the following rooms in the building on the property for the following purpose:

Room Nos: 1,2,3,4,5,6,7,8,9,10,11

Purpose: Building will be demolished to allow for re-development of 1265-1281 Howe Street and 803-821 Drake Street.

Sworn before me at Vancouver, British Columbia this ____ day of _____, 201_)))))))	 Owner=s signature JULY 27, 2011
A Commissioner for taking Affidavits for British Columbia)	

State of California
County of SAN FRANCISCO

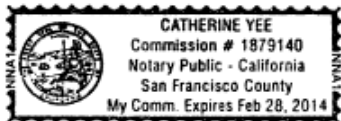
Subscribed and sworn to (or affirmed) before me on this 27th day of July, 2011, by
Date Month Year
(1) Bill Leung
Name of Signer

proved to me on the basis of satisfactory evidence
be the person who appeared before me (.) (.)

(and
(2) _____
Name of Signer

proved to me on the basis of satisfactory evidence
be the person who appeared before me.)

Signature Catherine Yee
Signature of Notary Public



Place Notary Seal Above

Tenant Relocation Plan - Letter of Understanding



COMMUNITY SERVICES GROUP
Social Development
Housing Policy

February 23, 2012

803 Drake Properties Ltd.
c/o Tracy McRae, Development Manager
500 - 889 West Pender Street
Vancouver, BC V6C 3B2

Dear Sir/Madam:

RE: Tenant Relocation Plan - 803 Drake Street

Thank you for your recent submission of a tenant relocation proposal. This letter is to confirm what we discussed with respect to a successful delivery of your relocation plan in order to ensure that all tenants are in agreement and satisfied with the relocation procedures.

The following applies to all remaining tenants residing in the building at 803 Drake Street:

1. Information meetings will be set up by 803 Drake Properties Ltd. to provide tenants with the opportunity to learn about the redevelopment, compensation package, and future housing options.
2. Regular updates and open communication will be established following the initial information meeting in order to provide tenant with details of the timing of the redevelopment and to address tenants' concerns with respect to the forthcoming relocation (you might consider retaining the services of a tenant relocation coordinator for assistance).
3. 803 Drake Properties Ltd. will provide each tenant with a list of available comparable accommodation in the area and work with each tenant to assist him/her in finding future accommodations.
4. As necessary, 803 Drake Properties Ltd. will offer transportation assistance to view potential homes.
5. As per the relocation proposal you recently submitted, all tenants will be provided compensation equivalent to two months' rent. As well:

HSG - SRA - 803 Drake St - Tenant Relocation Plan - Letter of Understanding - 2012-02-23

City of Vancouver, Community Services Group
Social Development, Housing Policy
Woodward's Heritage Building, Suite 501, 111 West Hastings Street
Vancouver, British Columbia V6B 1H4 Canada
tel: 3-1-1, Outside Vancouver 604.873.7000 fax: 604.871.6488
website: vancouver.ca



- a. Each tenant will be made aware that 803 Drake Properties Ltd. will cover any moving costs associated with their relocation up to (\$250 + HST);
 - b. Assist tenants with telephone (up to \$50 + HST) and cable (up to \$50 + HST) hook-ups as required.
6. Once all tenants have been relocated, 803 Drake Properties Ltd. will provide to the Housing Policy Group the following:
 - a. A copy of the official termination notice with a list of all the residents at the time and their unit numbers;
 - b. A relocation activities report indicating each tenant's name and new address and the date of his/her relocation.
7. Prior to the issuance of the SRA Permit, 803 Drake Properties Ltd. will provide the Housing Policy Group with the follow:
 - a. All correspondence sent by 803 Drake Properties Ltd. to each tenant regarding the tenant relocation program;
 - b. A letter of acknowledgement signed by each tenant indicating whether he/she is in agreement with the relocation process and compensation package.
8. All tenants can expect to continue residing in their respective units, until such time the Development Permit and the Building (Demolition) Permit become issuable and proper termination notices have been served by 803 Drake Properties Ltd. in accordance with the requirements of the Residential Tenancy Act.

I trust the above captures all of the necessary steps and terms and conditions necessary to ensure a comprehensive tenant relocation program.

If you are agreeable to the above-noted terms and procedures, please sign this letter of understanding in the space provided below and return to my attention at:

City of Vancouver
Social Development, Housing Policy
Woodward's Heritage Building
Suite 501, 111 West Hastings Street
Vancouver, BC V6B 1H4

Staff will append this letter of understanding (with your original signatures) to the Rezoning and SRA joint report to Council.

Yours truly,

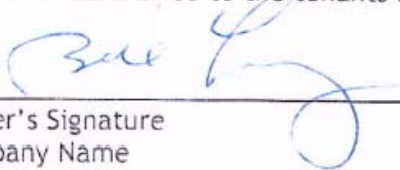


Ingrid Hwang, MCIP, LEED® AP
Policy Analyst

453 West 12th Avenue, Vancouver, BC V5Y 1V4
tel: 604.873.7975
fax: 604.871.6488
ingrid.hwang@vancouver.ca

IH/ih

I acknowledge and agree that this letter fairly represents our intention to provide tenant relocation assistance to the tenants at 803 Drake Street, Vancouver, BC.



Owner's Signature
Company Name

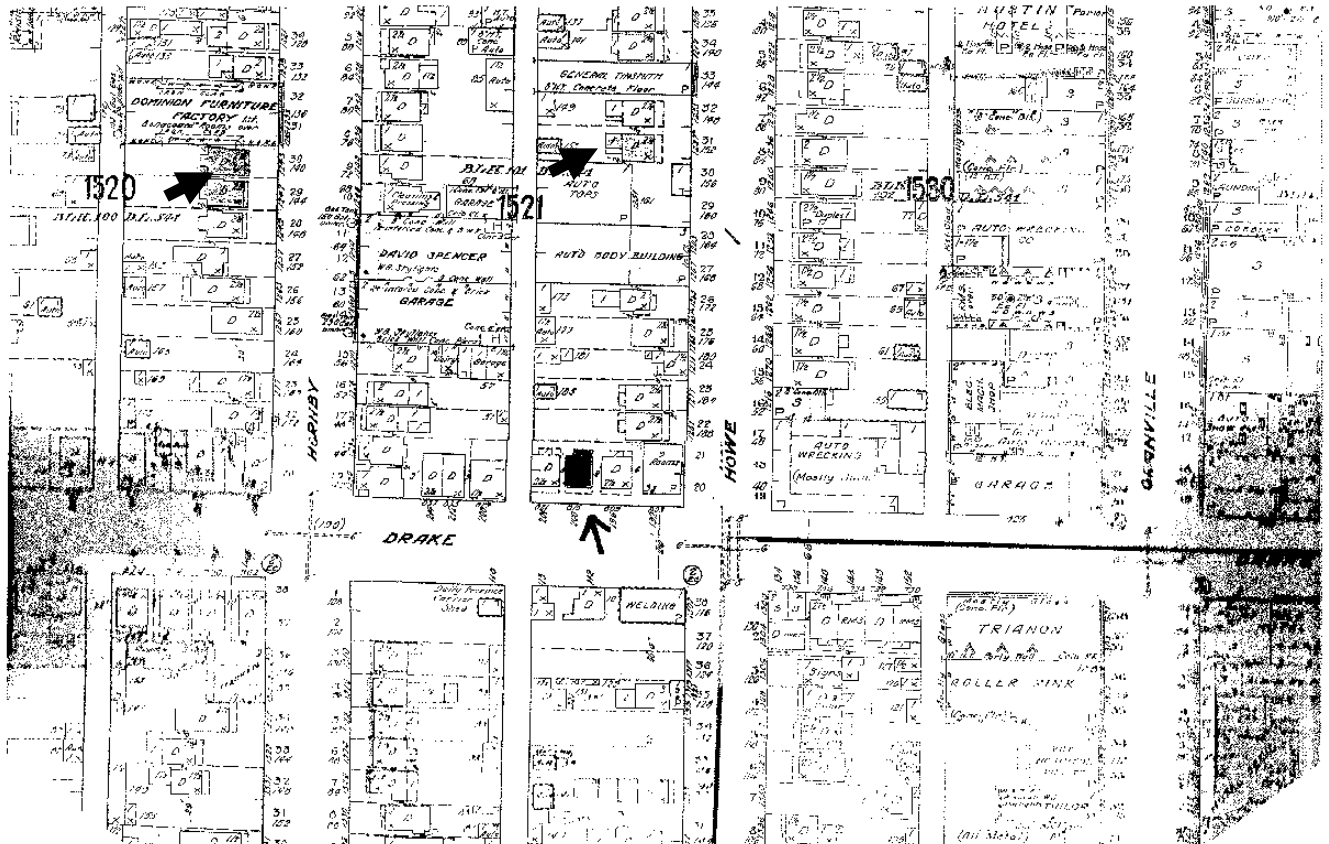
Owner's Signature
Company's Name

Date MARCH 5, 2012

Date

* * * *

1265-1281 Howe Street and 803-821 Drake Street
DOWNTOWN SOUTH HERITAGE BUILDING (815 DRAKE STREET)



Map 1: Early Fire Insurance map showing the house at 815 Drake Street (in black). The arrow on Howe Street shows the house at 1237 Howe Street which was recently demolished to allow for a Supportive Housing project. The other arrow on Hornby Street indicates two other surviving houses which are on a site for which redevelopment is currently being contemplated. No other houses shown on this map survive, and of the hundreds of houses which once existing in the Downtown South neighbourhood, only sixteen have survived.

BC Register of Historic Places

815 Drake Street

Unique FPT Identifier

LOCATION

Address #	Street	Community	Postal	Cadastral
815	Drake Street	Vancouver	V6Z 1C1	014-911-205

Description of boundaries The historic place is comprised of a wood frame building on one lot.

DESCRIPTION

Description The property consists of a two-and-a-half-storey wood frame house located at 815 Drake Street in Vancouver's Downtown South neighbourhood. The lot is located on the short end of a city block.

Heritage value The house at 815 Drake Street is a modest two-and-a-half-storey wood frame building and was constructed in 1906. It is of value for its longevity as a rare survivor of typical early 20th Century, single-family residential development in Vancouver's Downtown South neighbourhood. The house is one the few remaining houses left in a neighbourhood that predominantly consists of commercial structures and high-rise residential development.

This house and the three houses at 431-435 Helmcken Street are valued as the only houses left in the Downtown South that were originally built on the end of a city block. End-of-block development was typical in the early 20th century and consisted of purchasing two lots at the short end of a block, constructing up to five houses of similar design at approximately the same time, and then speculating on the sale of the houses on subdivided parcels.

The simple massing and construction of the house is also valued for its adaptability, contributing to its historic significance.

Character-Defining elements The character defining elements of the property are:

- Location in downtown Vancouver on the short end of a city block representing the original Canadian Pacific Railway land subdivision and development pattern
- Sitting set back from the street reflecting historic residential pattern
- Modest 2½ storey shape with simple gable front
- Broad front porch raised above sidewalk level
- Wood frame construction
- Residential character planting in the narrow front yard

Functional Type		Contributing Resources		
Type	Era	#	Type	
Single Dwelling	Current	1	Building	
Single Dwelling	Historic			
Themes		Category of Property		
Name	Category	Private		
Settlement	Peopling the Land			
Architect or builder		Associated dates		
Name	Association	Type	From	To
unknown	Architect / Desig	Construction	1906	1906

FORMAL RECOGNITION

IMAGES

Name	Type	Description	Caption
Drake St 819	Contemporary Pho	Exterior Front Elevation	Exterior Front Elevation

LINKS

COMMENTS and INFORMATION (not used by registrar)

Alice Lyons (also the titled owner for 1243 and 1251 Hornby). Charles Lyons took out the Water Permit at 815 Drake)

Downtown South Houses - Heritage Status (January 2012)

Address	Listed on Heritage Register	Protected	Notes
1033 Seymour Street	No	No	
1251 Hornby Street	No	No	Located on a site where redevelopment is currently contemplated
1243 Hornby Street	No	No	Located on a site where redevelopment is currently contemplated
1380 Hornby Street	Yes	Yes	
815 Drake Street	No	No	Subject site - proposed demolition
1237 Howe Street	No	Demolished*	Demolished as part of approved Supportive Housing project
439 Helmcken Street	Yes	Yes	
435 Helmcken Street	Yes	Yes	
431 Helmcken Street	Yes	Yes	
1060 Richards Street	Yes	Yes	
1080 Richards Street	Yes	Yes	
869 Hamilton Street	Yes	No	
863 Hamilton Street	Yes	Yes	
847 Hamilton Street	Yes	Yes	
837 Hamilton Street	Yes	Yes	
827 Hamilton Street	Yes	Yes	replica
801 Pacific Street	No	No	
Total	11/17	10/17	

* since study was initiated

* * * * *

1265-1281 Howe Street and 803-821 Drake Street URBAN DESIGN ANALYSIS

Introduction

In the assessment of a proposal seeking increases in height and density, the objective is to determine, from an urban design analysis, if the proposal can, within its surrounding built context and zoning, accept the additional density and height appropriately. An analysis and assessment of the proposed form of development was conducted, including any urban design impacts beyond that contemplated for development under the existing zoning. This involves a comparative assessment of the proposed building massing against potential building massing under the DODP zoning and applicable Downtown South (Hornby Slopes) Guidelines.

Downtown Official Development Plan (DODP) and Downtown South Guidelines

Under the existing DODP, the site is located within Sub-area N, which permits 5.0 FSR. This density may be increased by a maximum of 10 percent without rezoning, through a transfer of heritage floor space from a heritage density bank. In total this translates to a development potential under the existing zoning of 13 805 m² (148,596 sq. ft.). In addition, the DODP permits bonus density in exchange for the provision of a public facility of a social, cultural or recreational nature, and an increase in floor area for the provision of low cost housing secured through a Housing Agreement, subject to Council approval, and taking into account relevant design guidelines.

In terms of height, the DODP specifies a maximum height of 91.4 m (300 ft.). The Guidelines reference maximum floor plate areas of 604 m² (6,500 sq. ft.), tower separation of 24.4 m (80 ft.) and the provision of a street wall height between 9.1 m (30 ft) and 21.3 m (70 ft.).

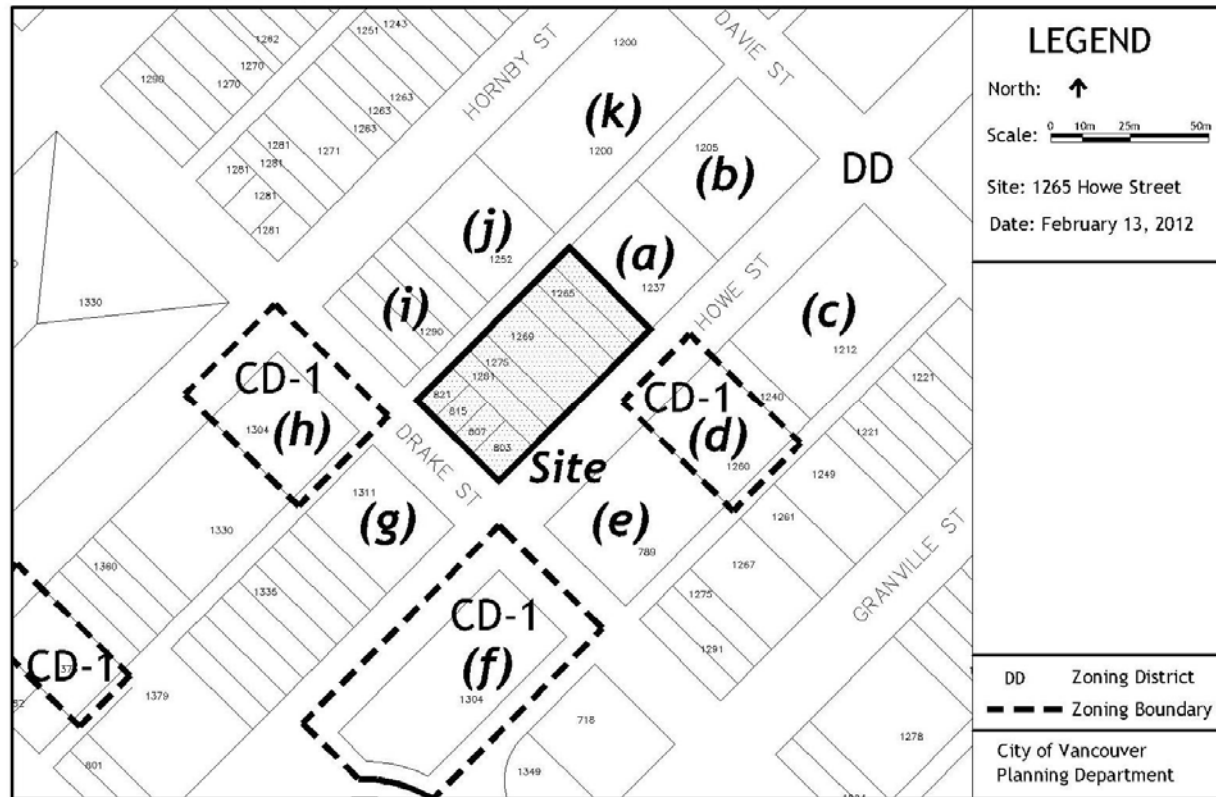
The Downtown South Guidelines (sub-area Hornby Slopes) anticipate that this area will evolve from a low density mixed area into a high density residential neighbourhood, anticipating two towers located within a block frontage. The performance of building siting and massing, setbacks, streetscape, public realm and livability are all important factors to the delivery of a well considered high density neighbourhood.

Context

The site is situated in a neighbourhood characterized by a combination of towers on retail podiums from the 1980's, small-scale commercial buildings and newer residential tower and podium developments. Adjacent to the site to the north includes a recently approved 12-storey McLaren supportive housing development along Howe Street. The recently completed 14-storey Alto on the corner of Howe and Davie completes the Howe Street block frontage. Across Howe Street, the 19-storey Century Tower, sited at the corner of Howe and Drake, the 10 storey B'nai B'rith Manor provides senior housing and a recently renovated 18-storey condominium tower with 2 storey retail podium completes the Howe Street frontage opposite this site.

Across Drake Street, the 18-storey Viva tower and the recently approved 29 -storey Salt Tower will complete the Drake Street frontage between Howe and Hornby. Across the lane from the project, the 3-Bridges Community Health centre is located at the northeast corner of Drake

and Hornby streets. North of this building is the 15-storey Pure Tower with the 20 storey Cascadia Hotel. The balance of the Hornby Street frontage is the 18-storey Landis Hotel at the corner of Hornby and Davie Streets.



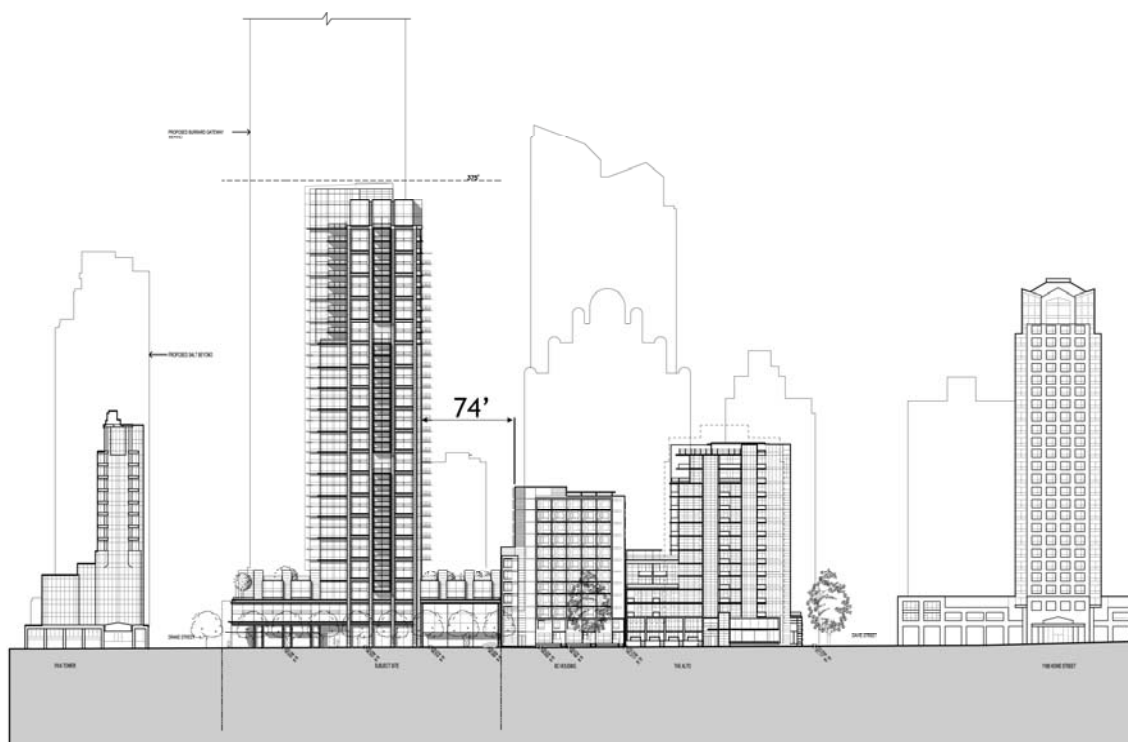
Significant adjacent developments include:

- a) McLaren House: 1249 Howe Street - 12 storey supportive housing
- b) Alto: 1205 Howe Street - 14 storey residential
- c) Residential tower: 1212 Howe Street - 18 storey residential
- d) B'nai B'rith Manor: 1260 Howe Street - 10 storey seniors housing
- e) Century Tower: 789 Drake Street - 19 storey residential
- f) Maddox: 1351 Howe Street - 32storey residential
- g) Viva Tower: 1311 Howe Street - 18 storey residential
- h) Salt Tower: 1308 Hornby Street - 29 storey residential
- i) 3-Bridges Community Health Centre: 1290 Hornby Street - 4 storey social service
- j) Pure Tower: 1252 Hornby - 15storey residential
- k) Cascadia Hotel and Landis Hotel: 1200 and 1234 Howe Street - 18 and 20 storey.

Tower Placement and View Impacts

A comprehensive analysis was undertaken to site the tower in a location that would minimize its impact on the views and privacy of neighbouring buildings. The proposed tower location is offset from other nearby buildings, optimizing its location between gaps of the other nearby buildings.

Tower placement in the area is often in a checkerboard pattern to ensure that there is sunlight on the street, parks and private common open space as well as visual privacy and views for nearby buildings. To achieve this urban design objective, the guidelines call for tower spacing separation of 24.4 m (80 ft.), for those portions of buildings above 21.3 m (70 ft.) in height. The proposal meets this objective with all nearby towers except for the adjacent McLaren House supportive housing development. The tower separation of 22.6 m (74 ft.) between the proposal and the adjacent McLaren House is less than the guideline spacing for towers. The proposed building has been shaped and units configured to maximize views through and maintain privacy between the two buildings. The side elevation of the McLaren House does not contain any windows associated with a dwelling unit.



Given the optimization of the tower placement and the tower's neighbourliness with adjacent and nearby development, addressing privacy and view issues between buildings the reduce tower separation is supportable.



Built Form - Tower Floor Plate

Compact slim towers with small floor plates minimize shadowing, maximize separation and views between buildings, and reduce privacy and overlook impacts. To achieve the guideline objective for slim towers, tower floor plates (above 21.3 m (70 ft.)) are generally limited to a maximum of 603.9 m² (6,500 sq. ft.), with a maximum horizontal dimension of 27.4 m (90 ft.).

On levels 9 through 18, the tower floor plate areas are proposed at 635.1 m² (6,836 sq. ft.), exceeding the guideline maximum of 603.9 m² (6,500 sq. ft.), but achieve the maximum horizontal dimension of 27.4 m (90 ft.). Above level 19, the tower floor plate areas and dimensional attributes are within the guideline maximum.

With the tower placement, with respect to view impacts and tower separation, the modest increase in the tower floor plate beyond the guideline maximum is supportable.

Height - Contribution to Skyline and Shadow Impacts

This proposed height exceeds the DODP height limit of 91.4 m (300 ft.). Council direction, allows consideration of increased height up to the underside of approved view corridors through rezoning. The view cone affecting this site is View Cone 3 - Queen Elizabeth Park to Downtown Skyline and North Shore Mountains, limiting the height of any development on this site to 114.4 m (375.29 ft.). The proposed height of this proposal is 114.3 m (375 ft.). As the proposed tower will contribute to the overall skyline, staff are recommending design

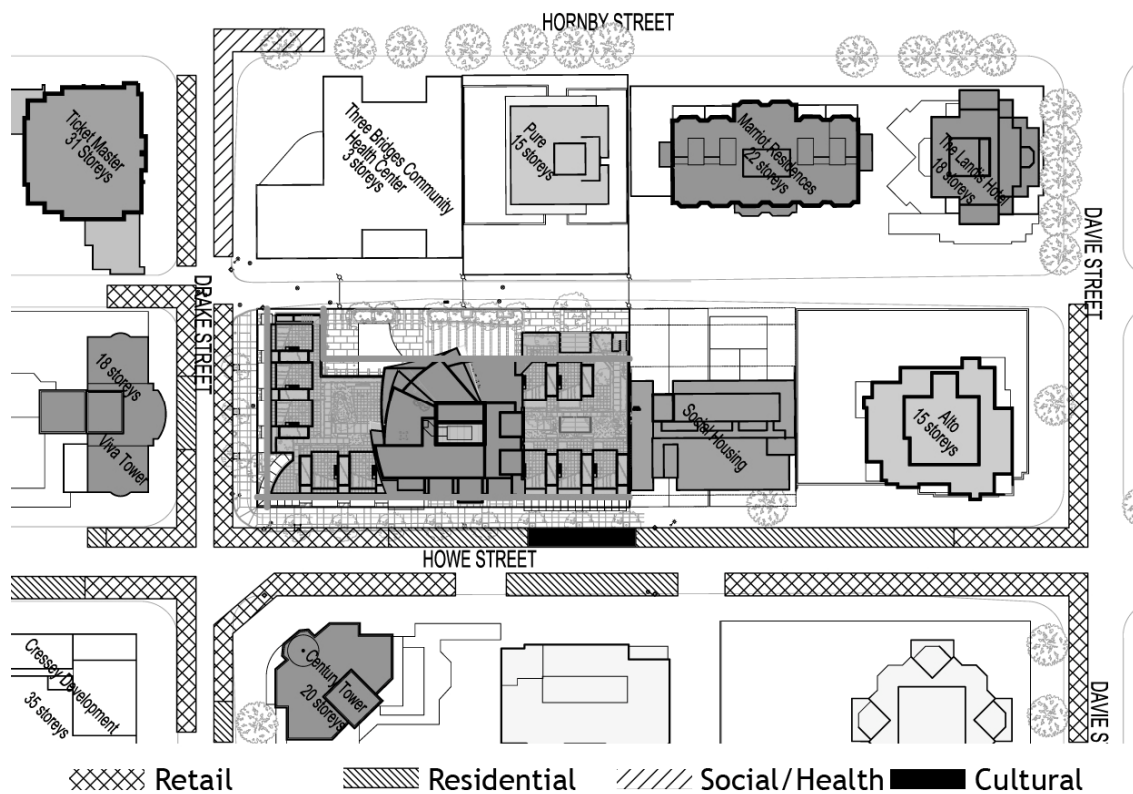
development to further refine and enhance its architectural contribution to the city skyline and the public view cone.

View Cone B1 - Charleson Seawall to Lions and View Cone C1 - Laurel Landbridge to Lions, cuts across a narrow corner at the north of the site beyond the tower location and do not affect the proposal. With respect to the additional height requested (beyond the DODP limit of 300 ft), the shadow analysis confirms that there is no additional shadow impact onto public open space or nearby shopping streets including Davie and Granville.

Public Realm Interface - Retail and Cultural Uses

The DODP restricts the provision of retail uses on this frontage to a maximum of 232.3 m² (2,500 sq. ft.); however, it does not identify any limitation to the amount of cultural amenity frontage. The Guidelines encourage a consistent pattern of street wall definition with animated and interactive street edges as an important component to making the neighbourhood a lively residential community.

The ground oriented uses found within the block frontages of both Howe Street and Drake, indicate that these streets are comprised with a variety of uses including residential, commercial retail, and social service.



While the ground oriented retail provided at the corner of Howe and Drake exceeds the DODP limit, staff are satisfied that this modest increase in retail area will not compromise the

underlying objective to locate and optimize retail uses on the primary shopping streets of Davie and Granville. Design challenges associated with this site, if retail was restricted to the provisions under the DODP, would result in a limited amount of isolated residential frontage within the site and local contest. On this basis staff believe that the modest increase of retail floor area is supportable.

To ensure local serving retail use, staff are recommending that the maximum individual retail unit size be limited to the 279 m² (3,000 sq. ft.), which is generally consistent with the intent of the zoning provisions for retail use in the area.

The mid-block location of the artist studio facility with street facing gallery is seen as a positive contribution in achieving an animated and interactive street edge and offers a transitional frontage between the adjacent ground-oriented residential uses (McLaren House) and the retail activities at the corner of Drake and Howe Streets.

Conclusion

The tower form and siting proposed for this site is generally consistent with the pattern of high-rise development in the surrounding area and satisfies the relevant urban design guidelines addressing privacy and livability expectations. The proposed ground oriented uses for this development will contribute to achieving a animated and interactive street edge for this unique block within the Hornby Slopes neighbourhood of Downtown South.

* * * * *

1265-1281 Howe Street and 803-821 Drake Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel reviewed this proposal on November 16, 2011, and supported (7-0) the proposed use, density and form of development.

Introduction: Karen Hoesel, Rezoning Planner, introduced the proposal for a new rezoning application for a mixed-use development at Howe and Drake Streets. The site currently includes several two and four storey commercial buildings, a 3-storey rental building with eleven SRO rooms and a single family house. The purpose of the application is to rezone the site from Downtown District to a Comprehensive Development District to allow an increase in the density and the height beyond what is permitted under the current zoning. Ms. Hoesel discussed the DTS policy which allows consideration of rezoning proposals where increased height up to the underside of view corridors that would achieve public benefits. The proposal is for a 41-storey tower which will include 348 residential units of which 20 are secured market rental, commercial floor area along Drake Street, a cultural facility with 17 artist production spaces on Howe Street, which is the public benefit being proposed. Ms. Hoesel explained that, in addition, all rezoning applications are subject to the Green Rezoning Policy which required that rezonings achieve LEED® Gold, with specific emphasis on optimized energy performance, and that they are eligible to certify upon completion of the project. Anita Molaro, Development Planner, described the context for the area, and indicated other developments in the area. The artist production space immediately adjacent to the social housing facility is a two storey component with some residential townhouses above. The retail component wraps around from Howe Street to Drake Street. The rental units are located on the second floor with the remainder of the building as market units. The applicant has completed a comprehensive site plan/tower placement analysis to figure out where the building could sit relative to all the neighbouring buildings. The location of the tower addresses the neighbourly impacts from other buildings. The proposal has also met the Downtown South Hornby Guideline setbacks and the streetwall massing intent. The one aspect of the Guidelines that it doesn't quite conform to is for compact slim towers with small floor plates, to minimize shadowing and maximize separation and views between buildings, and to reduce privacy and overlook. The Guidelines call for a maximum of 6500 square feet for the floors above the podium level. This proposal is slightly more than that at 6838 square feet between levels 9 and 18, yet above level eighteen it is within the parameters. Ms. Molaro noted that staff are supportive of the floor plate size. The proposal needs to meet LEED® Gold.

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

- Does the site and the proposal (form of development) support the additional height (375 feet) and density being sought for a total FSR of 9.58?
- Is the tower placement (separation from other buildings) and tower form (dimensional attributes and floor plate size), supportable within the context of the Guidelines in achieving a neighbourly urban design response taking into consideration privacy, views and the intent for slim towers in Downtown South?
- Other comments sought from the Panel.
- Public realm/street wall response for the Howe Street and Drake Street frontages.

- Lane interface.
- Landscape treatment.
- LEED® Gold Strategies (LEED® Gold and registration with CaGBC required and eligible to certify upon completion).

Ms. Hoese and Ms. Molaro took questions from the Panel.

Applicant's Introductory Comments: Greg Borowski, Architect, further described the proposal noting the placement of the tower allowed for a good location for the amenity space. As well they added artist's studios around a central atrium. They are double height studios, and along Howe Street there will be a large display area that will be primary work space for the artists. The podium at level 5 will have a number of two storey townhouses. He added that they are extending the character of the landscape right up to the elevator core. They are enlivening the corner of Howe and Drake Street with retail with the use of a café. The porte cochere allows access to the underground parking and place to drop off visitors to the building. Mr. Borowski described the sustainability strategy and indicated that they will be using radiant hot water, horizontal shading primarily on the south corner, shading on the west side with the use of larger balconies, and mostly solid walls on the east and north side to provide better thermal performance.

Chris Mramor, Landscape Architect, described the landscape plans and mentioned that there will be a single row of street trees on both Howe and Drake Streets. There is a connection from Howe Street to the lane. A green wall is being proposed in the Porte cochere and will extend up to level 5 and then becomes a lattice or screening for that level. On the townhouses above the artist's studios is another proposed green wall. The corner will have a hedge with an entry gate for the café. On the podium level there are two gardens planned. The south garden has an amenity terrace with a fitness centre and children's play area. Each townhouse will have a private garden. The upper levels will be mostly intensive green space.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider using different material treatments for the artist's studio from the rest of the building;
- Consider introducing more variety of single and double height spaces for the artist's studios;
- Consider bringing the landscaping out into the streetscape.

Related Commentary: The Panel supported the proposal and congratulated the applicant on a job well done.

The Panel supported the height, density and use, and they thought the placement of the tower was in the right location. They also supported the larger floor plate and thought the height and slenderness ratio made for an elegant tower. A couple of Panel members thought there should be a different material on the tower from the rest of the project. One Panel member thought the north and east elevation on the tower was underdeveloped and encouraged the applicant to take some more risks with the design.

The Panel thought the public realm was generally well handled and thought the introduction of the artist's studios could be an exciting component. Several Panel members suggested that the studios get treated differently as they didn't have to have the same vocabulary as the rest of the project. Also there was a suggestion that the project could be less predictable and more artful. Several Panel members thought the artist's studios could have more variety in size with larger and smaller spaces as well as both double and single height and as well a workshop space could be added.

One Panel member thought the landscape treatment should move out into the streetscape more and suggested the corner treatment could be open to the street perhaps with some seating.

The Panel congratulated the applicant on the public art component and thought the amount of money they have to spend would make for an interesting and exciting art piece.

The Panel liked that the applicant was pursuing LEED® Gold noting that the glazing strategies would be the key to achieving that rating. A couple of Panel members though the use of the balconies as shading devices was well done. One panel member encouraged the applicant to consider slab extension insulation.

Applicant's Response: Mr. Borowski thanked the Panel for some great comments. Regarding the sustainability strategy he noted that they are still going through it with the emerging codes and will be doing energy modeling. Ms. McRae also thanked the Panel for their comments. She added that they want the project to be something special.

2. Vancouver Heritage Commission (815 Drake Street)

On December 12, 2011, staff provided an update on the status of the house at 815 Drake Street, which is one of the seventeen historic Downtown South Houses, previously supported by the Vancouver Heritage Commission for addition to the Vancouver Heritage Register, and answered questions.

3. Comments—Social Development

Social Development provided the following comments on November 25, 2011:

Urban Agriculture — The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The Urban Agriculture Guidelines for the Private Realm encourage edible landscaping and shared gardening opportunities on private land. Design development to the 5th level of the podium to incorporate landscape elements such as edible landscaping and/or garden plots consistent with the Urban Agriculture Guidelines for the Private Realm is needed. These landscape elements should be designed to benefit from on-site composting and rainwater collection systems, and have the necessary infrastructure, such as tool storage, hosebibs and potting benches which support urban agricultural activity (see Appendix B).

High Density Housing for Families with Children Guidelines — The proposed development for a 41 storey tower includes 87 units with two or more bedrooms (27% of total units) which may be suitable for families with children. The High Density Housing for Families with

Children Guidelines should therefore be considered and incorporated into the plans for this site. The applicant has provided a common "Lounge," on the 5th floor, which is generally consistent with High Density Housing for Families with Children Guidelines, along with an outdoor common amenity area which includes an outdoor area suitable for children's play. Design development is needed to the common amenity "lounge" to improve its performance as a "multi-purpose" room, by adding a kitchenette and storage closet (See Appendix B).

4. Comments—Building Code Specialist

The Building Processing Centre provided the following comments on October 31, 2011:

The following comments are based on the preliminary drawings prepared by Merrick Architecture - Borowski Sakumoto Fligg Limited, dated August 22, 2011 for the proposed rezoning application. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. *The building is currently viewed with the following above-grade major occupancies: Groups C, D and E, as well as Group F, Division 2 (F2) for the "Arts" public amenity.

NOTE: The literal application of Division B, Article 3.1.3.4., for Artist Live/Work - Class B Artist Studio, is not permissible because the artist /production space is not integrated with a residential quarter. An alternative solution will likely be required to permit the F2 major occupancy to be provide in conjunction with more that one suite of residential occupancy as prescribed in Division B, Sentence 3.1.3.2.(2).

2. The suites in the "Arts" public amenity are to be provided with both suite and public corridor fire-separations having a fire-resistance rating.
3. The exit from the 2nd level of the public amenity has only one conforming exit and the front stair must either exit onto an exit lobby, per Division B, Article 3.4.4.2., or directly to the exterior.
4. The floor between the ground and upper level of the "Arts" public amenity is required to terminate at a vertical fire separation with the same fire-resistance rating of the floor.
5. A special fire extinguishing system may be required by the Vancouver Fire Bylaw, based on the anticipated uses of the studio space in the public amenity.
6. The public amenity portion is cut-off from the remainder of the building and the entry to this space shall be within 45m from the principal entrance of the building.
7. Provide the location of the fire department connection and its distance from a hydrant as prescribed in Division B, Sentence 3.2.5.5.(4).
8. The public amenity space shall be provided with an universal toilet room.
9. The building is a high building and shall conform with the provisions of Division B, Subsection 3.2.6.

10. The scissor stair providing access to the roof level shall be accessible from the building lobby area.
11. The scissor stairs providing direct access to the exterior from both the above and below grade storeys shall be entirely separated and not share the same exit corridor.
12. Fire-fighting access to the below grade storeys is discouraged from using an occupied space such as the lounge/library area as proposed.
13. The residential lobby does not conform to exit lobbies as prescribed in Division B, Sentence 3.4.4.2. Also, the recycling chute cannot open directly onto the exit lobby and the recycling behind the CRU's are also opening directly into the exit stair shaft from the parking levels.
14. The scissor stair exit leading to the rear lane shall have a more direct route; otherwise, a protected exit path is required as a part of the means of egress to the public street.
15. An adequate and free egress path is required for the townhouse level 5 and be provided with appropriate emergency lighting and signage. The pathways are to be on a continuous and unrestricted (no gates) paved surface and not create a tripping hazard, especially when stepping stones are spaced from one another.
16. Ensure dead-end corridors do not exceed 6m in length.
17. Level 41 is required to be provided with 2 exits that serve this floor area.
18. The parking mezzanine level is required to be served by two exits and access to one egress door is not sufficient. Storage rooms are not permitted to open directly onto an exit.
19. The below-grade stairs serving the parking levels, located in the northwest corner, is required to be protected with a vestibule and terminate at the exit storey. The proposed stairs connect the below and above grade levels. NOTE: The stair at the P0.5 level is confusing.
20. The storage garage shall be secured in accordance with Division B, Article 3.3.6.7.
21. Parking levels providing vehicular access for persons with disabilities are required to have a 2.3 meter clear headroom and will include areas beyond the parking stall to facilitate vehicle turnaround. Adequate signage shall be provided.
22. Electrical vehicle charging and future electrical room capacity shall be provided in accordance with Part 13 of the VBBL.
23. A standpipe system is required in accordance with NFPA 14.
24. The building is required to be accessible for persons with disabilities, including the requirements of Division B, Article 3.8.2.27.

*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

5. Comments of the Applicant

The applicant was provided with a draft copy of this report on March 2, 2012, and has indicated that they are generally in support of the report and generally concur with the staff recommendations.

* * * * *

1265-1281 Howe Street and 803-821 Drake Street
FORM OF DEVELOPMENT



Figure 1: Corner of Howe Street and Drake Street

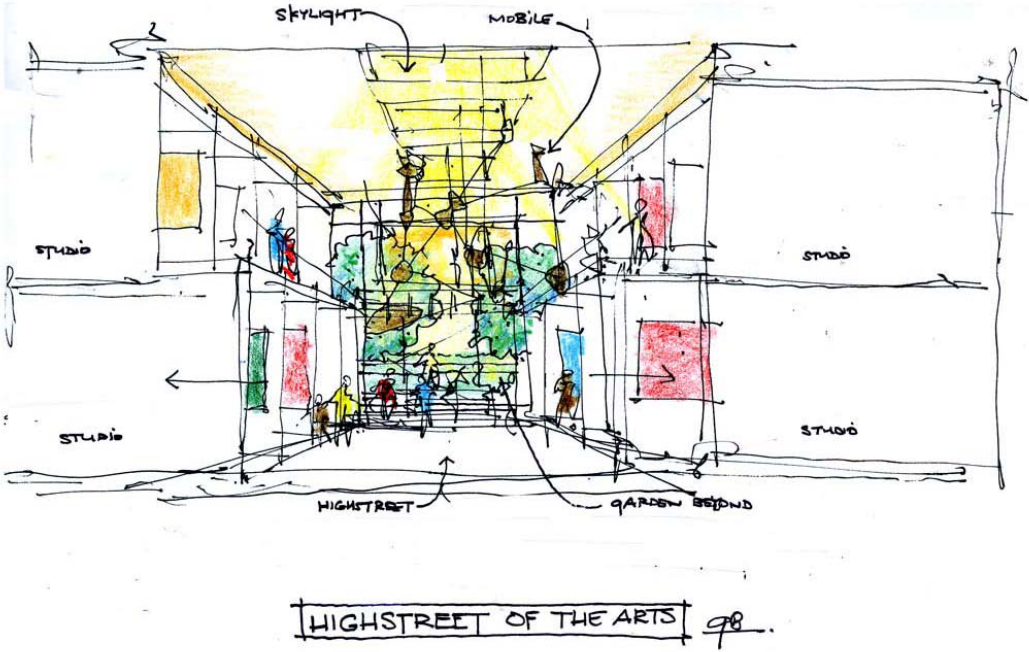
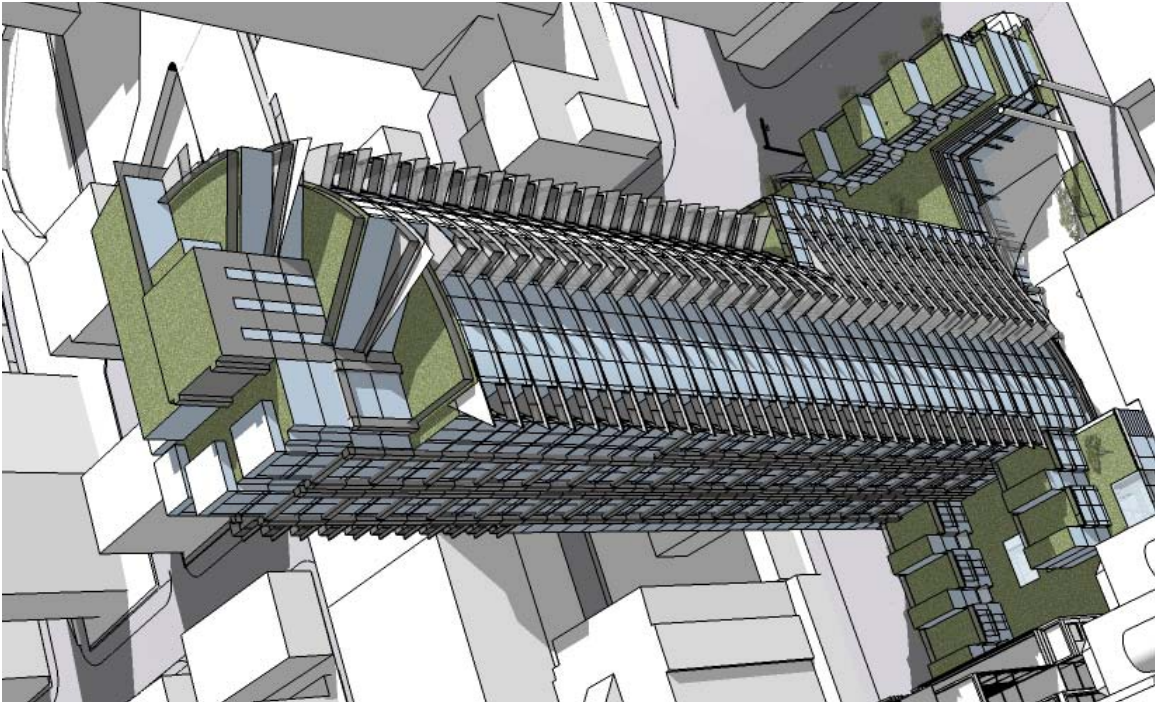
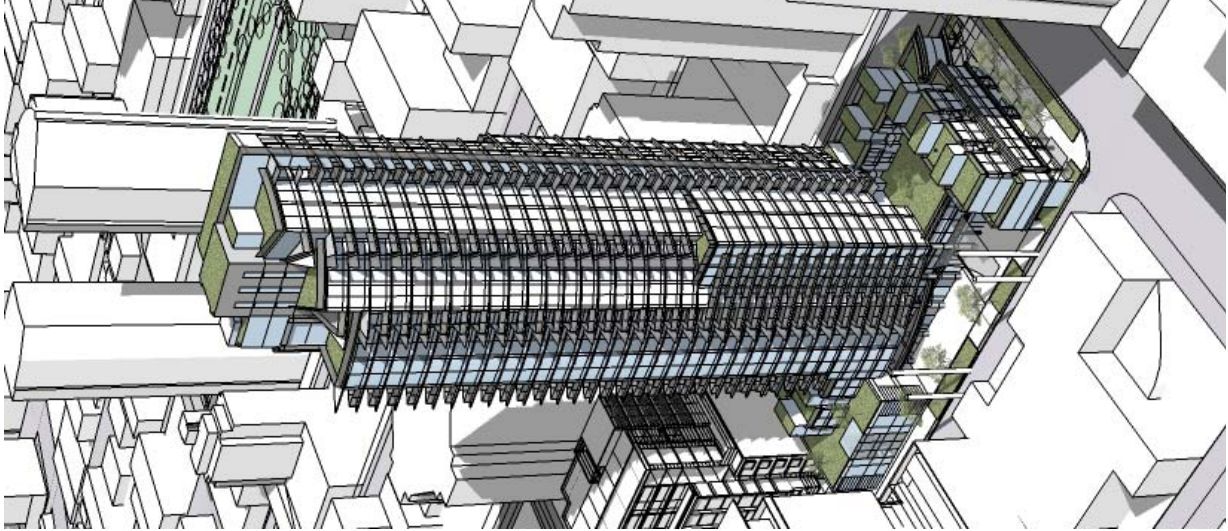


Figure 2: Artist Studios



Figures 3 & 4: Digital Model Studies

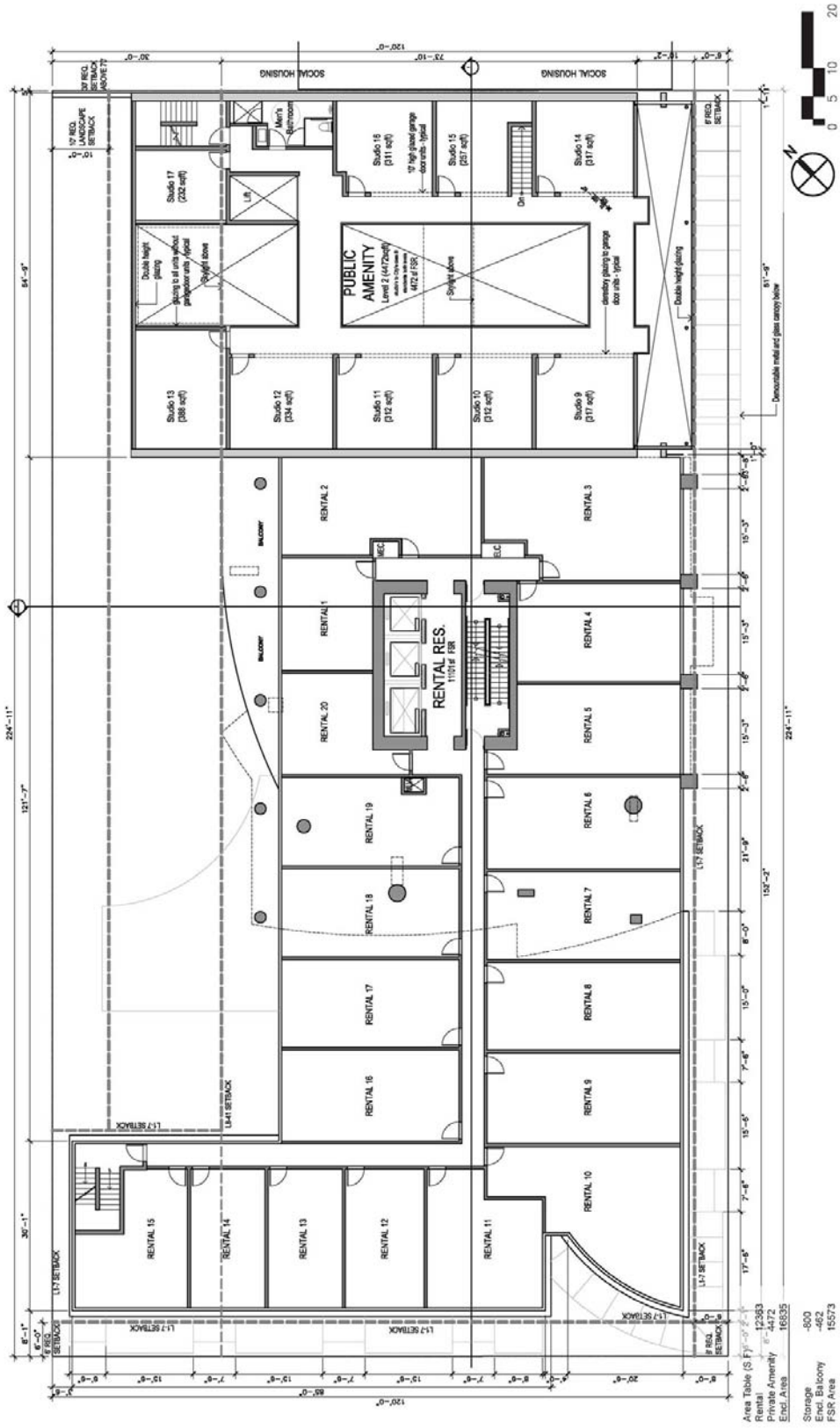


Figure 5: Floor Plan - Level 1

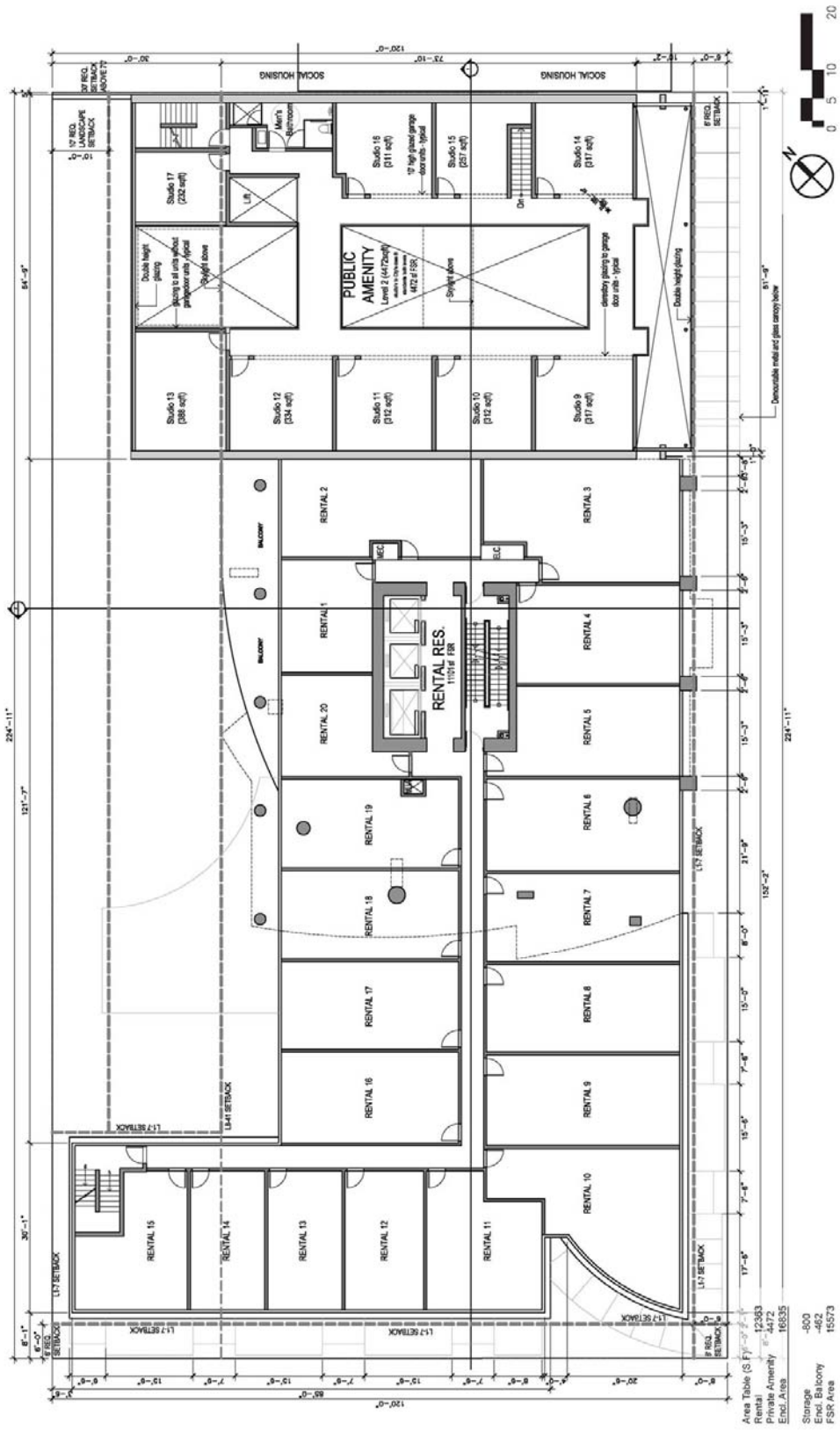


Figure 6: Floor Plan - Level 3

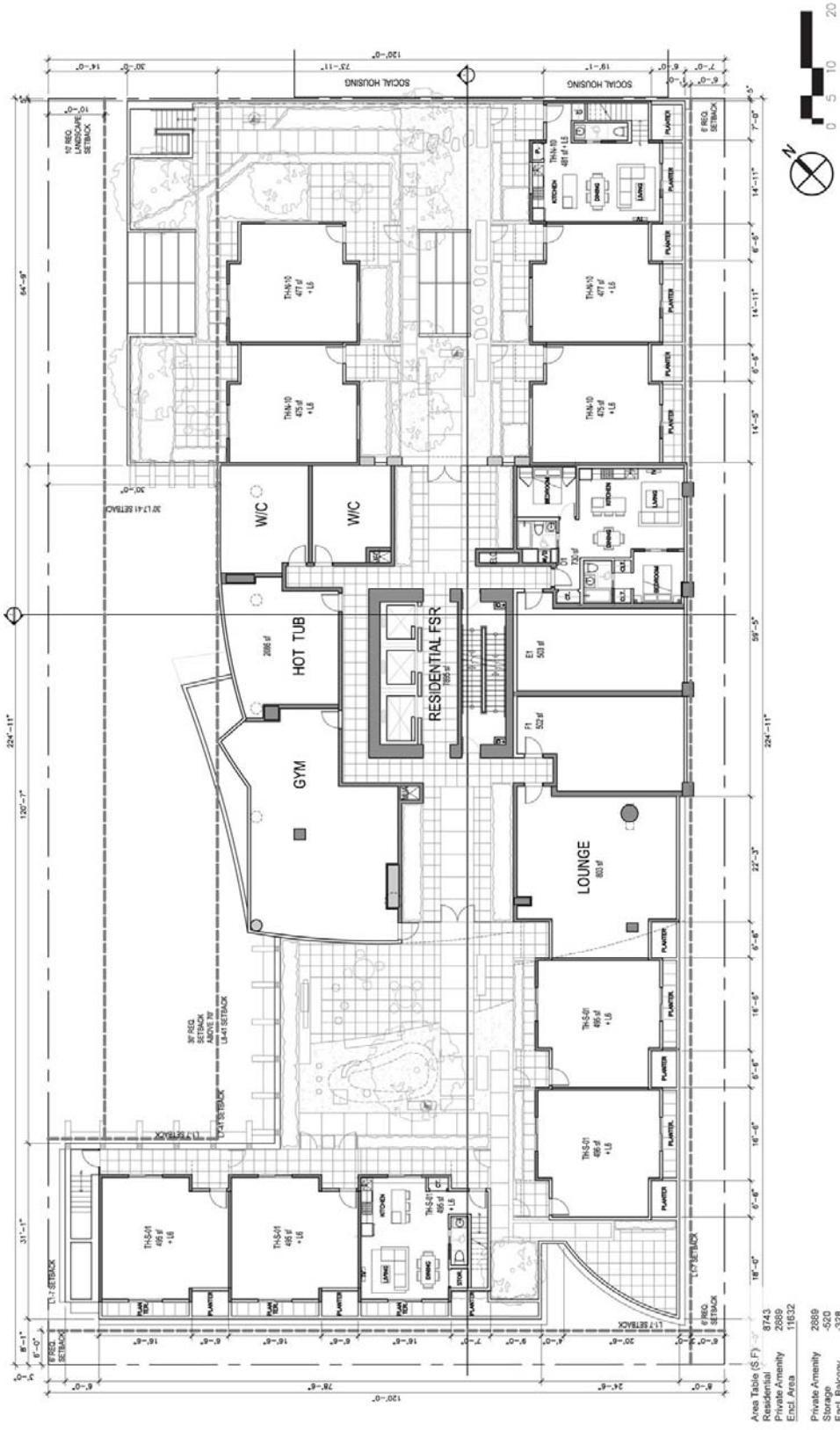


Figure 7: Floor Plan - Level 5

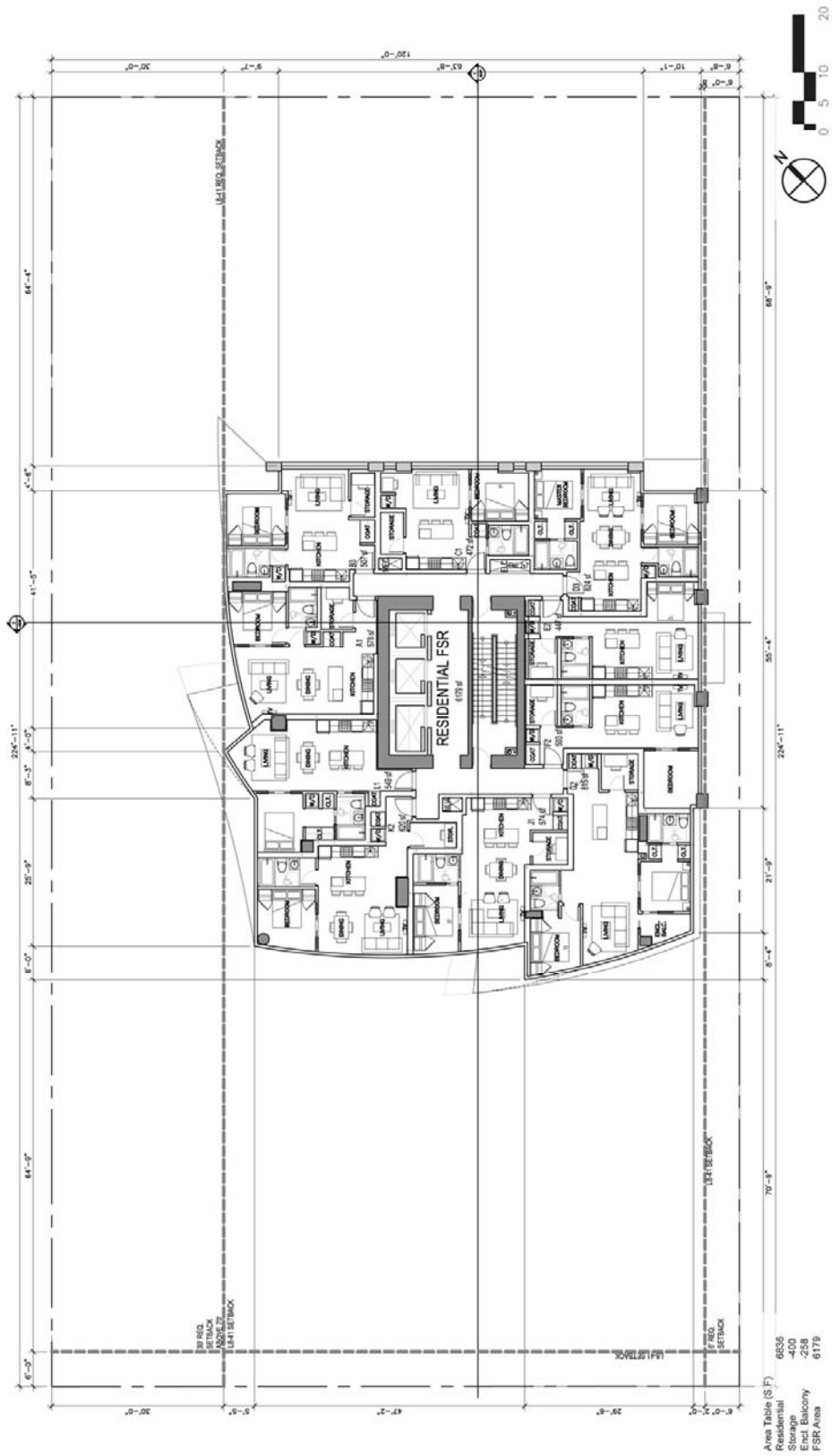


Figure 8: Floor Plan - Levels 9-18

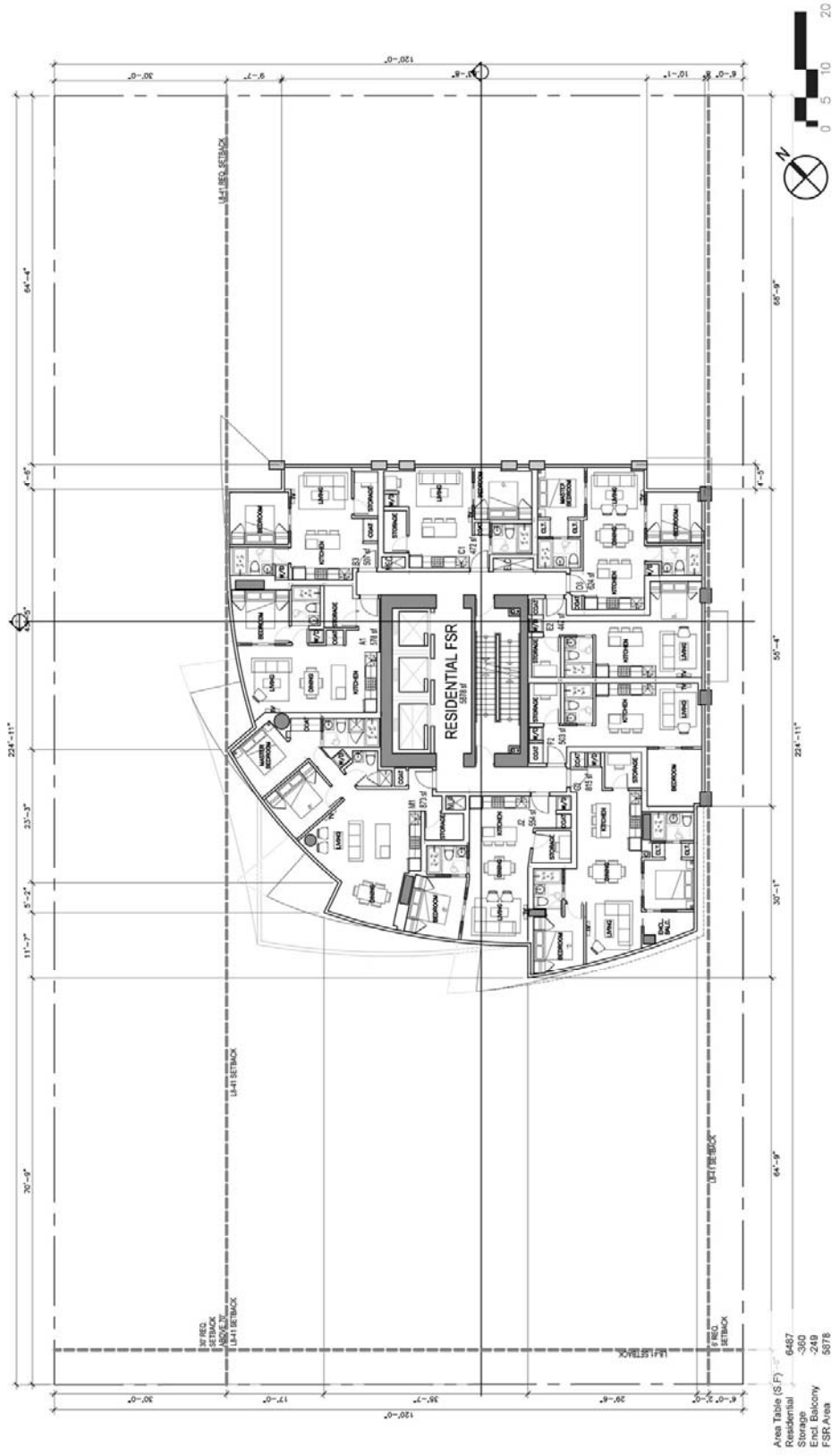


Figure 9: Floor Plan - Levels 19-27

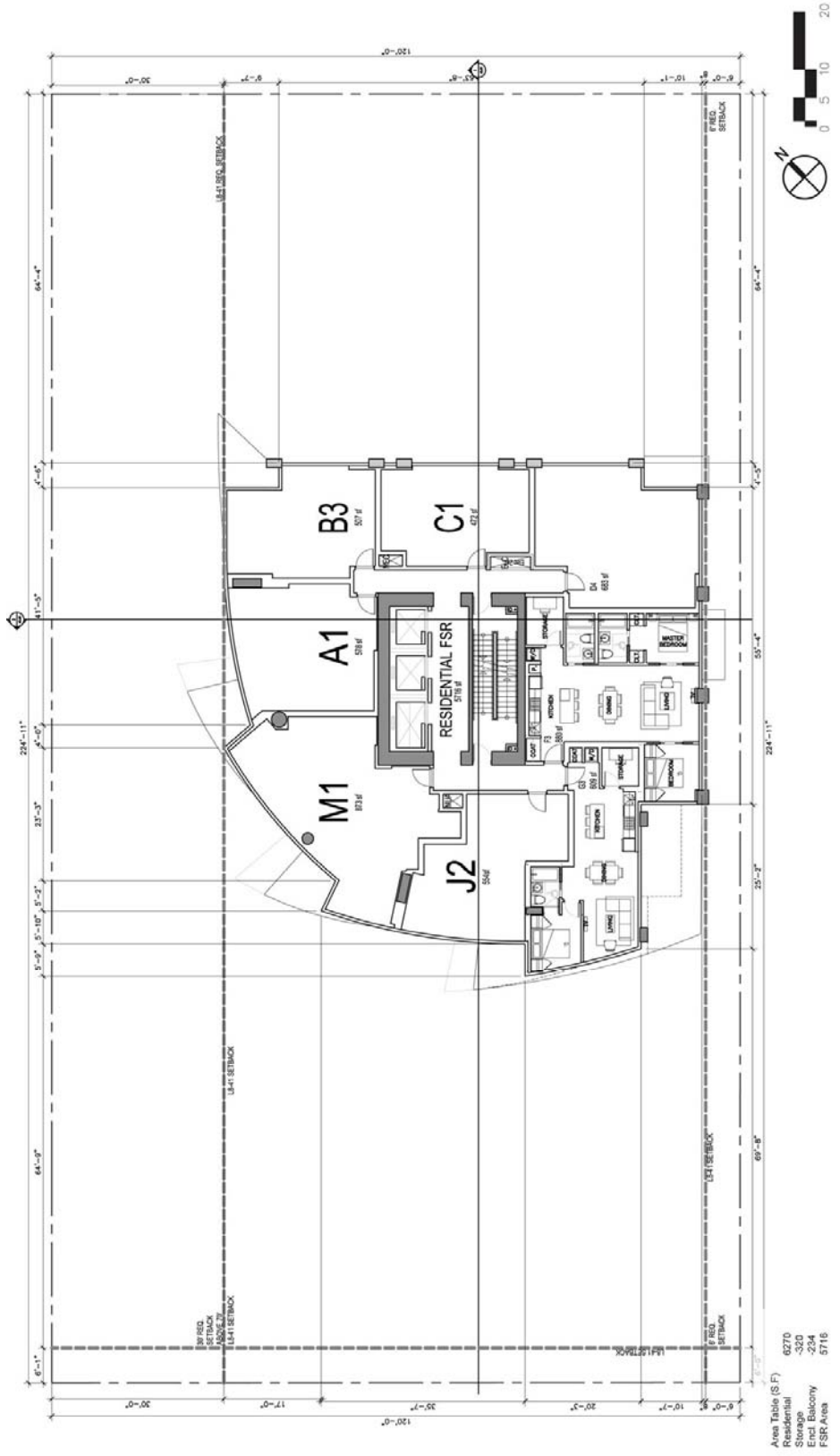


Figure 10: Floor Plan - Levels 28-36

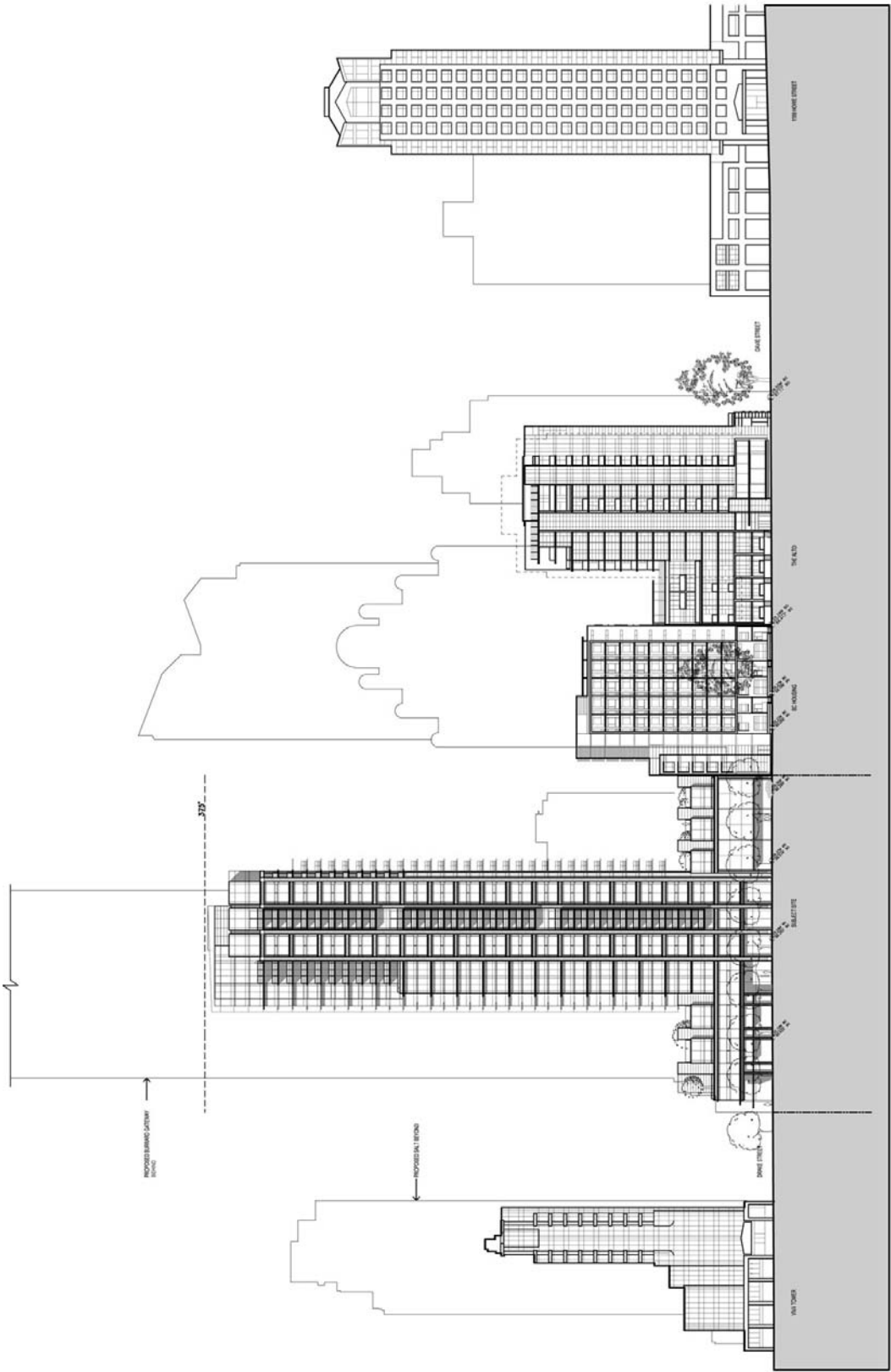


Figure 11: East Elevation - Howe Street Context

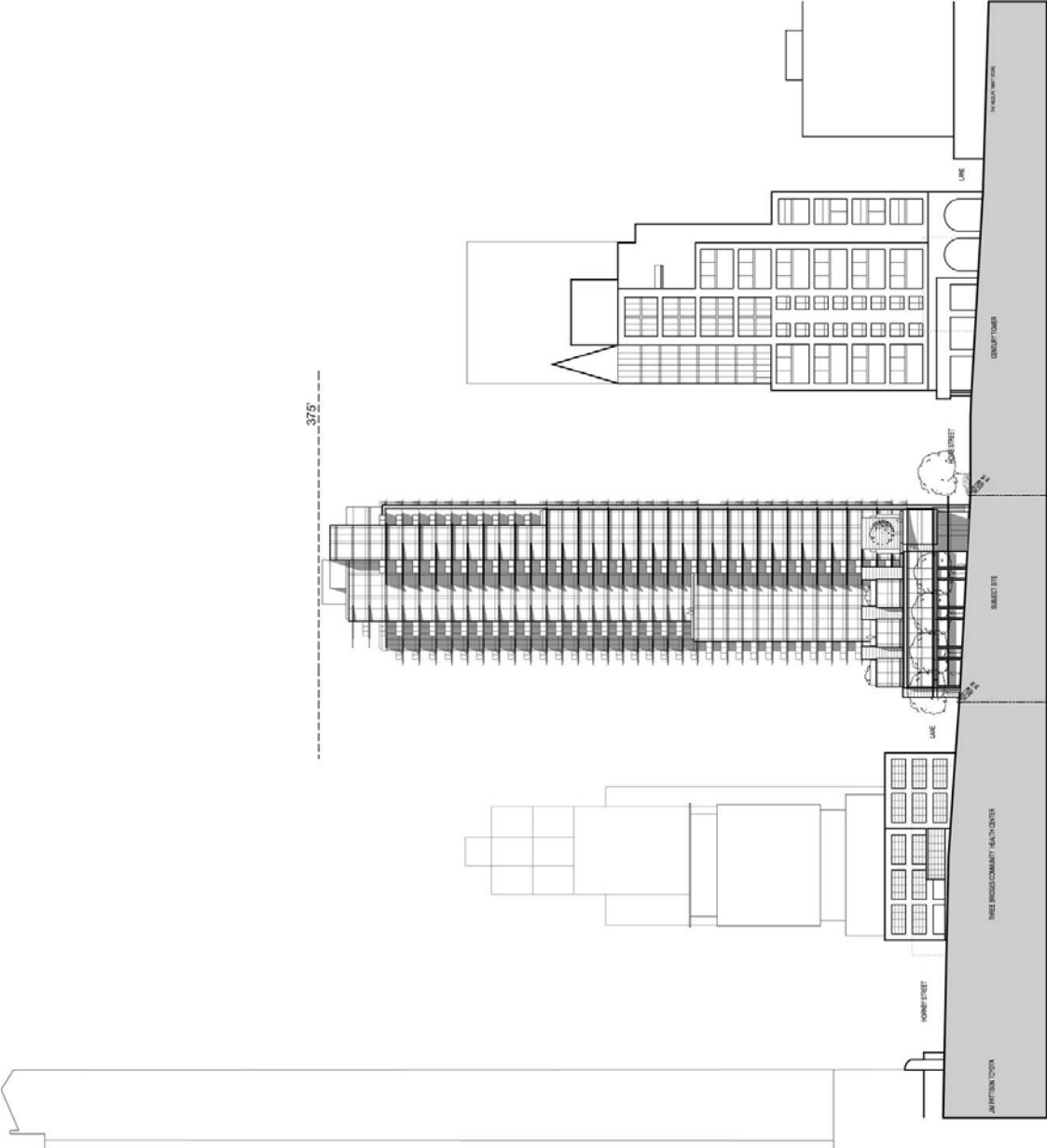


Figure 12: South Elevation - Drake Street Context

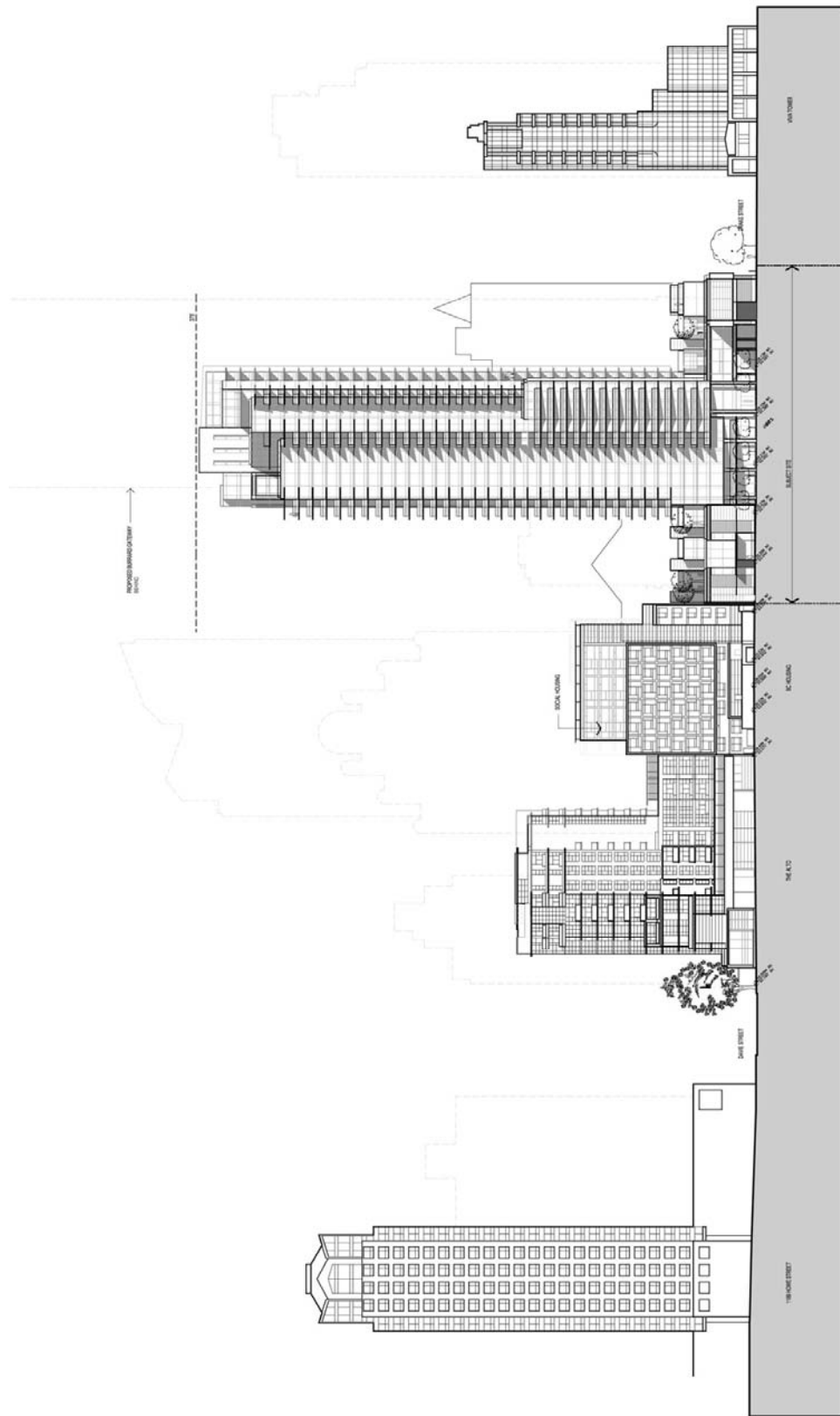


Figure 13: West Elevation - Lane Context

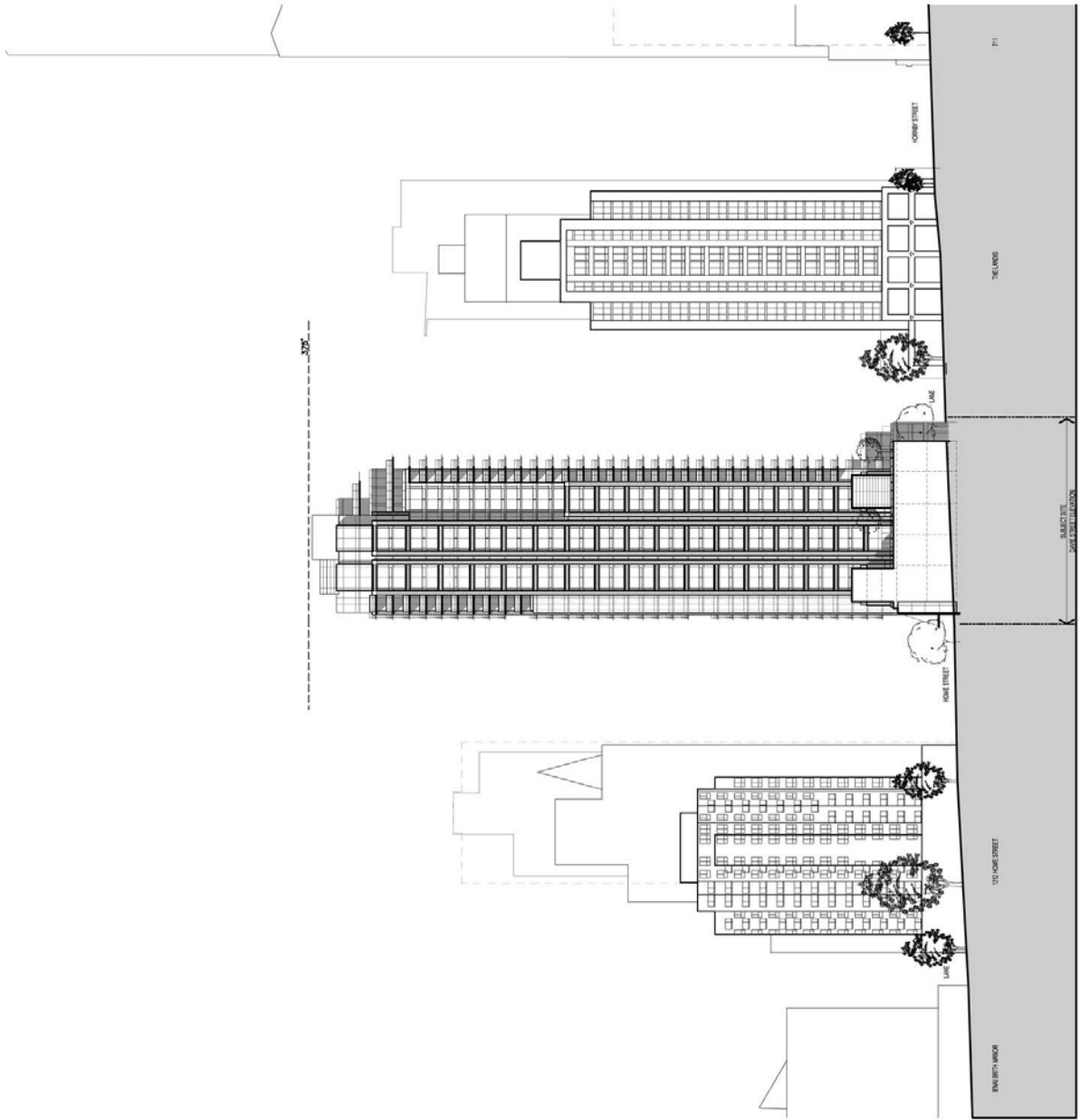


Figure 14: North Elevation - Davie Street Context

1265-1281 Howe Street and 803-821 Drake Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 41-storey residential building with commercial and artist studio uses at grade.

Public Benefit Summary:

The project would result in a DCL payment; a CAC allocated towards artist studios, a facility reserve fund, and the Affordable Housing Fund; a transfer of heritage density; and market rental housing.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 27,017.4 sq. ft.)	5.00	9.15
Buildable Floor Space (sq. ft.)	135,087 sq. ft.	247,332 sq. ft.
Land Use	Residential/Commercial	Residential/Commercial

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)		
	DCL (Area Specific) (\$15.64/sf)	2,112,761	3,868,272
	Public Art (\$1.81/sf)		447,671
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage (transfer of density receiver site)(Note 1)	875,875	2,225,875
	Childcare Facilities	N/A	
	Cultural Facilities		6,302,000
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other (Affordable Housing Fund)		750,000
TOTAL VALUE OF PUBLIC BENEFITS			\$2,988,636

Other Benefits (non-market and/or STIR components):

20 units of market rental housing for the life of the building

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

Note 1: Under the DODP, through a transfer of heritage density the floor area may be increased by a maximum of 10%, thereby increasing the floor area up to 5.5 FSR

1265-1281 Howe Street and 803-821 Drake Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1265-1281 Howe Street and 803-821 Drake Street
Legal Description	Lots A, B, C, and D, Block 101, District Lot 541, Plan 1244, PID: 007-979-789, 014-911-205, 014-991-221 and 014-911-230 respectively, and Lots 22, 23, A, 26, 27, and 28, Block 101, DL 541, Plan 210, PID: 015-478-092, 011-961-279, 011-858-826, 012-008-362, 012-008-371 and 012,008-389 respectively
Applicant/Architect	Gregory Borowski, Merrick Architecture—Borowski Sakumoto Fligg Ltd.
Developer/Property Owner	Tracy McRae, Howe Street Developments Ltd Partnership

SITE STATISTICS

Site Area	2 510 m ² (27,017.42 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (If Different Than Proposed)
Zoning	DD (Downtown District)	CD-1 (Comprehensive Development) District	
Uses	Dwelling, office, retail, service, cultural & recreational	Dwelling, retail, service, artist studio	
Max. Floor Space Ratio (FSR)	5.0 FSR 5.5 FSR (with 10% heritage density transfer)	9.15 FSR (excluding the artist studio space)	
Floor Area	12 550 m ² (135,087 sq. ft.) 13 805 m ² (148,596 sq. ft.) with heritage density transfer	22 978 m ² (247,332 sq. ft.) -Dwelling: 22 000 m ² (243,108 sq. ft.) -Retail/Service: 392 m ² (4,224 sq. ft.) -Artist Studios: 1 010 m ² (10,872 sq. ft.)	
Maximum Height	91.4 m (300 ft.) View cone height: 113.5 m (372.5 ft)	114.3 m (375 ft.) 41 storeys	
Dwelling Units		Market 328 Market Rental 20	
Parking Spaces	Residential 161 Retail/Service 3 Artist Studio <u>7</u> Total (minimum) 171	Residential 316 Retail/Service 3 Artist Studio <u>2</u> Total 321	
Loading	Class A 0 Class B 4	Class A 2 Class B 2	Class A 3 Class B 4
Bicycle Spaces	Class A 426 Class B 12	Class A 444 Class B 12	