



CD-1 Text Amendment: 4176 Alexandra Street (York House School)







- ↘ 1939 – York House establishes current campus
- ↘ 1969 – Purchase of full block complete
- ↘ 1992 – Initial rezoning application

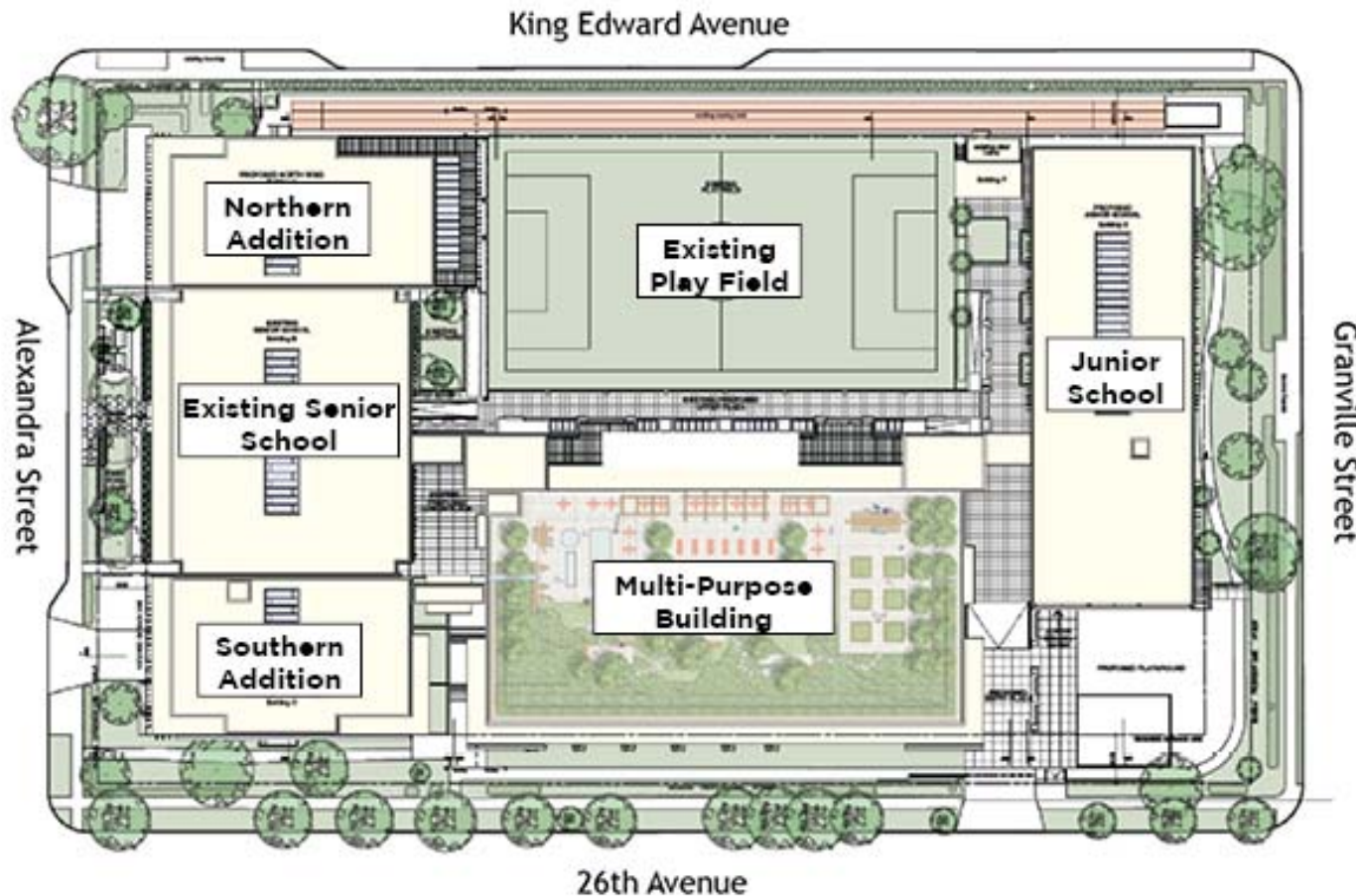
- ↘ 2005 – Second rezoning application
- ↘ 2009 – Text amendment to increase senior students from 265 to 325.
- ↘ 2013 – New Senior School built



- ↘ December 2016 – Current rezoning application submitted

Proposal Summary

- Phased renewal of the York House School site consisting of four phases
- Enrolment increase from 600 to 690 students
- Removal of Accessory Auditorium Use
- Maximum height increase from 10.7 m (35 ft.) to 16.2 m (53 ft.)
- Build second underground parkade and increase total parking on-site from 69 to 108 vehicles



Phasing Plan and Building Details

Phase 1

- New 3-storey multi-purpose building
- Height of 16.2 m (53 ft.)
- Includes gym, dining hall, kitchen, underground parking and a green roof



Phase 2

- New 3-storey south addition to the senior school
- Height of 11.2 m (37 ft.)



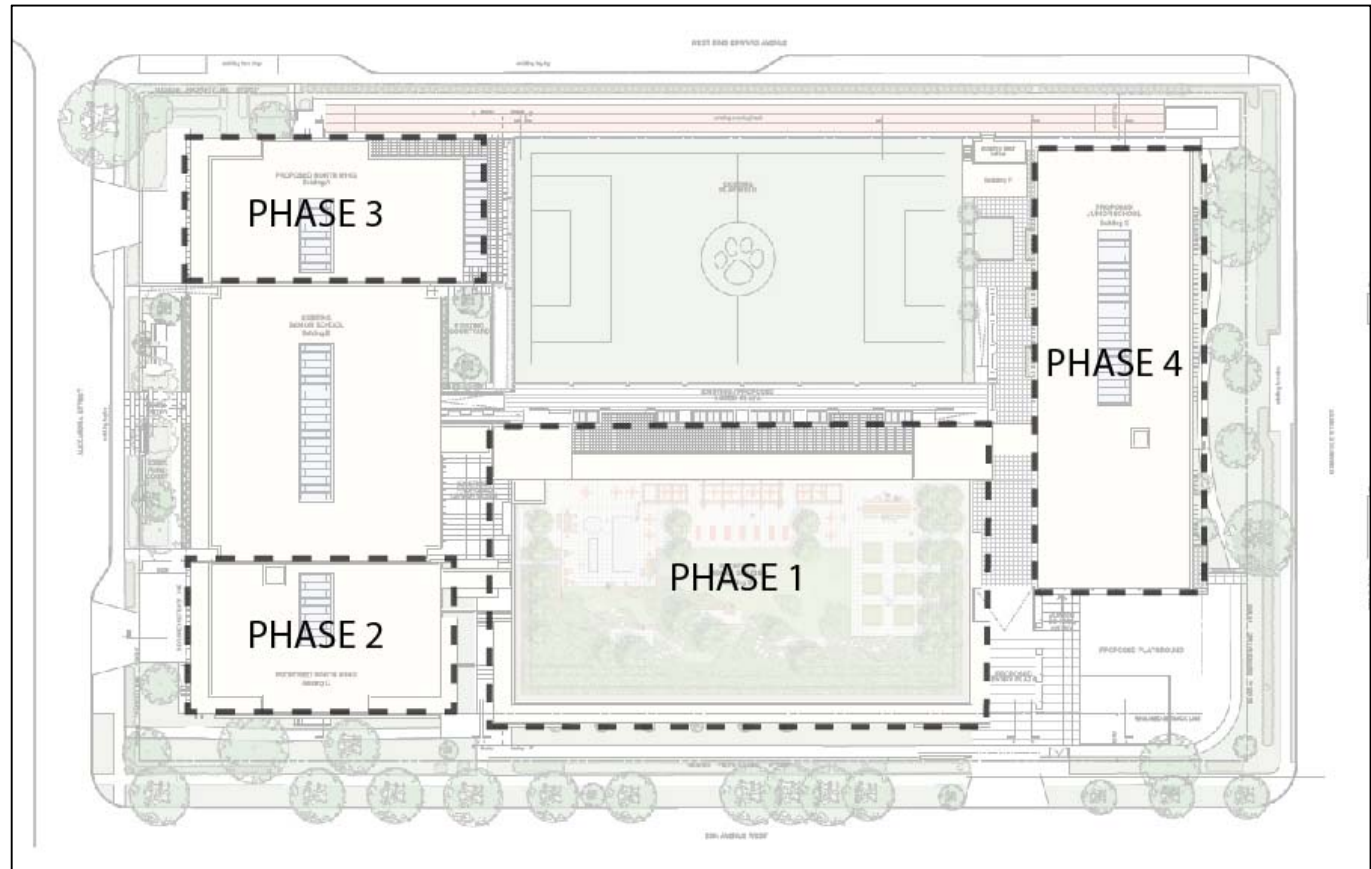
Phase 3

- New 3-storey north addition to the senior school
- Height of 11.2 m (37 ft.)



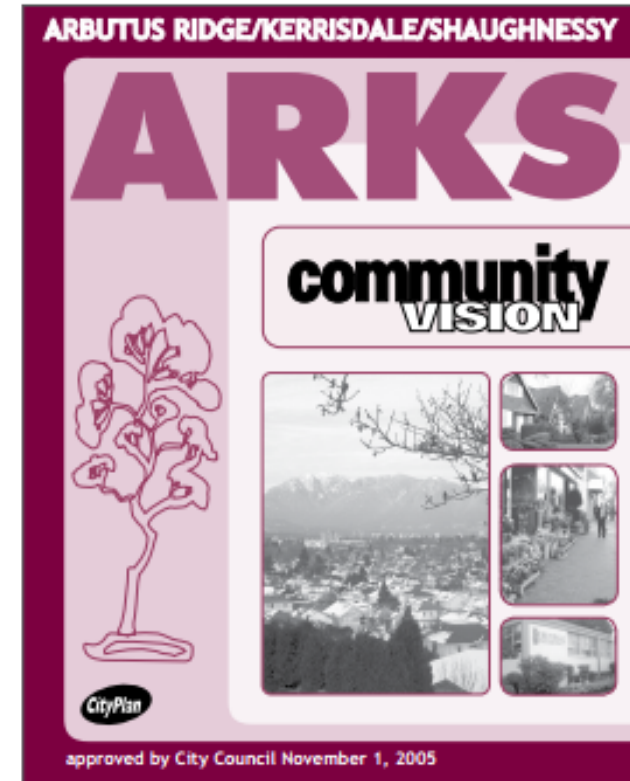
Phase 4

- Renewal of existing junior school building
- One-storey addition on top level
- Height of 12.2 m (40 ft.)



- ARKS Community Vision
 - Consideration of site-specific rezoning of institutional sites, including schools
 - Public process for amendments to existing CD-1 zones

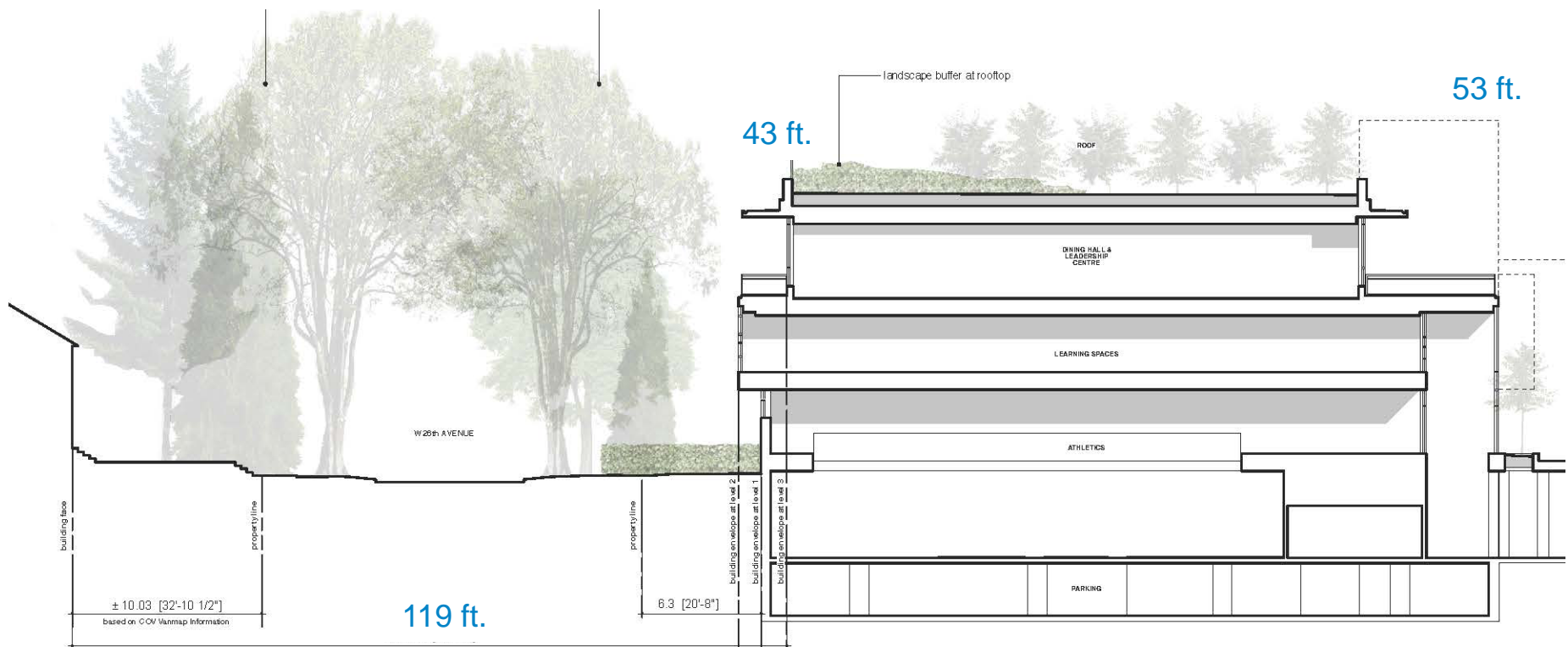
- Rezoning Policy for Sustainable Large Developments
 - Enhanced sustainability standard for sites over 1.98 acres
 - Require responses on eight different criteria



- ↘ City-hosted Open House (April 3, 2017)
 - ↘ 366 notifications were distributed
 - ↘ 81 people attended the open house
 - ↘ 71 written responses received

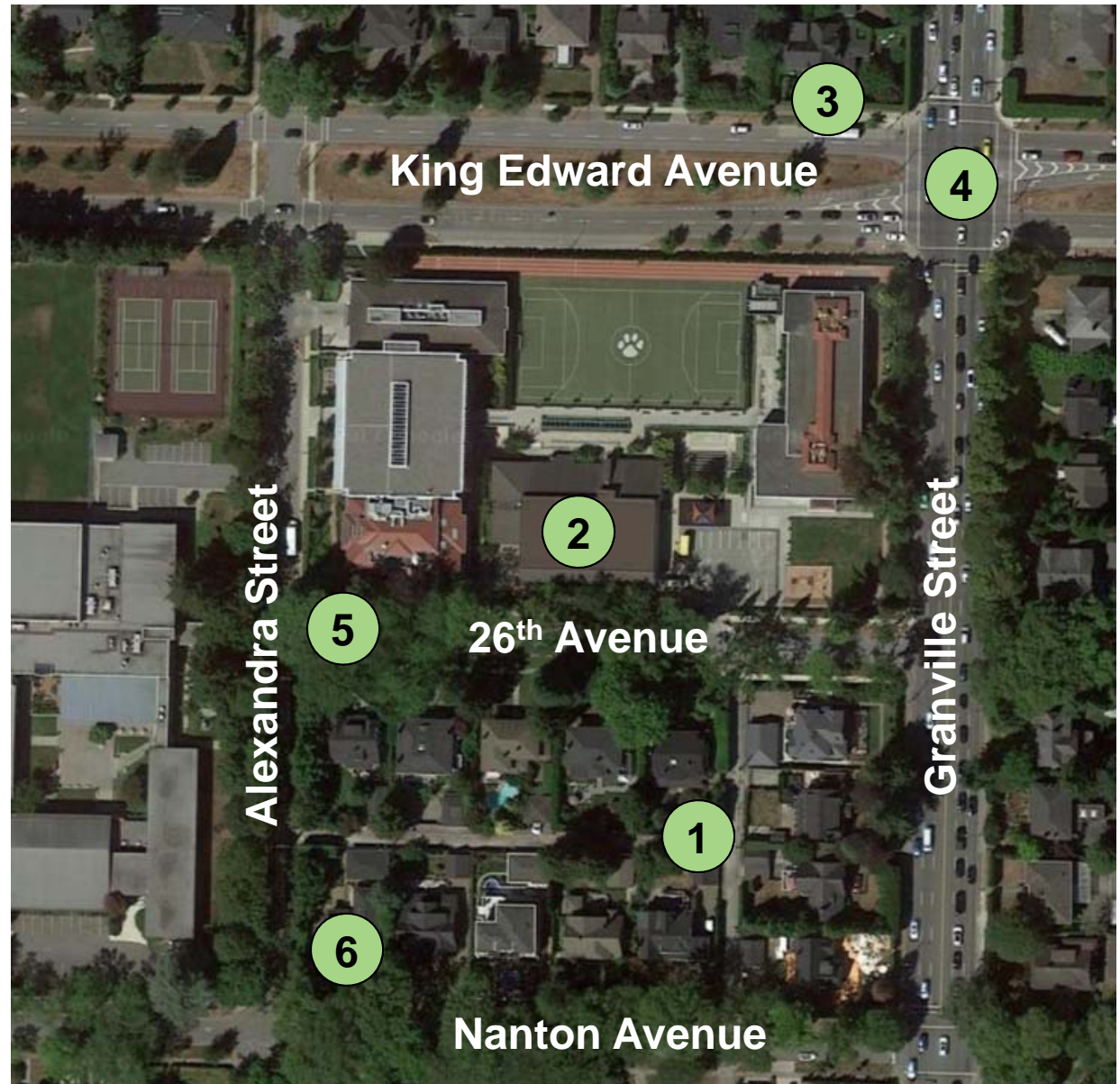
- ↘ Feedback
 - ↘ Strong general support for the proposal and improved York House facilities.
 - ↘ Variety of views regarding school traffic and pick-up/drop-off activities.
 - ↘ Concerns about neighbourhood impact, including noise, litter, and construction impacts related to new buildings and increased enrolment.
 - ↘ Concern about the proposed density and height of buildings.

- 119 ft. separate the tallest building from the nearest single-family house



- The highest point facing 26th Avenue is approx. 43 ft.

- 1) Lane improvements south of school
- 2) Additional underground parking
- 3) Improved bus shelters
- 4) Left-turn signals added along King Edward
- 5) New sidewalks, curbs and lighting
- 6) Updated street parking regulations
- 7) Updated Operation Management Plan
- 8) Up to \$250,000 for additional traffic calming



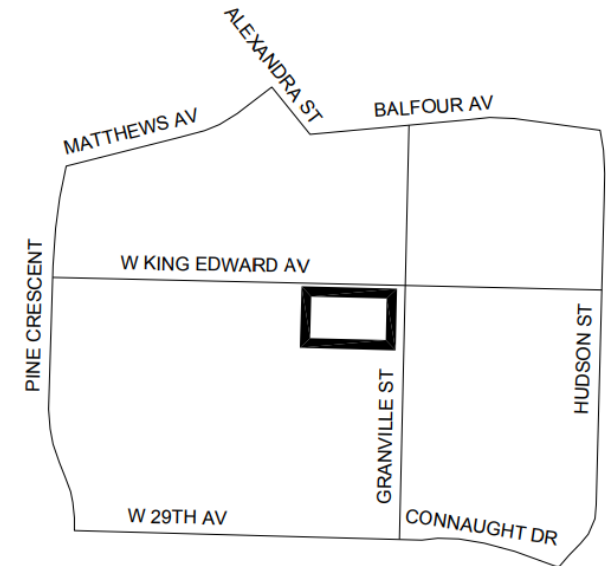
- A Community Amenity Contribution (CAC) of \$373,360 is proposed.
 - \$186,680 (50%) is to be allocated to transportation improvements within the ARKS Vision area.
 - \$186,680 (50%) is to be allocated to the provision of new childcare spaces.

- A Public Art contribution of \$246,386 is also proposed, based on the total additional floor area

Conclusion



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NOTIFICATION AREA

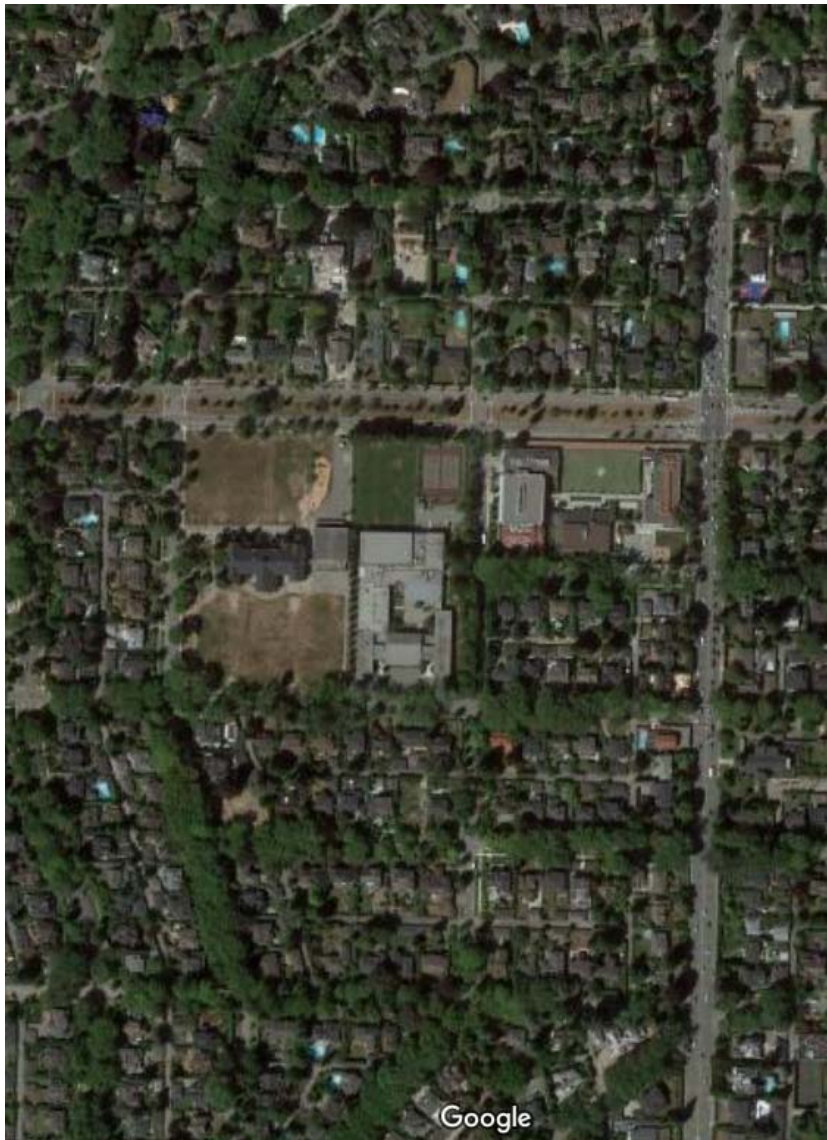
Rezoning Open House (April 3, 2017)

Total Notifications: 366

Public Hearing (January 16, 2018)

Total Notifications: 354

York House/Little Flower/Shaugnessy (*proposed*)



2004-2005	2016-2017	Change
1,560	1,498 (1,588)	-62 (+28)

Lord Byng/Quesnel

2004-2005	2016-2017	Change
1,598	1,740	+142

Point Grey/Quilchena

2004-2005	2016-2017	Change
1,660	1,327	-333

Magee/Maple Grove

2004-2005	2016-2017	Change
1,675	1,589	-86

Churchill/Laurier

2004-2005	2016-2017	Change
2,342	2,340	-2

Institutional Buildings in Residential Areas



- ↘ Vancouver College
(0.70 FSR, 44 ft.)
- ↘ St. Francis Xavier
(1.05 FSR, 63 ft.)
- ↘ Talmud Torah School
(1.49 FSR, 80 ft.)
- ↘ Granville Gardens
(1.20 FSR, 45 ft.)
- ↘ Knox United Church
(1.35 FSR, 45 ft.)
- ↘ Dunbar Ryerson United Church
(2.10 FSR, 99 ft.)



- Shift of student homes towards Vancouver over time

	2003-2004	2015
Vancouver	78%	90%
North Shore	2%	2%
Burnaby/New West	5%	<1%
South of Fraser	2%	1%
Richmond	12%	6%

- ↘ Gains in walking, biking and transit to school
- ↘ Reductions in overall driving to school, particularly for single vehicles

Mode	2003-2004	2016
Walk/Bike	6%	10%
Transit/Shuttle	9%	12%
Carpool	14%	22%
Vehicle	72%	56%

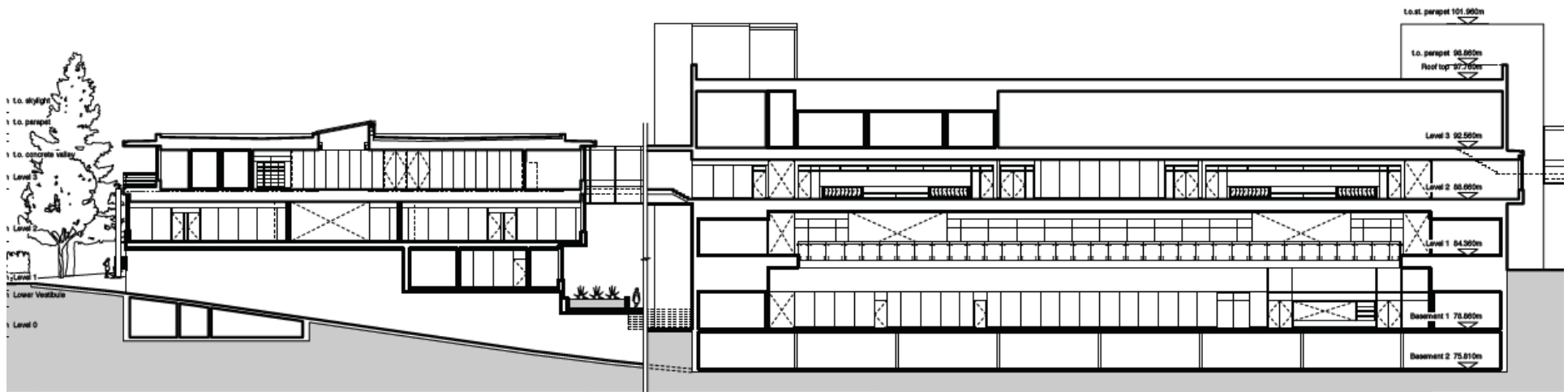
- The *Rezoning Policy for Sustainable Large Development Policy* is intended to achieve higher sustainability standards as an essential component in the rezoning of all large developments.
- This policy requires that rezoning applications for sites larger than 8,000 sq. m (98,000 sq. ft.) provide specific plans and studies beyond the typical application requirements.
- Eight principal areas must be addressed

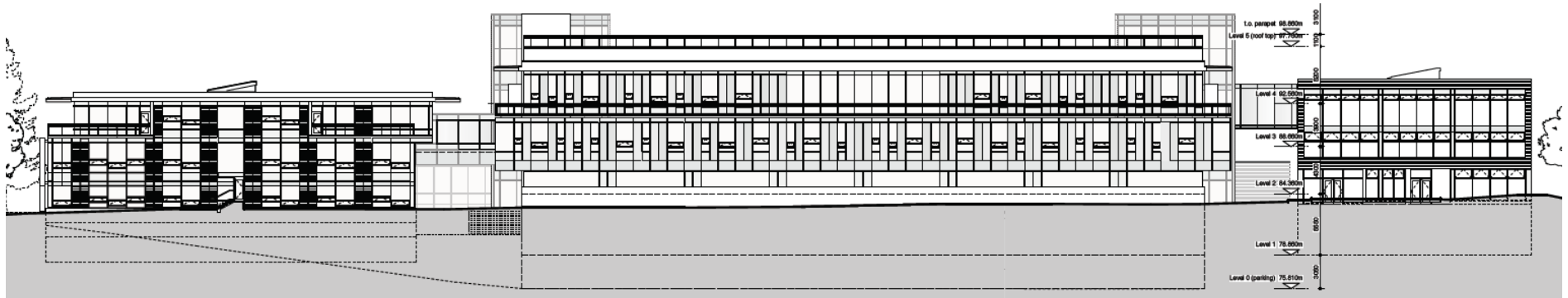


Underground Parking and Building Height

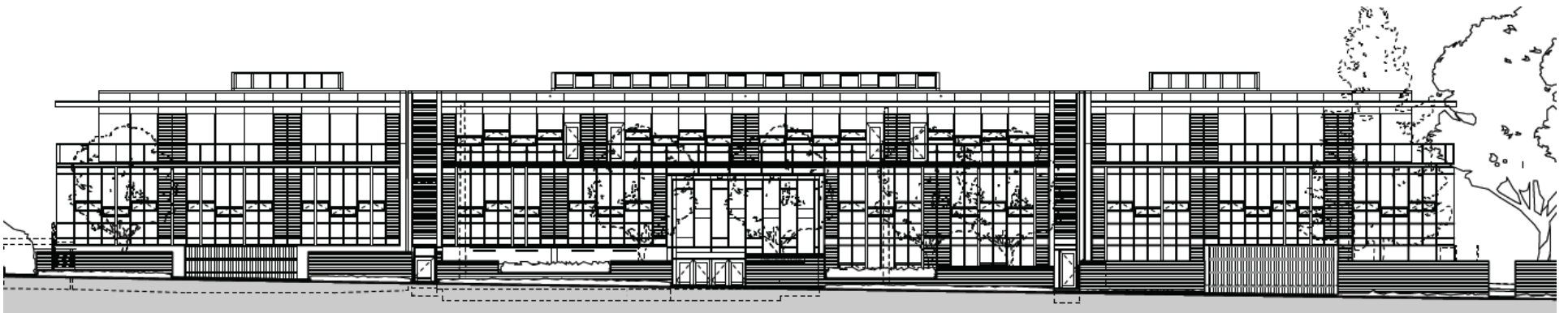


- The multi-purpose building (right) is set below grade
- Deeper underground parking is limited by the ramp slope from Alexandra Street

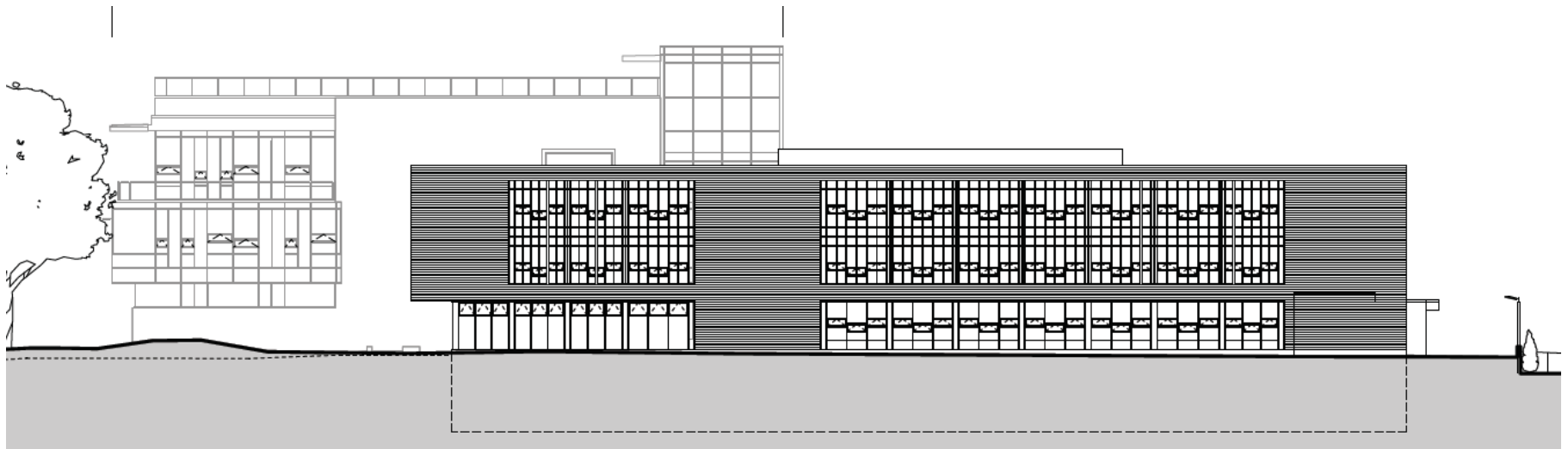




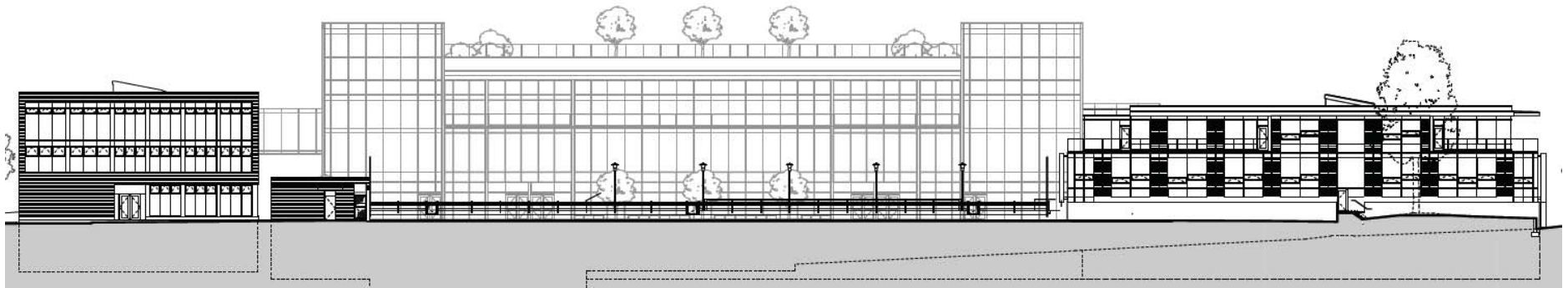
South Elevation (26th Avenue)



West Elevation (Alexandra Street)



East Elevation (Granville Street)



North Elevation (King Edward Avenue)



Aerial view from northwest



Aerial view from southeast

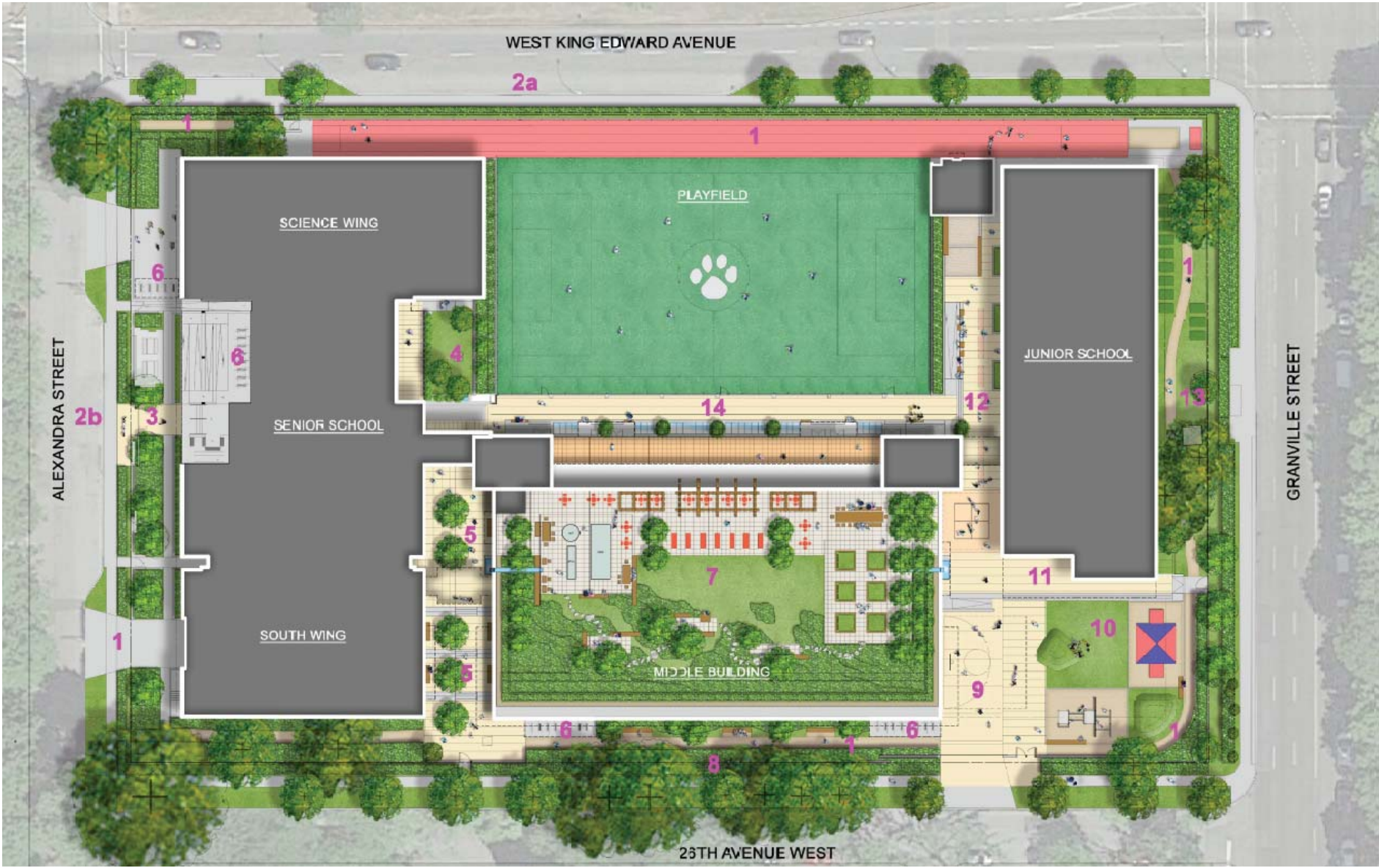


View along 26th Avenue

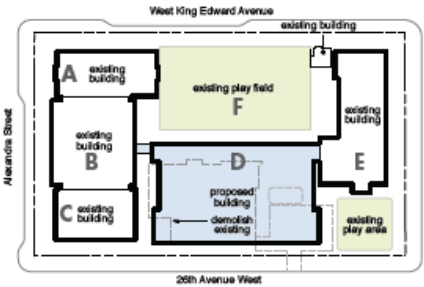


View along Alexandra Street

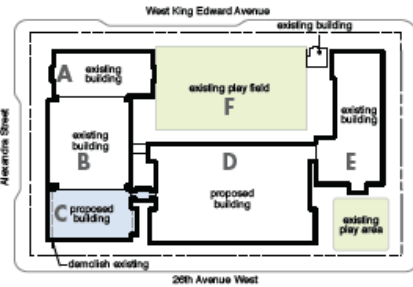
Landscape Plan



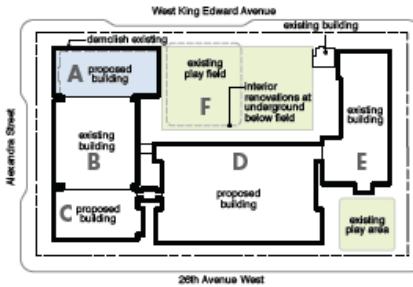
Detailed Phasing Plan



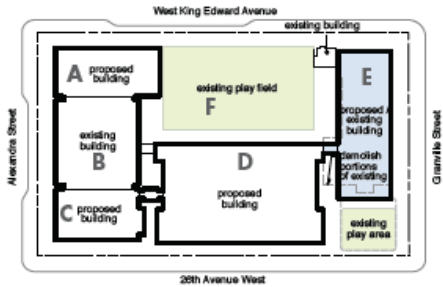
PHASE 1 middle building



PHASE 2 south wing

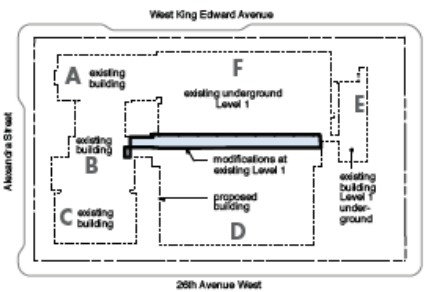


PHASE 3 north wing

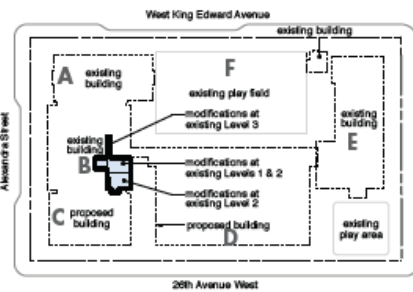


PHASE 4 junior school

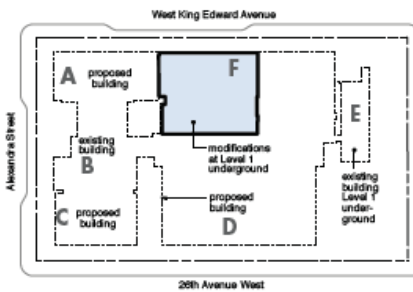
Above Grade



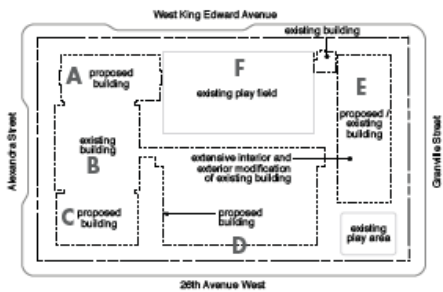
PHASE 1 middle building



PHASE 2 south wing



PHASE 3 north wing



PHASE 4 junior school

Below Grade