



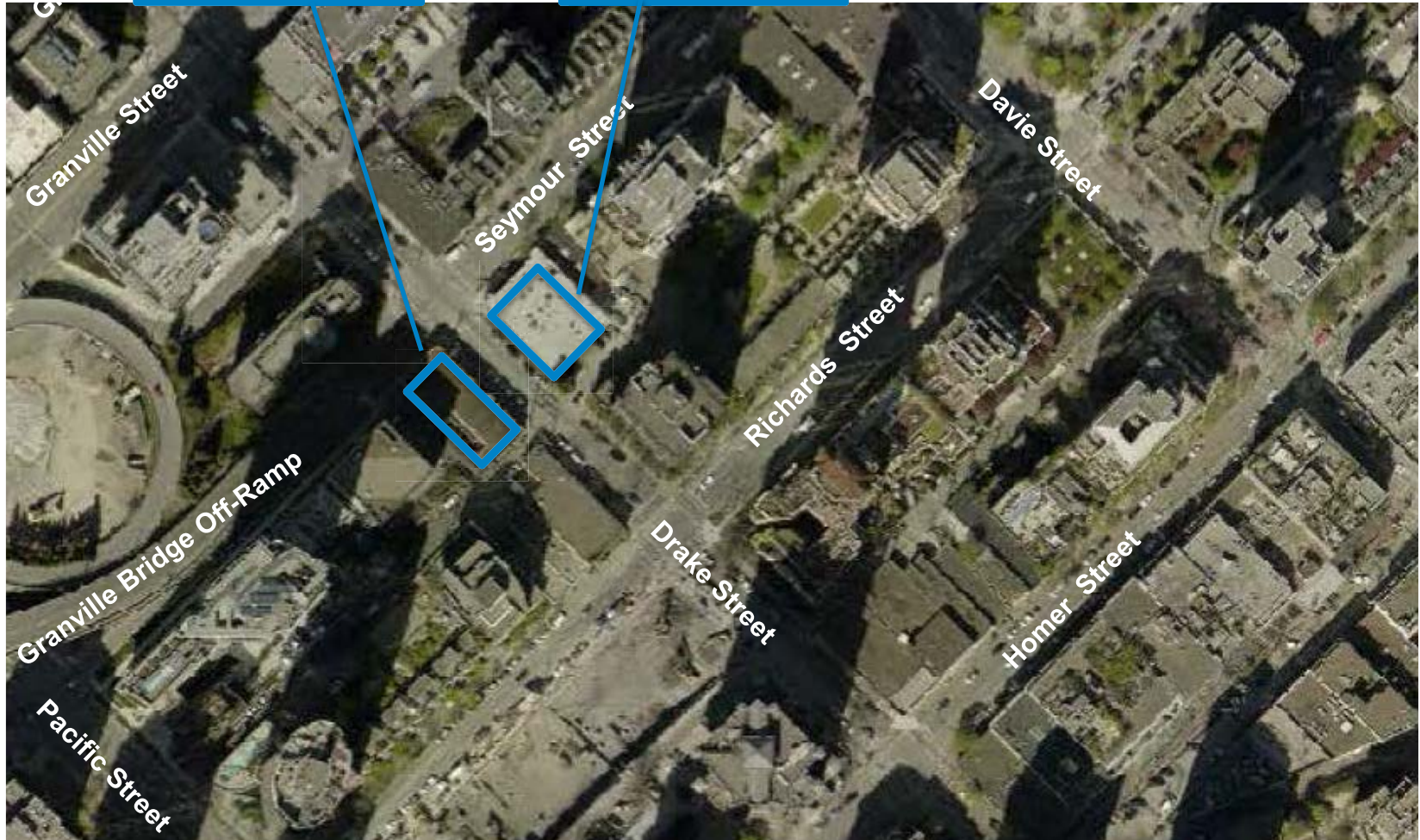
CD-1 Rezoning Application 530 & 575 Drake Street

Public Hearing
January 24, 2017

Site Context

**SOUTH SITE:
530 Drake
Street**

**NORTH SITE:
575 Drake
Street**



1975: Downtown Official Development Plan

1991: Downtown South Goals and Policies

1991: Downtown South Guidelines

2011: Housing and Homelessness Strategy

2014: Healthy City Strategy

Vancouver's Housing and Homelessness Strategy

2012-2021

A home for
everyone



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

DOWNTOWN SOUTH GUIDELINES (excluding Granville Street)

Downtown

DOWNTOWN OFFICIAL DEVELOPMENT PLAN

(Adopted by By-law No. 4912, November 4, 1975)

A HEALTHY CITY FOR ALL

VANCOUVER'S HEALTHY CITY STRATEGY
2014-2025 | PHASE 1



575 Drake Street (North site)

- Density: 5.15 FSR
- Height: 36 m (118 ft.)
- Social service use:
 - 75 shelter beds
 - Program and office space
- Four parking spaces



530 Drake Street (South site)

- Density: 3.05 FSR
- Height: 21 m (68 ft.)
- Social service use:
 - 14 shelter beds
 - Program and office space
- No on-site parking



Notification

11,758 postcards mailed to surrounding property owners and residents

Community Open House

September 6, 2016

- 42 members of the public attended
- 23 pieces of feedback received



August 22, 2016

NOTICE OF REZONING APPLICATION AND OPEN HOUSE

530 and 575 Drake Street

Join us at an open house to learn more and share your thoughts:

Tuesday, September 6, 2016, 5 - 8 pm
Chateau Granville Best Western Hotel
1100 Granville Street



The City of Vancouver has received an application to rezone two sites from the DD (Downtown District) Area to CD-1 (Comprehensive Development) District. The proposal is for a two-building social service facility to be used by Covenant House Vancouver:

530 Drake Street:

- 5-storey building
- A maximum height of 19.94 m (65 ft) and an FSR of 3.06
- No on-site parking

575 Drake Street:

- 10-storey building
- A maximum height of 35.52 m (116 ft) and an FSR of 5.15
- 4 underground vehicle parking spaces

FOR MORE INFORMATION AND TO SUBMIT COMMENTS:

Webpage:

vancouver.ca/rezapps

or Contact:

Jonathan Denis-Jacob, Rezoning Planner at jonathan.denis-jacob@vancouver.ca or 604-326-4824

Support for:

- Covenant House Vancouver as an organization
- Additional shelter beds to tackle youth homelessness

Concerns:

- Scale and density of building, resulting in:
 - Impact on views of surrounding properties
 - Impact on natural light of surrounding properties
- Concentration of social service facilities in Downtown South, resulting in:
 - Impact on property values
 - Safety and appearance of the neighbourhood

Housing and Homeless Strategy and Health City Strategy Benefits

- Social service facility serving at-risk street youth:
 - Total of 89 shelter beds
 - Program Spaces (recreation, education)
 - Office Space for Covenant House Vancouver

A HEALTHY CITY FOR ALL

VANCOUVER'S HEALTHY CITY STRATEGY
2014-2025 | PHASE I





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Appendix

530 Drake St



1 530 Drake Street Entry
NTS



2 Approach from Seymour Street
NTS



Approach from East



Approach from Public Cloud

575 Drake St



1 Drake Street Entry
NTS



2 Approach from Seymour Street
NTS



4 Approach from Lane
NTS



Entry
NTS

Social Service:

- 1- Covenant House, 575 Drake St
- 2- The Coast Mental Health Resource Centre, 1225 Seymour St
- 3- Pacific Aids Resource Centre 1107 Seymour St
- 4- The Gathering Place, 609 Helmcken St
- 5- BC Centre for Disease Control, 1065 Seymour;
- 6- B.C. Human Resources, 1002 Seymour Ave.
- 7- Vancouver Pride Society, 1080 Howe St
- 8- Continental Seniors Centre, 1067 Seymour St

Social Housing:

- 9- New Jubilee House, 1099 Richards St
- 10- Brookland Court, 540 Helmcken St.
- 11- Kindred Place, More than a Roof, 1321 Richards St
- 12- Karis Place, 1338 Seymour St
- 13- Kettle on Burrard, 1134 Burrard Street
- 14- The Wellspring, 415 Nelson St
- 15- Candela Place, 1267 Granville St