

CITY OF VANCOUVER



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POLICY REPORT URBAN STRUCTURE

Report Date: July 8, 2008
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Meeting Date: July 22, 2008

TO: Vancouver City Council

FROM: Director of Planning and the Director of the Housing Centre, in consultation with the Director of Legal Services

SUBJECT: Rezoning at 1300-1336 Granville Street from DD to CD-1, Heritage Revitalization Agreement at 1300 Granville Street, and Single Room Accommodation Permit at 1336 Granville Street

RECOMMENDATION

- A. THAT the application by Busby Perkins & Will Architects on behalf of Rize Alliance (1300 Granville) Properties Ltd., to rezone 1300-1336 Granville Street (Lots 1 & 2, Block 113, DL 541, Plan 210 and Lot A, Block 113, DL 541, Plan 9441) from DD (Downtown District) to CD-1 (Comprehensive Development District), be referred to a Public Hearing, together with:
- (i) draft CD-1 By-law provisions, generally in accordance with Appendix A;
 - (ii) plans prepared by Busby Perkins & Will Architects received May 1, 2008, represented in Appendix I; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to approval of 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 applicant be advised to make application to amend the Sign By-law, to establish regulations for this CD-1, in accordance with Schedule E to the Sign By-law [assigned Schedule "G1" (DD)], and that the application be referred to the same Public Hearing;

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

- C. THAT subject to approval of the rezoning the Noise Control By-law be amended to include this Comprehensive Development District in Schedule A to the Noise Control By-law generally in accordance with Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the enactment to the Noise Control By-law as so amended generally in accordance with Appendix C at the time of enactment of the CD-1 By-law.

- D. THAT subject to approval of the rezoning Council approve the designation of the Yale Hotel building at 1300 Granville Street, listed in the "B" category on the Vancouver Heritage Register, as a protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at the Public Hearing.

- E. THAT subject to approval of the rezoning Council enter into a Heritage Revitalization Agreement for the Yale Hotel Building at 1300 Granville Street, which would secure the long term maintenance and preservation of the building, subject to conditions contained in Appendix B;

THAT the Director of Legal Services be instructed to prepare a Heritage Revitalization Agreement and accompanying by-laws for consideration at the Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare side agreements for the timely restoration and protection of the building during the construction process, and to bring forward for enactment the necessary by-laws related to the Designation and Heritage Revitalization Agreement.

- F. THAT Council authorize an exemption for 32 of the 82 SRA-designated units at 1336 Granville Street, know as the Cecil Hotel, from the requirements of the Single Room Accommodation By-law.

- G. THAT subject to approval of the rezoning Council approve a Single Room Accommodation Conversion/Demolition Permit to allow for the demolition of the remaining 50 SRA-designated units at 1336 Granville Street (Cecil Hotel) and the demolition of 1 unit at 1300 Granville Street (Yale Hotel), on the condition that the owner completes with the upgrading and conveyance of the 43 low-cost housing units

located at 1300 Granville Street (Yale Hotel) to the City of Vancouver through an Air Space Parcel as outlined further below in this Report;

FURTHER THAT the Director of Legal Services be authorized to prepare, execute and register such agreements as necessary, noting that Council approval of these resolutions shall not create any legal rights or obligations and none shall arise until the Purchase and Sale Agreement and all other necessary documentation has been fully executed on terms and conditions to the satisfaction of the Director of Legal Services.

- H. THAT Council approve the entering into of legal agreements by the City related to reciprocal easements, indemnities and other legal obligations appropriate to be implemented in connection with the acquisition and operation of an air space parcel by the City at 1300 Granville Street;

FURTHER THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement the above, and that all such documents be on terms and conditions satisfactory to the Director of Legal Services.

- I. THAT Recommendations A to I be adopted on the following conditions:
- a. 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 and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - b. THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law 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
 - c. 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.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council Policies for this site include:

- Central Area Plan
- Downtown Official Development Plan (DODP)
- Downtown (except Downtown South) Design Guidelines
- View Protection Guidelines
- Bridgehead Guidelines

- Heritage Policies and Guidelines
- Single Room Accommodation By-law
- One-to-One Replacement Policy for Low-Income Housing
- Granville Street Liquor License Policies
- Downtown Transportation Plan
- Financing Growth Policy.

PURPOSE AND SUMMARY

This report assesses an application to rezone this site from DD (Downtown District) to CD-1 (Comprehensive Development District), to permit an increase in the overall maximum density from FSR 5.0 to 8.25. The application proposes the development of a 68.9 m (226 ft.) mixed-use tower with a two-storey commercial podium and 21 storeys of residential floor area above. 166 dwelling units are proposed. It is the applicant's objective to achieve a high level of sustainable development, and is aiming for LEED Gold equivalent for the tower.

The rezoning application includes a bonus density of 6 377.5 m² (68,648.67 sq. ft.). As indicated below the applicant is offering an air space parcel to the City of approximately 1 951 m² (21,000 sq. ft.) at no cost, which will therefore leave the applicant with a net bonus density of 4 426 m² (47,648 sq. ft.); in return the applicant is offering the following on-site public benefits:

- restoration and designation of the "B" listed Yale Hotel building at 1300 Granville Street; and
- upgrading of the 43 SRA units in the Yale Hotel and conveyance of those rooms to the City by way of an air space parcel.

There are currently a total of 126 SRA units in the Cecil (82 units) and Yale (44 units). Staff recommend Council approval for:

- the exemption of 32 SRA-designated units in the Cecil; and
- the demolition of 50 SRA-designated units within the Cecil, and one SRA-designated unit at the Yale to allow for renovations and upgrades to the existing building.

While this proposal represents fewer total SRA units, it provides the City with secure ownership of 43 SRA units in the Yale Hotel, upgraded to City standards.

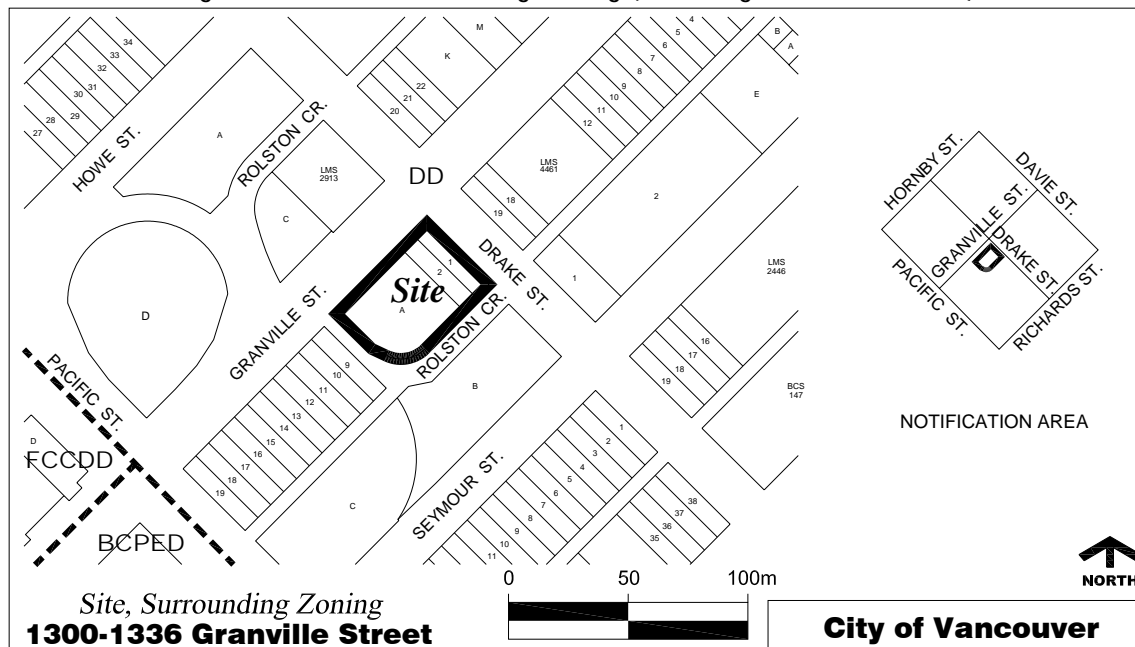
The development proposed in this application anticipates the future removal of the Granville Bridge loops and the development of a more conventional "grid" based street network in the two-block area bounded by Drake, Howe, Pacific and Seymour Streets, as described in the 2002 Downtown Transportation Plan. City staff have been developing a plan and public benefits strategy for the Loops area, including significant City-owned sites, primarily for residential use. The plan will be reported to Council later this year. This proposed rezoning is one of two which are being considered in advance of the plan, on the basis that they do not limit the propositions and options which Council will be asked to consider and their development and functioning does not require the removal of the loops.

Staff assessment concluded that the application is supported and recommend that it be referred to a Public Hearing subject to conditions.

BACKGROUND

Site: The site occupies the east side of the 1300 block of Granville Street, between Drake Street and the Granville Bridgehead and is currently developed with two buildings: the three-storey Heritage “B” Yale Hotel building at 1300 Granville and the five-storey Cecil Hotel building at 1336 Granville Street. The total site area is approximately 1 962.3 m² (21,122.7 sq. ft.) which includes the combined area of the sites described above, along with a small area of Rolston Crescent, measuring approximately 41.9 m² (451 sq. ft.). This portion of street is to be purchased by the developer, Rize Alliance, from the City, as part of the road normalization on Rolston Crescent. The purchase of this portion of the street will be subject to the purchaser granting the City an easement for street purposes until such a time that Rolston Crescent is reconfigured.

Figure 1: Site & Surrounding Zoning (including notification area)



Context: The site is surrounded by a variety of buildings: to the south, separated from the site by the Granville off-ramp, is the Old Continental Hotel, a six-storey residential building containing 107 SRA units; directly across Granville Street to the west is the 11-storey Best Western Hotel; and across Rolston Crescent to the east is the 13-storey Drake Apartments, a residential building with 193 monthly rental units. To the north, along Granville Street, is a mix of retail, service (clubs and restaurants) and social housing uses in buildings limited to eight storeys or 27.4 m (90 ft.) in height. The Granville Street Entertainment District is a few blocks north of the site, in the 600 to 900 blocks of Granville Street. The site is also adjacent to the Downtown South neighbourhood which includes newer residential high rise towers, up to approximately 91.4 m (300 ft.) in height.

Future Context: An important context for this rezoning is the surrounding urban landscape, including the Granville Loops, and the City’s intentions for its future. One of the approved implementation ideas of the Downtown Transportation Plan that is particularly relevant to the site is a redesign of the Granville Bridge “loops”. These ramps are problematic for making pedestrian and bike connections, and significantly compromise adjacent development. The

proposal is to extend the city's street grid into the two-block area between Howe and Seymour Streets south of Drake Street, providing improved access for vehicles, pedestrians and cyclists both to and through the land parcels in the Loops area. Rolston Crescent, both east and west of Granville Street, would be extended south to Pacific Street, and an east-west link would be provided mid-block, with direct access to/from Granville Street.

This new Granville Loops configuration would enhance the development potential of the lands in the two-block area, enabling significant residential development, including replacement of the Old Continental social housing facility with a new facility. The development of the City owned sites within the road loops would offset the costs of reconstructing the roadways and contribute to the provision of amenities and services for the area.

The area would redevelop into a southern gateway for Granville Street, acting as a catalyst for further development of this southern end of one of the downtown's major streets. A redeveloped Granville Loops area will also have very close proximity to the new neighbourhood commercial centre proposed on the south side of Pacific Street under the Granville Bridge.

The plan for the Granville Loops area, including proposed transportation infrastructure, built form, public realm, and a public benefits strategy, is to be reported to Council later this year.

DISCUSSION

1. Proposed Development

The application proposes the development of a 68.9 m (226 ft.) mixed-use tower on the current site of the Cecil Hotel. A total floor area of 16 189.3 m² (174,263 sq. ft.) is proposed to be developed, increasing the maximum residential density from floor space ratio (FSR) 3.0 to approximately 6.92, and the overall maximum density from FSR 5.0 to 8.25.

The application also includes the restoration and designation of the Yale Hotel (a "B" listed heritage building), retention of its 260-seat pub use on the ground floor, upgrading of 43 SRA's on the upper two floors of the Yale Hotel, and conveyance of those rooms to the City at no cost.

1.1 Land Uses: The land uses proposed for the site are primarily residential and commercial. The tower's two-storey base, with mezzanine, would contain commercial uses facing onto Granville Street, and a residential lobby, related functions and one unit of retail facing onto Rolston Crescent. Residential use would occupy the upper 21 storeys of the tower, with approximately 166 dwelling units. The Yale Hotel building will retain its existing uses, with a pub at grade and SRA units in the two storeys above. The liquor license from the Cecil Hotel would be kept on site; however, the existing exotic entertainment component would be removed. These uses are permitted in this sub-area and are generally consistent with the adjacent land uses and zoning.

Residential Use: The continued SRA use in the Yale Hotel and the proposed residential use of the new tower are supported by staff. Given that in future Rolston Crescent is intended to be a residential, pedestrian-friendly street, the residential tower with its lobby accessed off of

Rolston Crescent, provides a strong connection to the character of the primarily residential development in the adjoining Downtown South neighbourhood.

While residential use is considered appropriate for this area, it is recognized that the site will be subject to a fair amount of noise generated in the surrounding precinct, including the proposed uses within the building and a high volume of vehicle traffic on the Granville Street Bridge. However, it is expected that new development will have a high standard of noise mitigation as set out in the provisions of the draft CD-1 By-law. The By-law will also explicitly state, for the information of prospective purchasers, that the dwelling units are in an "activity zone" as defined in the Noise Control By-law and are therefore subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

Commercial Uses: The proposed commercial FSR is approximately 1.33. The current DD zoning allows a combination of up to 3 FSR residential out of the total allowable 5 FSR, but does not require the provision of commercial space. In the proposal, commercial uses will be provided at grade, serving to activate this part of Granville Street, providing a continued link with the Granville Street Entertainment District to the north, and eventually, a stronger connection to the area to the south of the site.

In the new tower, the applicant proposes a restaurant with an outdoor patio at grade and a Liquor Primary use on the mezzanine, which would take over the 237-seat liquor license from the Cecil Hotel, generally as shown in the floor plans, dated June 26, 2008. In the Yale Hotel building, the 260-seat pub is proposed to be retained. The restoration and upgrading of the building, will allow the Yale to continue to contribute to and support the entertainment uses in the Granville Street Entertainment District. Staff support the proposed uses.

Anchoring the southern end of Granville Street and acting as an extension of the Granville Street Entertainment District, the Yale Pub has operated as a live music venue and as Vancouver's primary blues bar since 1983. While it is not practical to make providing live music a legal requirement of this rezoning, the Yale Pub has a long tradition as a live music venue and the current operator has indicated that he intends to continue to operate the Yale Pub as a live music venue in the future.

One commercial unit is shown fronting onto Rolston Crescent. While residential use would be preferred, given that Rolston is seen as residential in future, it is recognized that it may be some time before the residential component anticipated in this area is achieved. Therefore, staff do not object to the applicant's request that other uses be considered at this location, such as local-serving retail or service uses or artist studio, particularly if designed in such a way that they could be converted to residential in the future.

1.2 Density: The site is in sub-area "C" of the Downtown District which allows a maximum achievable FSR of 5.0, of which 3.0 may be used for residential. This application proposes an increase in the maximum residential density from 3.0 to 6.92 FSR, and an increase in the overall maximum density from 5.0 to 8.25 FSR. Since the proposal involves the retention and restoration of the Yale Hotel building, all the bonus density is accommodated on the southerly part of the subject site. Urban design assessment, including review by the Urban Design Panel, has concluded that the proposed additional floor area can be accommodated within the development proposed on the site. Staff thus support the proposed increase in overall density on this site, as well as the increased residential density.

1.3 Form of Development: Staff analysis concluded that the proposed form of development is supported.

Staff have reviewed the performance of building siting and massing on setbacks, streetscape, public realm, and livability for neighbouring development. For this purpose, staff and the applicant were guided by the Downtown South Guidelines. While these are not stated to apply to this area, they are appropriate for the residential setting which is anticipated to emerge in the Granville Loops area. Staff have also examined the proposal in the context of the most likely form and density of development in a redeveloped Granville Loops area as has been explored by City staff and consultants. Residential towers are contemplated, with townhouses at grade fronting Rolston Crescent extensions, and heights ranging from 45.72 m (150 ft.) to 91.44 m (300 ft.) and possibly more, depending on further studies yet to be completed.

The proposal generally satisfies relevant urban design guidelines and will meet privacy and livability expectations.

While the maximum achievable height in this area is 91.4 m (300 ft.), a height of 68.9 m (226 ft.) is proposed to better respond to the existing neighbourhood context and the draft Granville Loops Area Plan, which recognizes the lower (90 ft.) height limit further north along Granville Street.

The proposed tower is unique in its stepped form, which relates to the retention of the Yale Building and respects the Granville Bridge to Mount Seymour view cone. The standard floor plate maximum in the Downtown South residential neighbourhood is 604 m² (6,500 sq. ft.), which minimises shadow and view impact on surrounding development and yet is economical and viable. In this situation, for the first 12 storeys, including the commercial podium and the lower portion of the residential component, the typical floor plate is proposed at approximately 752.5 m² (8,100 sq. ft.). Beyond this the building narrows to a 486.8 m² (5,240 sq. ft.) tower for an additional ten storeys.

The massing relationships between the historic building and the new development have been carefully handled to include a sufficient setback adjacent to the heritage building to permit views to the side wall and the upper mansard roof, and to secure light access to existing SRA units facing the side wall.

On-site residential amenities include outdoor amenity space on a common terrace on level 13 and on part of the rooftop which includes opportunities for urban agriculture. An amenity room is also provided on the lowest level of the residential tower. To improve the common amenity areas, staff have included design conditions that the common area on the rooftop be expanded; that the quality of the level 13 terrace be improved and that flexible space be provided that can accommodate children's play activities and other activities; and that the amenity room be relocated to be immediately adjacent to the level 13 terrace.

In addition, a key design element of the proposed tower includes larger than usual open decks for all residential units, which not only provide private amenity space, but also serve to animate the façade of the building. To allow this, additional floor area for open balcony use only, equivalent to 4 percent of the total residential floor area, is supported subject to the conditions that no decks be enclosed in the future and that LEED™ Gold equivalency is achieved.

The application was reviewed by the Urban Design Panel on December 18, 2007, achieving unanimous support (see minutes in Appendix H).

Staff support the proposed form of development and recommend that it be approved subject to conditions which seek further design development at the development permit stage (see draft by-law provisions in Appendix A and design development conditions in Appendix B).

1.4 Sustainability: The Eco-Density Rezoning Policy for Greener Buildings, approved June 10, 2008, requires rezoning applications received after this date to achieve a minimum of LEED™ Silver certification or equivalency. Although this application was received before this date, a LEED™ checklist was submitted with the rezoning application indicating that the project could attain 43 LEED™ points and be eligible for LEED™ Gold. A rezoning condition is included in Appendix B setting LEED™ Gold equivalency as a requirement. Sustainability features include:

- placement of operable windows for cross and natural ventilation;
- use of exterior overhangs on the south façade to shade windows in the summer time and allow for heat penetration in the winter months;
- extraction of thermal value from the ground through geothermal exchange;
- state-of-the-art mechanical equipment and individual ventilation shafts in each unit, promoting natural ventilation and minimizing building energy loads;
- incorporation of low flow fixtures into the plumbing system, reducing overall water consumption by approximately 40 percent;
- use of rainwater harvesting to supplement non-potable water demands;
- landscaping strategy including drought tolerant planting and high efficiency irrigation coupled with use of captured rain water;
- roof-top urban agriculture plots for building residents; and
- optimization of indoor air quality through natural ventilation, use of low VOC paint, carpets and other natural materials, CO² monitors and filters on mechanical systems.

Staff support all of the above and recommend that these measures be pursued through the development application stage at the LEED Gold level.

1.5 Pedestrian and Vehicular Circulation, Parking and Loading: The parking and loading access for the development is off Rolston Crescent. The application proposes four levels of underground parking. Engineering staff have reviewed the traffic and parking implications of increased density on this site, considering among other things the Downtown Transportation Plan, and recommend a reduced residential parking standard for the Granville Loops Area, (see Appendix A). The development must, however, comply with the existing standards for commercial parking and for loading.

1.6 Interim Design: The street reconfiguration proposed as part of the Granville Loops Draft Area Plan will significantly alter the grades of Rolston both on the east and south elevations. Since this rezoning application has preceded the adoption of the Granville Loops Area Plan, the new development has been designed to meet both existing and anticipated future conditions.

2. Application for Exemption and Demolition of Single Room Accommodation Rooms

The Yale Hotel at 1300 Granville Street (44 designated SRA rooms) and the Cecil Hotel at 1336 Granville Street (82 designated SRA rooms) are included in Schedule A of the Single Room Accommodation By-law, and are therefore subject to the conditions and requirements of that by-law.

Of the total 126 SRA rooms, it is proposed that:

- 32 be exempted from the SRA designation, pursuant to the conditions of the By-law;
- 50 rooms in the Cecil, and one room in the Yale, be approved for demolition; and
- 43 rooms in the Yale be upgraded and conveyed to the City at no cost, to be operated as low cost housing over the long term.

The following discussion provides details on each of these proposals, as well as on the SRA By-law and low cost housing in Downtown South.

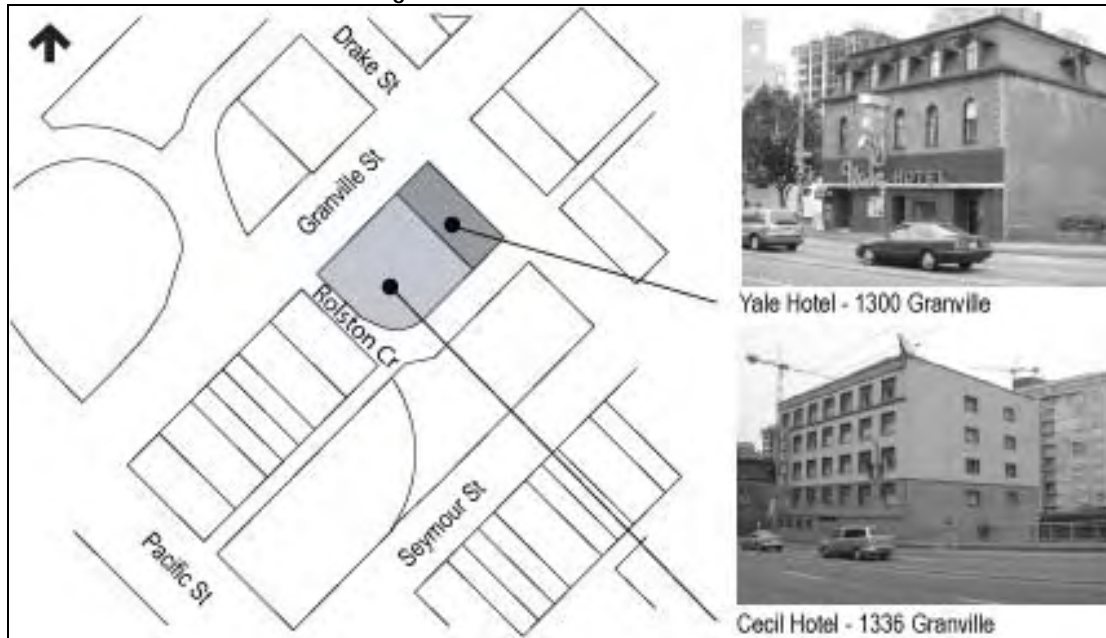
2.1 Single Room Accommodation (SRA) By-law: The Single Room Accommodation By-law, enacted by Council on October 21, 2003, regulates the conversion and demolition of single room accommodation and allows Council to manage the rate of change in the low-income housing stock by considering each situation on a case-by-case basis. An owner wanting to 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 attach conditions to the approval of an SRA permit such as a Housing Agreement, a Heritage Revitalization Agreement (HRA) or a \$15,000 per room levy to be made towards the City's replacement housing fund.

The SRA By-law also allows owners of designated rooms to apply for an exemption if the rooms, from and after the enactment date of October 21, 2003 to the date of application, meet the following exemption conditions:

- (a) a permanent resident does not occupy or customarily occupy the room as living accommodation;
- (b) the room is not in a building or portion of a building classified under the Assessment Act and its regulations as Class 1 - residential; and
- (c) the room is in a building or portion of a building in respect of which the owner has an obligation to pay or remit hotel room tax under the Hotel Room Tax Act and its regulations.

Council must grant the exemption if it is satisfied that the designated rooms meet all of the exemption conditions.

Figure 2: Yale and Cecil Hotels



2.2 Application for Exemption: On July 9, 2007 Rize Alliance (1300 Granville) Properties Ltd., the owner of the Cecil Hotel at 1336 Granville Street, submitted an Application for Exemption (see Appendix F), seeking Council approval to exempt 32 SRA-designated units from the SRA By-law on the basis that the units meet the SRA By-law exemption conditions. To support their claim, the owners provided staff with the Certificate of Registration pursuant to the Hotel Room Tax Act, the hotel guest ledger, and 2003 records. Based on analysis and site visit, staff has confirmed that 32 of the 82 SRA-designated units meet all three conditions for exemption under the By-law.

Approval of Recommendation F will authorize exemption for 32 SRA units at 1336 Granville Street from the SRA By-law.

2.3 Application for Conversion/Demolition Permit: In addition to the exemption application, the owner is applying for a demolition permit for the 50 remaining SRA-designated rooms in the Cecil Hotel, and to eliminate one SRA-designated unit at the Yale Hotel at 1300 Granville Street to allow for the proposed renovations and upgrades to the other 43 units in the existing building.

In deciding whether or not to approve the permit to demolish these designated rooms, Council must consider a number of factors, specifically:

- accommodation for affected tenants;
- condition of the building;
- supply and future availability of low-cost accommodation in the downtown core;
- the need to replace or improve SRA units; and
- the recent history of the land and building, and the use and occupancy of the building.

Accommodation for Affected Tenants: As of May 2008, 33 of the 82 SRA-designated units in the Cecil Hotel and 43 of the 44 SRA-designated units at the Yale Hotel are occupied, with monthly rents ranging between \$300 and \$500. As required, Rize Alliance, provided SRA staff

with a Tenant Relocation Plan, prepared by LPA Development and Marketing Consultants Limited as part of the SRA conversion/demolition permit application. Rize Alliance 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 termination notices have been served in accordance with the requirements of the Residential Tenancy Act. Rize Alliance will also provide tenants with a list of available comparable accommodation in the area and offer each tenant a compensation package equivalent to two months' rent. Further, the existing tenants will have the first right to apply to move into the renovated Yale Hotel. Rize Alliance is committed to ensuring that all tenants are satisfied with the relocation procedures, and have signed a Letter of Understanding (See Appendix G) with the City in this regard.

Condition of the Building: Like many SRAs built in the early 1900's the units at the Yale Hotel and Cecil Hotel require upgrading. If this project is approved, the proposed building renovations at the Yale Hotel would result in upgrades to 43 SRA-designated units as well as improved life-safety features and seismic upgrades, representing significant improvements to the quality of the accommodation for low-income tenants.

Need to Replace and Improve SRA Units: When the Downtown South Plan was created in the 1990s and the area was rezoned, it was anticipated that many of the single occupancy hotels would be lost. In response Council adopted a one-for-one replacement policy for low-income singles housing in the Downtown South that was to be implemented through a variety of means including construction of replacement housing and purchase of SRO hotels. Since 1991, the base year for this policy, there has been a net loss (the difference between loss of SRO units and gain in non-market housing for singles) of 38 units representing a 2 percent loss in Downtown South. The opportunity for the City to acquire the Yale Hotel SRA units would be a means of applying the one-to-one replacement housing policy. Further, while the proposed project at 1336 Granville Street (Cecil Hotel) would mean the loss of 50 SRA-designated units, the conveyance of the 43 upgraded units at 1300 Granville Street (Yale Hotel) to the City is a valuable assurance of reliable, quality, rental accommodation in perpetuity, and is consistent with Council policy to improve existing SRA units.

Supply and Future Availability of Low Cost Accommodation: There are a total of 10 residential hotels and rooming houses in the Downtown South, which translates to 639 available rooms. According to the 2007 Survey of Low-Income Housing in the Downtown Core, the vacancy rate in the Downtown South is 2 percent, indicating a sharp decline from the 1992 rate of 14 percent. On average, rental rates leading up to the 2007 Survey was an estimated \$401 for SRO rooms in the Downtown South, demonstrating an increase of 4.4 percent since the 2005 Survey. Downtown South was the sub-area with the smallest proportion of units renting for \$375 or less.

Since the enactment of the SRA By-law in 2003, Council has approved conversion/demolition permits for six SRA-designated buildings in the Downtown (DD) area representing a net loss of 87 units. This includes improvements to the City-owned Granville Hotel where the demolition of 17 units facilitated upgrades to the remaining 83 units to include cooking facilities and washrooms, with rents tied to the shelter component of income assistance and that remain SRA-designated. In 2006 the City, in partnership with BC Housing and the Vancouver Coastal Health Authority, agreed to fund a social housing project at 1321 Richards Street consisting of 87 self-contained units for low-income singles of the Downtown Eastside and Downtown South, some of whom have concurrent disorders and who have started on the road to

recovery. This project, Kindred Spirit Place, is currently under construction with completion expected in January 2009. In addition, 46 units are being provided to the City of Vancouver for social housing as a replacement for the former 43-room Passlin Hotel, at 788 Richards Street, which occupied the north end of the site. This site will be occupied by individuals and couples whose maximum incomes are at core need levels or less, and who cannot pay rents greater than the shelter component of income assistance. In July 2007, Council approved Coast Foundation Society as the non-profit housing operator, administered by BC Housing, for the Doug Story Apartments and the units were occupied in May 2008.

At present there are approximately 450 units of non-market housing under development in the Downtown Core, representing four of the twelve City-owned new social and supportive housing sites (see Table 1 below).

Table 1: New City-owned social and supportive housing units in the downtown core

Site	# Units	Non-Profit Society Operator
1134 Burrard Street	125	Kettle Friendship Society
1050 Expo Boulevard	120	127 Society for Housing / St. James Community Society
1233-1251 Howe Street	100	McLaren Housing Society
1308 Seymour Street	105	Granville Mennonite Housing Society
Total	450	

Recent History of Building & Land: Historically, the Cecil Hotel and the Yale Hotel have had good records. There have not been many outstanding deficiencies with respect to property use and liquor inspections. Since Rize Alliance bought the properties they have allowed both buildings (pubs and hotels) to be operated by the same management.

2.4 Conditions for Approval of an SRA Permit: A condition of approval often applied by Council in cases where a proposal involves the elimination of SRA units is a conversion/demolition levy. Staff recommend that the levy not be applied in light of the sizeable acquisition of securing 43 SRA-designated units at Yale Hotel. The value of upgrading the 43 SRA units, based on estimated construction costs (excluding heritage upgrades), would be approximately \$3,796,000. This exceeds the amount that would have been accrued by applying the \$15,000/unit levy to 50 units (\$750,000). Since the City will be the sole proprietor of the Air Space Parcel containing the SRA units, this acquisition secures rental accommodation for low income residents in perpetuity. Further, the SRA units will generate an estimated gross \$200,000 per annum in rental income, if rents remain the same at \$300 to \$433/month. Staff recommend that no additional payment for the demolition of the rooms be required.

The previous owner and current operator of the Yale's 225-seat pub at grade and the current operator of the Yale SRA units, has proposed to continue operating the units on behalf of the City of Vancouver, if the rezoning is approved. Continuing with the current operation of the rooms may be appropriate, and staff will proceed to negotiate the term and conditions of an operating agreement with Mr. Luciak for report back to Council. If a mutually acceptable agreement cannot be concluded the City will have the right to select an alternative operator for the Yale SRA units. The intent is for the rooms to be operated on a break-even basis where rents cover operating costs.

Approval of Recommendation G will allow, subject to approval of the rezoning for 1300-1336 Granville Street, the demolition of 50 SRA units at 1336 Granville Street.

3. Conveyance, Upgrading & Management of Yale Hotel SRA Rooms

One of the on-site public benefits proposed as part of this application involves the conveyance of the upgraded Yale Hotel SRA rooms to the City by air space parcel.

Air Space Parcel Subdivision: Air space parcel subdivisions allow for separate ownerships within a single building. They involve the creation of volumetric parcels out of a single site, each with its own title and are increasingly common for multiple use buildings. As a condition of approving an air space subdivision, the City's Approving Officer requires that a variety of reciprocal easements be entered into among the various parcel owners to provide for pedestrian and vehicular access and egress, provision of utilities and other services, and for support, maintenance, repairs, etc.

It is also the norm for the developer, upon air space parcel subdivision and before transferring ownership of any of the parcels, to include in such agreements reciprocal or joint insurance obligations, cost sharing arrangements for common costs, and provisions to ensure compliance with such obligations in the form of indemnities and equitable charges. Accordingly, upon the City becoming the registered owner of an air space parcel in such a development, the City would become bound by those obligations and agreements in the same manner as all the other owners. Staff is of the opinion that these are appropriate relations for the ownership and management of air space parcels, and are the most effective and efficient way to ensure ongoing cooperation and accountability among the various owners.

Approval of Recommendation H, to provide the Director of Legal Services with the authority to execute appropriate air space parcel related legal agreements, will allow the City to take possession of the affordable housing air space parcel in the Yale Hotel building.

SRA Specifications for Upgrading: As part of the on-site benefit, the SRA rooms are to be upgraded to City standards as determined by the Directors of the Housing Centre and Facility Design and Management. As part of the rezoning application the owner has provided a Building Condition Report and proposed specifications for the upgrading of the SRA rooms (see Appendix E for building specifications). These documents have been reviewed and accepted by staff, subject to conditions in Appendix B.

4. Heritage Conservation

As part of the on-site public benefit proposed in the application, the owner of the site proposes to restore and designate the Yale Hotel building at 1300 Granville, which is listed as a "B" on the Vancouver Heritage Register (VHR). The conservation approach will be restoration of the building, conserving its key architectural features and use, and replicating some of its original elements (see Appendix D for the conservation plan). The existing pub and SRA accommodation will be retained.

Originally called the Colonial Hotel, the building was constructed in 1888-1889 to accommodate construction workers as part of the first Granville Street Bridge in 1889. In addition, the building housed the local construction trade involved in the development of the area and the CPR. The Yale Hotel is a simplified example of Second Empire architecture, including a mansard roof with a series of gabled dormers. The building's primary historic values are generated through its architectural design; the original owner (James Wellington

Horne) who was second only to the CPR in developing land in the downtown core and the buildings architect (Noble Stonestreet Hoffar), one of Vancouver's first architects and responsible for many of the City's largest and most substantial structures between 1886 and 1900. The hotel was expanded in 1909 with an addition to the east. The 1950's "Yale Hotel" signage on the hotel's front façade represents the hotel's evolution during the mid-20th century and contributes to the collection of illuminated signage that has become synonymous with downtown Granville Street (see Appendix D for the Statement of Significance).

On December 10, 2007, the Vancouver Heritage Commission (VHC) reviewed the proposed conservation plan and the proposed massing and relationship between the tower base and the Yale Hotel. The proposal was supported, but with requests to incorporate the original glazing pattern for the ground floor storefront of the Yale Hotel, into the final design and to review the possibility of restoring the north main floor window to its original design. The Commission also requested that the provision of interpretation materials explaining the Cecil Hotel's history (including early meetings that formed Green Peace and possibly the Georgia Straight) be a condition of rezoning approval (see Appendix F for VHC Motion and minutes).

Approval of Recommendations D and E will allow for the restoration and designation of the Yale Hotel building at 1300 Granville Street.

PUBLIC INPUT

Two rezoning information signs were installed on the site on November 27, 2007 and a notification letter dated November 22, 2007 was mailed to 1129 surrounding property owners. The notification area was bounded by Pacific Street, Hornby Street, Davie Street, and Richards Street. The application has generated very little comment or written communications from surrounding property owners and other citizens. Responses included concerns about the height of the building and potential view blockage, and the provision of relocation assistance for the current tenants of the Yale and Cecil Hotels.

In addition, two pre-application public meetings were held by the development team: one for SRA residents of the Yale and Cecil Hotels and one for the general public. The information meeting for the SRA tenants of the Yale and Cecil Hotels was held on April 18, 2007 at the Yale Hotel Pub. A total of 37 people attended the meeting, eight of whom were associated with the current building operation. Twenty of the tenants signed the attendance sheet.

The public open house was held on April 19, 2007 at the Roundhouse Community Centre. The invitation to the open house was sent to 1,129 surrounding property owners. 17 comment forms were submitted. The responses were generally supportive of the application.

PUBLIC BENEFITS

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

1. **Public Art:** The Public Art Program requires for rezoning involving floor area of 15 000 m² (161,463 sq. ft.) or greater that they allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area in this application is below the threshold amount and so a public art budget will not be required.

2. **Community Amenity Contribution (CAC):** For a Downtown rezoning this contribution is negotiated and is generally evaluated by staff in light of the increase in land value or “lift” expected to result from rezoning. The applicant has proposed as on-site benefits to transfer ownership of the Yale Hotel (an approximately 1 951 m² (21,000 sq. ft.) air space parcel of the upper floors) excluding the ground floor pub to the City, and to undertake the following heritage conservation and upgrade work to the Yale Hotel:

SRA Upgrade:	\$1,625,000
Structural & Code Upgrade:	\$1,295,000
Heritage Costs:	\$2,339,000
Soft Costs:	\$1,557,000
Total Value	\$6,836,000

Real Estate Services staff have reviewed the estimated lift in land value attributable to the rezoning, and the value of the proposed CAC offering. Staff recommend that this offer be accepted.

Staff notes that Granville Loops Area Plan is proposed to be accompanied by a public benefits strategy to address funding for amenities and services which are necessary for an increased population. The on-site benefits contribute to the City’s heritage and housing objectives for the area.

3. **Development Cost Levies (DCLs):** DCLs apply to all new construction and help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing), and various engineering infrastructure. This site is located in the city-wide DCL area where the rate for the net increase in developed floor space is \$64.58 per m² (\$6.00 per sq. ft.). DCLs do not apply to floor area in existing buildings which will remain on site, as is the case with 1300 Granville Street. It is anticipated that the new floor area associated with the proposed tower at 1336 Granville Street will generate DCLs of approximately \$0.9 million, which are to be collected prior to building permit issuance.

FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City’s operating expenditures, fees, or staffing.

The air space parcel that the City will receive will be fully upgraded to City standards, including a new roof. There will be some capitalization costs incurred by the City in the future with respect to structural upgrades. These costs could be absorbed through the Capital Plan process or through the Affordable Housing Fund. The on-going operating costs (maintenance and repair) will be covered from the rents generated by the building and will be the responsibility of the operator of the SRO units.

APPLICANT COMMENT

The applicant has been provided a copy of this report and offers the following comments:

“We wish thank the City staff, especially the Planning Department, Heritage Group, and Housing Centre, as well as various community groups, for guiding and supporting this project since 2005. This collaboration yielded a triple-bottom line approach where we strive to achieve financial, ecological, and social sustainability in city building.

Some of the innovative solutions generated include a distinct architectural design with spacious balconies for “backyards in the sky”, ownership transfer of upgraded Yale SRA units to the City, and enrichment of cultural and music venue on heritage site.

We are in general agreement with the wording of the report and will continue to work with staff to meet the conditions for approvals.”

CONCLUSION

Staff assessment of this rezoning application concluded that the proposed increase in density is supported. The Director of Current 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 a recommendation of the Director of Current Planning that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in revised plans included here as Appendix I.

As part of this application, staff recommend the approval of the SRA demolition/conversion permit to demolish 50 designated SRA units at 1336 Granville Street (Cecil Hotel) and one designated SRA unit at 1300 Granville Street (Yale Hotel), subject to the approval at Public Hearing of the rezoning for this site.

The public benefits of this project will contribute to the City’s affordable housing goals in the form of the City’s long term ownership and control of the upgraded Yale SRA rooms, and to the City’s heritage goals, through the designation and restoration of the Yale Hotel building.

* * * * *

1300-1336 Granville Street
DRAFT CD-1 BY-LAW PROVISIONS

Note: A draft by-law will be prepared generally in accordance with the provisions listed below, which are subject to change and refinement prior to posting to the satisfaction of the Director of Legal Services.

1 Land Uses

- 1.1 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) Multiple Dwelling Use in conjunction with any of the following;
 - (b) Cultural and Recreational uses limited to Artist Studio, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Personal Training Centre and Theatre;
 - (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, and Community Care Facility;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses; and
 - (g) Accessory Uses customarily ancillary to the above uses.

2 Conditions of Use

- 2.1 Dwelling units are in an "activity zone" as defined by the Noise Control By-law and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

3 Floor Area and Density

- 3.1 The maximum floor space ratio is 8.25. For the purpose of computing floor space ratio, the site is deemed to be 1 962.3 m² (21,122.7 sq. ft.), being the site size at time of application for rezoning, prior to any dedications.
- 3.2 Beyond the maximum permitted FSR of 8.25, an additional 4 percent of residential floor area may be used to provide open residential balcony space, subject to the condition that no enclosure of balconies shall be permitted for the life of the building.
- 3.3 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, to be measured to the extreme outer limits of the building.
- 3.4 Computation of floor area 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, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) the floors or portions of floors 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, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
 - (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
 - (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, providing that the total area excluded does not exceed 1 000 m²; and
 - (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.
- 3.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
 - (b) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the total floor area being provided; and
 - (c) passive solar appurtenances to reduce solar gain; and
 - (d) structures as such pergolas, trellises and tool sheds which support the use of intensive green roofs or urban agriculture.
- 3.6 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

4 Height

4.1 The maximum building height, measured above base surface, must not exceed 68.9 m (226 ft.), except that the Director of Planning or Development Permit Board may approve additional height to accommodate any change in building grades which are undertaken by the City, such height increase not to exceed 3 m (10 ft.);

4.2 Section 10.11 of the Zoning and Development By-law will apply except that if:

(a) in the opinion of the Director of Planning or the Development Permit Board, higher structures such as:

- (i) elevator enclosures, lobbies, and stairwells that provide access for building occupants to rooftop common area;
- (ii) guardrails that do not exceed the minimum height specified in the Building By-law; and
- (iii) pergolas, trellises, and tool sheds that support the use of intensive green roofs and urban agriculture,

will not unduly harm the liveability and environmental quality of the surrounding neighbourhood, and

(b) the Director of Planning or Development Permit Board first considers:

- (i) all applicable policies and guidelines adopted by Council;
- (ii) the submission of any advisory group, property owner, or tenant; and
- (iii) the effects on public and private views, shadowing, privacy, and open spaces,

the Director of Planning or Development Permit Board may allow a greater height for any such structure.

5 Parking, Loading and Bicycle Parking

5.1 Parking, loading and bicycle parking spaces shall be provided and maintained in accordance with the requirements of the Parking By-Law including provisions for relaxation, exemption and shared use reduction except that:

(a) For multiple residential uses, parking shall be provided at a minimum of one space per 100 m² of gross floor area except that no more than 1.25 spaces for every dwelling unit need be required;

6 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

* * * * *

1300 - 1336 Granville Street
PROPOSED CONDITIONS OF APPROVAL

Note: These are draft conditions which are subject to change and refinement by staff prior to the finalization of the agenda for the Public Hearing to the satisfaction of the Director of Legal Services.

FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Busby Perkins & Will Architects in plans and stamped "Received Planning Department, May 1, 2008", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board, who shall consider the following conditions:

Design Development

- (i) design development to the projecting balcony elements to increase their transparency without decreasing the robust architectural character of the interconnected forms;

Note to applicant: Design development should consider reducing the heaviness/solidness of side treatments of the projecting balconies.

- (ii) design development to further enhance the Granville Street frontage to achieve the fine grain active character sought for Granville Street as a pedestrian oriented shopping street;

Note to applicant: Provision of weather protection is also required;

- (iii) design development to relocate the below-grade parking structure vent to a location that will minimize its impact on pedestrian activities along this frontage;

- (iv) design development to the roofscapes to enhance their visual quality as seen from above through landscaping, screen elements and finishes;

Note to applicant: Design development should consider expanding the usable outdoor area of the uppermost roof. Vents, mechanical rooms, elevators should be integrated into the roof architectural treatment or screened with material and finishes compatible with the building;

- (v) design development to ensure a high standard of livability with direct access to usable (unenclosed) outdoor space for each dwelling unit;

Note to applicant: In conjunction with achieving a LEED Gold standard and no enclosed balconies within the building, provision of an additional 4 percent residential floor area has been provided to enhance the livability of the dwelling units.

- (vi) provision of high quality, durable architectural materials and detailing;
- (vii) design development to provide street interface solutions, for both existing and anticipated future building grade conditions, with particular consideration given to pedestrian access, building entries and parking and loading access;

Crime Prevention Through Environmental Design (CPTED)

- (viii) design development to take into consideration the principles of CPTED, having particular regard to reduce opportunities for:
 - theft in the underground,
 - graffiti on walls, and
 - mail theft;

Landscape Design

- (ix) notching of parkade slab, where possible, to increase opportunities for planting at or near the property line;
- (x) design development improve the Granville Street commercial interface;

Note to Applicant: the planter at the edge of the commercial patio should be brought to grade level to mitigate blank walls at the pedestrian level. The parkade slab will need to be notched to allocate room for soil depth (refer to section 3, sheet L5);

- (xi) trees at the Rolston Crescent edge to be planted at grade;
- (xii) provide continuous street trees to adjacent streets;

Note to Applicant: this can be done by filling in gaps to existing colonnades or providing new street trees, to the satisfaction of GMES.

- (xiii) design development to improve the quality of the level 13 common terrace;
- (xiv) design development to improve the roof level by:
 - providing continuous garden plots planters without compromising the other amenities (**Note to Applicant:** soil health and planting opportunities can be improved through amalgamation of plots to increase soil volumes),
 - providing additional permanent planters that contain small species trees an overall full season planting palette, in addition to edible plants,
 - integrating a seating edge to the garden plots;

- (xv) at time of development permit submission, provision of large scale sections through permanent planters and architectural slab;

Urban Agriculture

- (xvi) design development to provide hose bibs, tool storage, composting, a potting/work bench, and sink for the garden plots located on the rooftop;

Note to applicant: an amenity room could be provided adjacent to the elevator and fan room. The amenity room should include an accessible washroom and kitchenette.

- (xvii) design development to increase the usable rooftop area;

Note to applicant: consideration should be given to providing amenity room on the rooftop, in addition to increased outdoor area, in order to increase the functionality and usability of the amenity patio area. A small indoor amenity room could be provided in the northeast corner of the rooftop.

Social Planning

- (xviii) design development to provide an amenity room on level 13 adjacent to the outdoor amenity patio;

Note to applicant: the amenity room should include an accessible washroom and kitchenette.

- (xix) design development to provide flexible space on the level 13 amenity patio which can accommodate children's play activities, as well as other uses;

Parking, Loading, Bicycle Parking and Passenger Loading

- (xx) provision of an updated Transportation Assessment Report is required. The report is to include turning templates for all parking and loading access points and for all internal parking and loading circulations clearly showing adequate functionality;

- (xxi) provision of full compliment of commercial loading bays is required;

- (xxii) provision of full compliment of commercial parking stalls is required;

Notes to Applicant:

Relocation of the residential security gate is required to ensure all the residential parking spaces are located behind the security gate.

Provision of direct and convenient access to loading bays from the Yale Hotel is required.

Clarification of the need for valet parking to serve the restaurant use and details of its operation are required.

Provision of internal access to all CRU's from the loading bays is required. Internal access to the CRU in the southeast corner of the site is required.

Provision of adequate visibility to oncoming vehicles, provision of mirrors at key locations is required. **Note to Applicant:** there are walls obstructing visibility adjacent grid lines PB and PJ.

Clarify the depiction of the length of the Yale Hotel, some pages indicating it built to the Granville Street property line, and others are indicating it set back.

Delete curb returns at parkade and loading entry and show standard City crossings.

Provide details of garbage storage and pick up operations, including internal routes to and from storage areas.

Correct Legal description on page RZ-001 to include Lot A, Block 113, District Lot 541, Plan 9441.

Sustainability

- (xxiii) a preliminary LEED™ score card should be submitted with development (DE) application showing proposed strategies for attainment of LEED™ Gold;

Note to Applicant: Registration and certification with CAGBC (Canada Green Building Council) to achieve LEED™ Gold certification is encouraged but not required. Best effort to pursue equivalency to the satisfaction of the Director of Planning will be accepted.

Heritage

- (xxiv) supply an Interpretative Plan for the site which takes into account the history of the Cecil Hotel, particularly noting the role the Cecil Hotel played in the late 1960's and 1970's with respect to the formation of Greenpeace and the Georgia Straight newspaper;
- (xxv) based on a S3 structural upgrade approach, integrate the conservation plan, with the seismic upgrading, noting any conflicts between this approach and character defining elements as noted in the SOS;
- (xxvi) revise design of new storefront to more closely resemble the original scale and detailing of the storefront as shown in archival photo (1944 (VA 1184-624) shown in the Conservation Plan page iii. Attention should be paid to the proportion of the window dimensions and the location and detail of the cornice at 1st floor location. The existing "Yale Hotel" sign can be retained but should be incorporated into the revised storefront design;

Environmental Health

- (xxvii) the City's acoustical criteria shall form part of the Zoning By-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures;

Licensing - Liquor Primary Use

- (xxviii) the proposed stand-alone pub in the new podium should be limited to the 237 liquor licensed seats transferred from the Cecil Hotel;
- (xxix) the pub and restaurant must function as separate uses, each with its own entry/exit and without an overlap of functional space;
- (xxx) to avoid future conflicts between the liquor establishments and residential units, the design of the project must provide clear separation of entries with sound attenuation between the uses. A management plan will be required to confirm compatibility of the uses;
- (xxxi) the proposal will be subject to a time-limited Development Permit to review compliance and mitigation of traffic, noise, parking and other zoning issues;
- (xxxii) standard hours of operation will be limited to 11:00 a.m. to 1:00 a.m., Sunday to Thursday; and 11:00 a.m. to 2:00 a.m., Friday and Saturday; or Extended hours of operation will be limited to 9:00 a.m. to 2:00 a.m. Sunday to Thursday; and 9:00 a.m. to 3:00 a.m., Friday and Saturday;
- (xxxiii) a signed Good Neighbour Agreement will be required prior to business license issuance.

AGREEMENTS

- (a) THAT, prior to enactment of the CD-1 By-law (unless otherwise specified below), at no cost to the City:

Heritage

- (i) The owner shall enter into an agreement with the City prior to issuance of the development permit for the 1300-1336 Granville Street project, to secure rehabilitation, protection and on-going maintenance of the "B" listed heritage building at 1300 Granville Street and to restrict occupancy of the new tower until rehabilitation to the heritage building is completed, on terms and conditions satisfactory to the Director of Legal Services;
- (ii) Heritage Revitalization Agreement and Designation By-Laws shall be enacted by Council and registered on title, as applicable, along with any side agreements

required at the discretion of the Director of Planning or the Director of Legal Services.

Engineering

- (iii) the owner shall make arrangements on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services for the following:
- (1) dedication of portions of Lot A for road purposes. Delete all structures or portions of the building above and below grade within the dedication area,
 - (2) closure & acquisition of portions of Rolston Crescent to form part of the consolidated site,
 - (3) provision of a 3.0 m x 3.5 m corner cut at the southeast corner of Lot A. Delete all structures or portions of the building above grade and provide a minimum 3'-0" of cover from the top of the parkade to the building grade. The parkade to be designed to highway loading standards,
 - (4) dedication of a 1.0 m x 1.5 m corner cut over the southwest corner of Lot A for pedestrian purposes,

Note to applicant: For items (1) to (4) above, refer to sketch of site from Engineering Services, dated May 15, 2008, in Appendix H.

- (5) deletion of any portions of building or other structures above and below grade within Right of Way 388292M (as shown on Explanatory Plan 8056); or make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for discharge of the right-of-way,
- (6) consolidation of the site into a single parcel or creation of the proposed lots, arrangements to be made the satisfaction of the General Manager of Engineering Services, Director of Legal Services and Director of Planning to identify all resulting cross boundary issues including the provision of all necessary legal agreements addressing the boundary issues,
- (7) for all existing and proposed encroachments over City streets from the Yale Hotel, and updating and/or replacement of Easement & Indemnity Agreement B77264,
- (8) decommissioning of the existing 2 cavities under the sidewalk, the goods chute and oil intake and discharge of the relevant legal agreements from the title prior to Occupancy of any of the rezoning buildings,
- (9) interim widening of Rolston Crescent to provide adequate passage to the remainder of Rolston Crescent until the loops demolition and road reconstruction takes place. Arrangements to include a detailed design of a

road geometric determining adequate temporary road widths. Should the review determine that adequate temporary road widths are not feasible within the existing road rights-of-way arrangements to acquire additional rights-of-way providing for acceptable road widths will be necessary,

- (10) relocation and/or adjustment of hydro poles and utility services along the Rolston Crescent frontages of the site to accommodate changes in the road geometrics and to ensure there is no conflicts with parking and loading access points to the site,
- (11) upgrading of the 250 mm sanitary sewer main on Drake Street from Rolston Crescent to Seymour Street to provide adequate sewer servicing for the development,
- (12) upgrading of the water mains to adequately serve the site. The application currently does not include information to determine if any upgrading is necessary or the possible extent of upgrading, provision of flow rates and additional project details are required to make a determination or arrangements to provide any necessary upgrading must be made,
- (13) provision of new sidewalks (temporary and permanent) adjacent the site in keeping with the sidewalk treatment patterns for the area,
- (14) provision of street trees adjacent the site where space permits,
- (15) provision of improved street lighting on the Rolston Crescent frontages of the site,
- (16) undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;

The above are to be included, where appropriate, in one or more registrable servicing agreements, setting out the obligations for construction and maintenance of the works fully at the owner's expense, at the discretion of the general Manager of Engineering Services and the Director of Legal Services.

Affordable Housing - 1300 Granville Street

- (iv) the owner shall, on terms and conditions satisfactory to the Director of the Housing Centre, the Director of Facility Design and Development and the Director of Legal Services, enter into an agreement to upgrade the low-income housing component of the Yale Hotel at 1300 Granville Street, generally in accordance with the Building Specifications included as Appendix E;

Air Space Parcel -1300 Granville Street

- (v) the owner shall, on terms and conditions satisfactory to the Director of the Housing Centre, the Director of Facility Design and Development and the Director of Legal Services, grant the City an option to purchase for a nominal price the air space parcel within which the second and third floors of the Yale Hotel at 1300 Granville Street will be located after subdivision of the Yale Hotel by airspace parcel subdivision;

Sale of Street

- (vi) the owner shall enter into a purchase and sale agreement to purchase a portion of street (Rolston Crescent) at the southeast corner of Lot A, at a purchase price of \$676,000, and to provide an easement for street purposes in favour of the City which would be extinguished following the completion of construction of the proposed new road layout;

Soils

- (vii) the owner shall do all things and/or enter into such agreements as are deemed appropriate by the Manager of Environmental Protection and the Director of Legal Services, in their discretion, to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (viii) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services, in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment, and all other applicable conditions imposed by the City or the Ministry of Environment have been satisfied.

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 site 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-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and contents 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.

* * * * *

DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"1300-1336 Granville Street [CD-1 #] [By-law #] G1 (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 1300-1336 Granville Street

* * * * *

STATEMENT OF SIGNIFICANCE AND PROPOSED CONSERVATION PLAN

One of the public benefits of the proposed rezoning is the designation, restoration and code upgrading of the building at 1300 Granville Street.

Statement of Significance

1300 Granville Street "Yale Hotel" in the "B" category of the Vancouver Heritage Register:

Description:

The Yale Hotel, formerly known as the Colonial Hotel, is a three-storey Second Empire-style building, located at the corner of Granville and Drake Streets near the north foot of the Granville Street Bridge. It is distinguished by its bellcast mansard roof, gabled dormer windows and round arched windows. A large later addition is attached to the rear of the hotel.

Historic Value:

The Yale Hotel is significant as one of the oldest surviving buildings in Vancouver and for its association with the development of Yaletown. Construction of the Yale Hotel began in 1888 and was completed in 1889. It was among a very small number of structures to be built on Granville Street during Vancouver's formative years. Yaletown was the working class neighbourhood populated by workers who moved to Vancouver in the 1880s to service and build the CPR. The Colonial Hotel provided low-priced accommodation for CPR workers and became known as the centre of the notorious Yaletown nightlife. The hotel was also built in association with the construction of the first Granville Street Bridge in 1889, and served travelers between Vancouver and Richmond.

Furthermore, the value of the Colonial Hotel is associated with its original owner, real estate developer James Wellington Horne (1853-1923), who owned more land in the downtown area than any single other person, second only to the CPR. By 1890, only four years after his arrival in Vancouver, Horne had built major brick blocks on most of Vancouver's principal streets. Horne held public office in 1888-90 as a City Alderman and in 1890-94 held a seat in the provincial legislature.

The Colonial Hotel is additionally valued for its handsome Second Empire architecture, designed by Noble Stonestreet Hoffar (1843-1907). One of Vancouver's first architects, Hoffar made a considerable contribution to the evolution of the city between 1886 and the mid 1890s with his design and construction of many of the city's largest and most substantial structures. The Colonial Hotel is a simplified example of Second Empire architecture, which typifies the increasingly elaborate and monumental appearance of architecture towards the end of the nineteenth century. In eastern Canada and the United States, the mansard roof was closely associated with hotel accommodation; as Hoffar was American-born, he would have been familiar with the popular eastern styles. The hotel is also associated with architect W.T. Whiteway (1856-1940), who was commissioned to design the addition to the east in 1909. Whiteway arrived in Vancouver at the time of the Great Fire and worked in Vancouver from 1886-1887, then followed other building booms in the United States and Canada before returning to Vancouver where he became one of the leading local architects.

Indicative of the changing times, the 1950's neon "Yale Hotel" signage on the hotel's front façade represents the hotel's evolution during the mid-twentieth century and contributes to the collection of illuminated signage that has become synonymous with downtown Granville Street.

Character-Defining Elements

Key elements that define the heritage character of the Colonial Hotel include its:

- east sloping corner location at Granville and Drake Streets;
- construction to the front and side property lines with no setbacks;
- commercial form, scale and massing as expressed by its three-storey height, cubic shape, and four-storey, irregular plan of the rear addition;
- Second Empire style detailing including its mansard roof with a series of gabled dormers;
- masonry construction of the original hotel, with a rubble-stone foundation and polychromatic red brick cladding with yellow brick detailing (quoining, arched window crowns and patterned brickwork around the entire building at the cornice);
- masonry construction of the rear addition, with a scored concrete foundation and rough dressed sandstone window sills;
- regular and symmetrical fenestration of the original section, with round headed windows and projecting window hoods;
- regular and asymmetrical fenestration of the rear addition, including some original 1-over-1 double hung wooden sash windows and first storey side elevation windows with transoms, and transoms over the rear fire escape doors; and
- neon "Yale Hotel" signage.

Interior features have not been assessed, and may have value and contain character-defining elements

Proposed Conservation Work - Heritage Status Value Assessment:

The proposed work is to restore the building, conserving its key architectural features and replicating missing elements. The existing pub and SRA accommodation will be retained.

Roof	<ul style="list-style-type: none">• Mansard roof replaced with new metal to replication original.
Gutters	<ul style="list-style-type: none">• New gutters and flashing.
Cornice	<ul style="list-style-type: none">• Replicate the sheet metal cornice along Drake Street façade of 1909 wing; restore the brackets and detailing of the Granville/Drake Streets part of the building.
Masonry	<ul style="list-style-type: none">• Inspect for condition, noting problems with previous sand blasting and bulging brick areas on Drake Street façade.• Use only hand tools for cleaning out mortar joints.• Mortar to match existing in composition, strength, colour and pointing profile.• Repair or replace damaged/bulging brick and underlying rusting or deterioration.• Sandblasting and other abrasive measures not permitted.• Coatings subject to review by preservation consultant.• Removal of paint from Drake Street addition to be subject to on site

- testing as to methods and viability of total paint removal and possible coatings; repainting in brick-coloured paint may be required.
- | | |
|--------------------|---|
| Windows | <ul style="list-style-type: none">• Existing metal sash not original.• Inspect for any traces of over-painting on frames.• Remove sash, repair stone sills where required using similar conservation methods.• New replica wooden windows to match original configuration based on archival research; paint in original or authenticated colours.• Land and interior side windows to be replaced with wood frame windows. |
| Storefront & Entry | <ul style="list-style-type: none">• Replacing existing storefront with replica of original based on archival photo, noting that current sign is more recent than that shown in 1944 archival photo; design options for final storefront design to be developed for review with city staff. |
| Sign | <ul style="list-style-type: none">• Retail and restore existing YALE sign. |
| Seismic Upgrading | <ul style="list-style-type: none">• To S3 standard including upgrading of existing floor and roof diaphragms through the addition of new plywood sheathing either on top or underneath of the existing floor/roof framing.• Tying of the roof and floor diaphragms to the shear walls, typically by placing steel angles bolted to both the walls and the floor structure around the full perimeter of the floor area.• Tying of existing gravity load resisting elements to the diaphragms.• Restraining existing parapets, cornice or canopies back to the supporting structure. |

Economic Viability of Conservation:

A proforma was submitted and reviewed by Real Estate Services staff which outlined the costs to restore and designate the building along with upgrading the building to meet the City's building code requirements and upgrading the SRA rooms to the City standards. Real Estate Services staff have confirmed that no undue profit has been generated through the proposed on site density bonus.

* * * * *

YALE BUILDING SPEC

1300 Granville Street, Vancouver, BC, Canada "Yale Hotel"
2008.07.03

1.0 GENERAL REQUIREMENTS

- 1.1. Heritage conservation work to be done in accordance with Conservation Plan prepared by Heritage Consultant and approved by City of Vancouver (CoV).
- 1.2. Structural upgrade work to be done in accordance with Structural Report prepared by Structural Engineer and approved by CoV.

2.0 SITE WORK

3.0 CONCRETE

4.0 MASONRY

- 4.1. Repair the exterior brickwork as needed. This includes: pressure washing exterior of building to remove dirt build-up, removing mortar that is loose, eroded and structurally unsound, repointing mortar joints, and replacing damaged bricks.
- 4.2. Investigate methods and viability of possible coatings. For example, the exterior brickwork of the west section (constructed circa 1889) may be sealed with water repellent acrylic based masonry coating. The exterior brickwork of the east section (constructed circa 1909) may be repainted with elastomeric paint.

5.0 METAL

6.0 WOODS AND PLASTICS

- 6.1. Residential units to have new vanity cabinet and counter top.

7.0 ROOFING

- 7.1. Remove and replace the existing tar and gravel roofing system on the flat roof. The new flat roof system to be a 2-ply torch-on SBS membrane roofing or CoV approved equal. Prior to the installation of the flat roof system, adjustments will be made to the roof slopes to ensure proper drainage to area drains. There are 2 roof top A/C units and one make-up air unit on the roof that have been decommissioned and will be removed. The roof structure will be repaired and re-roofed.
- 7.2. Remove and replace the roofing membrane to the sloped mansard with gables, roof area. Prior to installation of new roofing, repair any deteriorated structural framing. Install standing-seam metal roofing to the mansard roof.
- 7.3. Replace all associated roof sheet metal flashings and downpipes with new prepainted galvanized flashings.
- 7.4. Replicate sheet metal cornice along Drake façade of 1909 wing.

- 7.5. Chimneys to be reported and reflashed as needed. Unused chimneys, if any, to be sealed.
- 7.6. Roofing guarantees and warranties to be provided by qualified installers.

8.0 DOORS AND WINDOWS

- 8.1. All residential units to have new hollow metal doors and recessed steel frames at entries. Doors to be fire rated to meet code requirements with new self-closure. New deadbolts and passage hardware with eye peeps included. Fob/key card access entry system, or CoV approved equal, to individual units in lieu of traditional keys. Door sweeps provided.
- 8.2. Exterior entry doors to the residential premises to be controlled by fob/key card access entry system or CoV approved equal.
- 8.3. All common area doors of the residential section to be hollow metal doors and recessed steel frames with appropriate fire rating if required. All new commercial grade door hardware.
- 8.4. Refurbish all wood windows by stripping existing paint, sand, and fill as required. Apply a primer, then 2 coats of exterior paint. Windows with rot will be rebuilt or replaced as necessary with similar style windows.
- 8.5. Replace the window glazing with thicker laminated glass to prevent heat loss.
- 8.6. Damaged or missing window hardware to be replaced.

9.0 FINISHES

- 9.1. Remove existing flooring and install new commercial grade sheet vinyl throughout the residential units and common areas. New 4" rubber base to walls.
- 9.2. New rubber stair nosing to stairwells.
- 9.3. Residential areas to receive 2 coats of paint.
- 9.4. Replace ceiling tiles in the 'T' bar ceiling as necessary.
- 9.5. Provide further acoustic buffering to the underside of the commercial floor ceiling or CoV approved equal.
- 9.6. Patch all drywall necessary upon completion of scope of work.

10.0 SPECIALTIES

- 10.1. Residential units to have new wall mounted mirrors above vanities. New towel bar beside vanities.
- 10.2. Common washrooms to have new towel bars, robe hooks, toilet paper holders, and mirrors.
- 10.3. New postal boxes for residents.
- 10.4. Install identifying signage as required including common area rooms and residential unit numbers.

11.0 EQUIPMENT

12.0 FURNISHINGS

- 12.1. Residential units to receive new window coverings.

13.0 SPECIAL CONSTRUCTION

14.0 CONVEYING EQUIPMENT

- 14.1. No elevator.

15.0 MECHANICAL

- 15.1. There are currently 3 boilers that provide hot water heating for the building. The intent is to alter the heating system in order to separate the heating for the residential use from the commercial use. The commercial space would have its own boiler. Investigate viability of separate gas meters for commercial and residential use.
- 15.2. Install isolation valves throughout the piping to separate each floor and in the residential area separate the front building from the rear building. This would enable easier maintenance.
- 15.3. Water, sanitary, and storm piping to be replaced as necessary.
- 15.4. Water lines in the residential units that run above the 'T' bar ceiling are to be insulated.
- 15.5. Residential units' new vanity sink and faucet to have new shut-off valves and water feeds. Sink drainage to be replaced with new to the drainage stack.
- 15.6. All common area plumbing fixtures to be new with new water feeds and shut-offs. All faucets to be new. Toilets to have low-flush tanks. Bath tub enclosures to be fitted with acrylic wall panels.
- 15.7. Domestic hot water to the building to be provided by separate hot water tanks. One for the commercial use and one for the residential use.

16.0 FIRE SAFETY SYSTEM

- 16.1. Update sprinkler system as necessary to meet current standards and codes.
- 16.2. Fire extinguishers and emergency lighting to be replaced or installed as required by code.
- 16.3. New fire alarm enunciator panel to be installed at the main entry to the residential component of the building. This will also serve the ground floor and basement portion of the building. New enunciator panel will control the existing smoke detectors and sprinkler system. Fire alarm panel to be 100% operational.
- 16.4. All electrical lines and plumbing/sprinkler pipes to be properly sealed at fire rated walls, floors and ceilings. Drywall fire stopping to be upgraded as required by code.
- 16.5. Fire Department approved key lock box mounted in an accessible location near entrance may be required.

17.0 ELECTRICAL

- 17.1. The intent is to change the electrical servicing in order that the switching gear, distribution, and breaker panels servicing the commercial area are located on the ground floor and the basement area; while the electrical mains, distribution, and breaker panels servicing the residential units and common areas are located within the upper residential premises. The commercial space to have new electricity meter.
- 17.2. Each residential unit to have its outlets on an individual dedicated breaker.
- 17.3. All lighting on the residential floors to be replaced with energy efficient, low wattage lighting.

18.0 STRUCTURAL UPGRADE

- 18.1. Structural Engineer is proposing an "S2" structural upgrade, applying CoV's new "Upgrades for Existing Buildings" bylaws for rehabilitation projects. Work likely to be needed is listed below.
- 18.2. Remove existing drywall to demising walls between some of the residential units and corridors and install ½" plywood fastened securely to the wall framing. These shear walls will strengthen the structure. Shear walls will need to be added to the ground floor and basement levels also.
- 18.3. Install hold-down brackets connecting the wood framing to the concrete foundation. Connection for wood framing to brick walls may also be required.
- 18.4. Remove existing flooring and install 5/8" plywood subfloor diaphragm screwed securely to each of the floor structures.
- 18.5. Remove existing roofing and install new 5/8" plywood diaphragm securely to the roof structure. Any deterioration of the structural members of the roof to be removed and replaced prior to installation of new plywood.
- 18.6. Install proper support and restraint of all exterior appendages such as parapet canopies, signs and cornices.
- 18.7. Install special structural connectors as required by code improving the integrity of connections between horizontal and vertical diaphragms.

19.0 ADDITIONAL COMMENTS

- 19.1. Remove existing roof access ladder and fire escape. Build new fire escape to the rear of the building.
- 19.2. Retain and restore existing "Yale" sign.
- 19.3. Replace existing store front on Granville façade with replica of original based on archival photo; design options for final store front design to be developed for review with CoV.
- 19.4. Investigate and remove underground storage tank.
- 19.5. Conduct hazardous material assessment prior to construction work.

APPLICATION TO EXEMPT DESIGNATED ROOMS FROM
SCHEDULE A OF SINGLE ROOM ACCOMMODATION BY-LAW

To: Housing Centre Director
Vancouver City Hall
453 West 12th Avenue
Vancouver, BC V5Y 1V4



City of
Vancouver

The undersigned applies to Council to exempt the following property or specific rooms therein from Schedule A of the Single Room Accommodation By-law.

1. Civic Address: 1336 Granville St Vancouver
Legal Description: Lot A Subdivision _____ Block 113 District Lot 541 Plan 9441
Building Name: Cecil Hotel

2. Total number of rooms in the above building: 82 Proposed # of rooms to be exempt: 50 32A

Floor level	# of rooms on this floor	Proposed Room Nos. to be exempt	(Attach separate sheet if more space required)
<u>1</u>	<u>19</u>	<u>100, 102, 110, 112, 114, 130, 134, 138, 140</u>	
<u>2</u>	<u>21</u>	<u>202, 214, 220, 226, 228, 230, 240</u>	
<u>3</u>	<u>21</u>	<u>300, 302, 308, 312, 314, 326, 332, 338, 340</u>	
<u>4</u>	<u>21</u>	<u>400, 402, 408, 426, 428, 438, 440</u>	
		Room Nos. _____	

3. The following documents are attached and form part of this Application (see "Required Information for Application to Exempt Designated Rooms from Schedule A of SRA By-law" on the reverse side of this form):
A) Affidavit of corporate director
B) Hotel tax documents, hotel license
C) Hotel guest ledgers
D) Hotel floor plans
E) Property owner Incorporation Certificate

(Please note that any information and documents provided with this SRA exemption application will be attached to the report to Council and as such, be made available to the public.)

4. Please print names and addresses of owner(s). If owner is a corporation, you must provide Incorporation Certificate and names and addresses of all directors and associates (Attach separate sheet if more space required):
Rize Alliance (1300 Granville) Properties Ltd.
320-1085 Homer Street, Vancouver, BC V6B 2X5
Director: Chen Feug (David) Chang, 4868 Belmont Ave, Vancouver BC V6T 1A9
Director: William Wei Jung Lin, 320-1085 Homer St, Vancouver BC V6B 2X5

5. I am the: Property Owner Property/Building Manager Agent for owner Other _____

6. I file this application with the full consent of the owner(s).

7. I declare that the statements contained in this application and all attached documents and plans are true and correct.
Name of Applicant (Please print): MARK Shieh, Development Mgr Rize Alliance
Name of Company (if applicable): Rize Alliance (1300 Granville) Properties Ltd.
Mailing Address: 320-1085 Homer St City: Vancouver Postal Code: V6B 2X5
Telephone: 604.630.1643 Cell Phone: 604.339.5560 Fax: 604.681.7505

Signature of Applicant: [Signature] Date: July 9, 2007

Office Use:	
Application No. <u>SA</u>	Date Received: _____
To Council: _____	Decision: _____

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>31</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		
3. One set of floor plans of the existing and proposed floor layout as described below*		
4. Tentative schedule for construction (if applicable)		

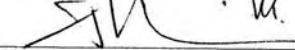
* Explanatory Notes:

- 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 9 DAY OF July 2007  Signature of Applicant



CITY OF VANCOUVER
COMMUNITY SERVICES
Housing Centre

**SINGLE ROOM ACCOMMODATION
CONVERSION* or DEMOLITION*
PERMIT APPLICATION**

SR No. _____

Civic Address: 1336 Granville St Vancouver
 Legal Description: Lot A Subdivision _____ Block 113 District Lot 541 Plan 9441
 Building Name: Cecil Hotel

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

Your Name: Mark Shieh, Developer Mgr You are the:
 Mailing Address: 320-1085 Homer Street 01 Property Owner
 City: Vancouver 02 Agent for Property Owner
 Postal Code: V6B 2X5
 Phone Number: 604.630.1643
 Company Name: Rize Alliance (1300 Granville) 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 <u>Rize Alliance (1300 Granville) Properties Ltd.</u>	
Address: <u>320-1085 Homer St</u>	City: <u>Vancouver</u>
Postal Code: <u>V6B 2X5</u>	Phone Number: <u>604.630.1643</u>
Property Owner's Name <u>-</u>	
Address:	City:
Postal Code:	Phone Number:
Property Owner's Name <u>-</u>	
Address:	City:
Postal Code:	Phone Number:

This application is to: (Check applicable box) 001 <input type="checkbox"/> Convert* occupancy of designated room(s) 002 <input type="checkbox"/> Change term or nature of tenancy of designated room(s) 003 <input type="checkbox"/> Change frequency of rent payments for designated room(s) 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"	Total # of storeys in this building: <u>5</u>
	Total # of SRA rooms in this building: <u>50</u>
	Total # of non-SRA rooms in this building: <u>32</u>

Describe nature of the proposed conversion or demolition:

This demolition application is part of rezoning submission at 1300-1336 Granville St where the proposed loss of 50 SRA units within Cecil is made in exchange for Rize to restore and designate Yale Hotel, upgrade Yale's 44 SRA units, and transfer ownership of Yale's 44 SRA units to City of Vancouver.

TENANT RELOCATION PLAN - LETTER OF UNDERSTANDING



COMMUNITY SERVICES GROUP
Housing Centre

June 17, 2008

Rize Alliance (1300 Granville) Properties Ltd.
c/o Mark Shieh, Development Manager
320 - 1085 Homer Street
Vancouver, BC
V6B 2X5

Dear Sir/Madam:

RE: Tenant Relocation Plan - 1300 & 1336 Granville Street (Yale Hotel & Cecil Hotel)

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 76 remaining tenants residing in the building at 1300-1336 Granville Street:

1. Information meetings will be set up by Rize Alliance (1300 Granville) Properties Ltd. to allow tenants the opportunity to find out time lines of the development, compensation package, and future housing opportunities within the renovated building;
2. Continual and open communication will be established following the initial information meeting in order to address tenants' concerns with respect to the forthcoming relocation (you might consider retaining the services of a tenant assistance advocate);
3. 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 Rize Alliance (1300 Granville) Properties Ltd. in accordance with the requirements of the Residential Tenancy Act;
4. Rize Alliance (1300 Granville) Properties Ltd. will work with each tenant to assist him/her in finding future accommodation by providing them with a list of available comparable accommodation in the area;
5. As necessary, Rize Alliance (1300 Granville) Properties Ltd. will offer tenants transportation assistance to view potential homes;
6. As per the relocation proposal you recently submitted, all tenants will be provided compensation equivalent to two months' rent. As well:
 - a. Each tenant will be made aware that Rize Alliance (1300 Granville) Properties Ltd. will cover any moving costs associated with their relocation (up to \$250 + GST).
 - b. Assist tenants with telephone (up to \$50 + GST) and cable hook-ups as required (up to \$50 + GST).

7. Prior to the issuance of the SRA Permit, Rize Alliance (1300 Granville) Properties Ltd. will provide to the Housing Centre the following:
 - a. All correspondence sent by Rize Alliance (1300 Granville) Properties Ltd. to each tenant regarding the tenant relocation assistance program;
 - b. A letter of acknowledgment signed by each tenant indicating that s/he is in agreement with the relocation process and compensation package;

8. Once all tenants have been relocated, Rize Alliance (1300 Granville) Properties Ltd. will provide to the Housing Centre 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.

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 the City of Vancouver Housing Centre, Suite 310, East Tower, 555 West 12th Avenue, Vancouver, BC, V5Z 3X7.


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

Yours truly,

Liza Jimenez
SRA By-law Co-ordinator
liza.jimenez@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7975
Fax: 604.871.6488


/lj

I acknowledge and agree that this letter fairly represents our intention to provide tenant relocation assistance to the tenants at 1300 and 1336 Granville Street, Vancouver, BC.



Owner's Signature
Company Name
Rize Alliance (1300 Granville) Prop.
June 18, 2008

Date



Owner's Signature
Company's Name
Rize Alliance (1300 Granville) Prop.
June 18, 2008

Date

ADDITIONAL INFORMATION

1. Comments - General Manager of Engineering Services

In a memo dated May 15, 2008, the Manager of the Projects Branch, Engineering Services, states that Engineering Services has reviewed the application and provides the following for inclusion in the report:

"Engineering Services has no objection to the proposed rezoning provided the following issues can be addressed prior to By-law enactment.

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- Dedication of portions of Lot A for road purposes. (See sketch for details). Delete all structures or portions of the building above and below grade within the dedication area.
- Closure & acquisition of portions of Rolston Crescent to form part of the consolidated site. (See sketch for details).
- Provision of a 3.0 m x 3.5 m corner cut at the southeast corner of Lot A. (See sketch for details). Delete all structures or portions of the building above grade and provide a minimum 3'-0" of cover from the top of the parkade to the building grade. The parkade to be design to highway loading standards.
- Dedication of a 1.0 m x 1.5 m corner cut over the southwest corner of Lot A for pedestrian purposes. (See sketch for details).
- Delete any portions of building or other structures above and below grade within Right-of-Way 388292M (as shown on Explanatory Plan 8056); or make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for discharge of the right-of-way.
- Consolidation of the site into a single parcel or creation of the proposed lots and arrangements to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and Director of Planning to identify all resulting cross boundary issues including the provision of all necessary legal agreements addressing the boundary issues.
- For all existing and proposed encroachments over city street from the Yale Hotel, and updating and/or replacement of Easement & Indemnity Agreement B77264.
- Decommissioning of the existing 2 cavities under the sidewalk, the goods chute and oil intake and discharge of the relevant legal agreements from the title prior to Occupancy of any of the rezoning buildings.
- Interim widening of Rolston Crescent to provide adequate passage to the remainder of Rolston Crescent until the loops demolition and road reconstruction takes place. Arrangements to include a detailed design of a road geometric determining adequate temporary road widths. Should the review determine that adequate temporary road widths are not feasible within the existing road rights-of-way arrangements to acquire additional rights of way providing for acceptable road widths will be necessary.
- Relocation and/or adjustment of hydro poles and utility services along the Rolston Crescent frontages of the site to accommodate changes in the road

geometrics and to ensure there is no conflict with parking and loading access points to the site.

- Upgrading of the 250 mm sanitary sewer main on Drake Street from Rolston Crescent to Seymour Street to provide adequate sewer servicing for the development.
- Upgrading of the water mains to adequately serve the site. The application currently does not include information to determine if any upgrading is necessary or the possible extent of upgrading, provision of flow rates and additional project details are required to make a determination or arrangements to provide any necessary upgrading must be made.
- Provision of new sidewalks (temporary and permanent) adjacent the site in keeping with the sidewalk treatment patterns for the area.
- Provision of street trees adjacent the site where space permits.
- Provision of improved street lighting on the Rolston Crescent frontages of the site.
- Undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

All of the above are to include the arrangements for servicing agreements where appropriate, setting out the obligations for construction and maintenance of the works fully at the applicants expense.

The following is to be a provision of the CD-1 By-law:

Parking, loading and bicycle parking spaces shall be provided and maintained in accordance with the requirements of the Parking By-Law including provisions for relaxation, exemption and shared use reduction except that:

- For multiple residential uses, parking shall be provided at a minimum of one space per 100 m² of gross floor area except that no more than 1.25 spaces for every dwelling unit need be required;

The following is to be addressed at the Development Permit stage:

- Provision of an updated Transportation Assessment Report is required. The report to include turning templates for all parking and loading access points and for all internal parking and loading circulations clearly showing adequate functionality.
- Provision of full compliment of commercial loading bays is required.
- Provision of full compliment of commercial parking stalls is required.

Notes to Applicant:

- “Relocation of the residential security gate is required to ensure all the residential parking spaces are located behind the security gate.
- Provision of direct and convenient access to loading bays from the Yale Hotel is required.
- Clarification of the need for valet parking to serve the restaurant use and details of its operation are required.
- Provision of internal access to all CRU’s from the loading bays is required. Internal access to the CRU in the southeast corner of the site is required.
- Provision of adequate visibility to oncoming vehicles, provision of mirrors at key locations is required. **Note to Applicant:** there are walls obstructing visibility adjacent grid lines PB and PJ.
- Clarify the depiction of the length of the Yale Hotel, some pages indicating it built to the Granville Street property line, and others are indicating it set back.
- Delete curb returns at parkade and loading entry and show standard City crossings.
- Provide details of garbage storage and pick up operations, including internal routes to and from storage areas.
- Correct Legal description on page RZ-001 to include Lot A, Block 113, District Lot 541, Plan 9441.”

2. **Comments - Building Code Specialist**

The Building Processing Centre provided the following comments on November 14, 2007:

“The following comments are made in relation to a rezoning application that would change this from a DD to a CD-1 site.

- The Fire Department should be asked to comment. The Fire Department response point for the new high-rise tower will be at the Granville Street commercial lobby entrance which has no direct access to the residential entry lobby that faces Rolston Crescent. The Fire Department may wish to comment on the location of the siamese connection and the central alarm and control facility.
- Exits are not permitted to pass through the East loading platform at the high-rise tower. It will be necessary to install a barrier between the means of egress to the street (Rolston Crescent) and the loading platform.
- At the Rolston level plan both the residential and the commercial areas of the building must have access to two exits as per Sentence 3.4.2.1.(1) of the Building By-law. One exit via the service lobby is acceptable provided point #2 above is addressed, however the second exit via a bike lounge is not acceptable. A separate access to exit corridor must be created to separate the proposed access to exit from the bike lounge.
- At least two exits are required from residential parking level P1 of the new high-rise tower as per Sentence 3.4.2.1.(1) of the Building By-law. The North central stair is the only exit shown.

- The commercial/restaurant suite in the new high-rise tower is an interconnected floor space that must conform either to Sentence 3.2.8.2.(6) or Articles 3.2.8.3 to 3.2.8.9 of the Building By-law.
- The new high-rise tower must meet the accessibility requirements of Section 3.8 of the Building By-law.
- It is not clear whether the proposal has been designed as one building or two buildings divided by a firewall at the South side of the Yale Hotel with an interconnecting set of doors at the commercial lobby.
- The applicant will need to address the following existing non-conformities within the Yale Hotel, either by design changes or by submitting "Green Sheet" applications (Request for Acceptance of Existing Condition with mitigating Features) to the Office of the Chief Building Official: a) unenclosed Southwest exit stair contravenes Subsection 3.4.4 of the Building By-law, b) level 2 and 3 both have a dead end corridor at the Southeast end of the building greater than 6 m in length, contravening Sentence 3.3.1.8.(7) of the Building By-law, and c) not all rooms at the basement have access to two exits as required by Sentence 3.4.2.1.(1) of the Building By-law."

3. Comments - Fire Protection Services

The Fire Department reviewed this rezoning application and provided the following comments on November 30, 2007:

"The preliminary review for this application raises some issues in regards to Fire Department access. The location of the principal entrance to the 21-storey tower must be acceptable for fire department access issues. The current location of the Cecil Hotel poses a challenge to fire department vehicles in that the staging for fire apparatus is on the Granville Street Bridge. The applicant should meet with Fire Department as soon as possible to address the issue of where the CACF (Central Alarm Control Facility) will be located. Access to the Yale Hotel appears to meet code and the response to both facilities may be acceptable at this site. The issue of the location of the CACF is to be addressed with the applicant immediately."

4. Comments - Environmental Health

"The City's acoustical criteria shall form part of the Zoning By-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating.

The Noise Control By-law requires amendment at time of enactment of Zoning By-law to include this CD-1 or new zoning district in Schedule A."

5. Vancouver Heritage Commission

The Vancouver Heritage Commission reviewed this proposal on December 10, 2007, and resolved:

"THAT, regarding the project at 1300 Granville Street (Yale Hotel), the Vancouver Heritage Commission (VHC) supports the project as presented at the December 10, 2007 meeting, specifically noting the following:

- support for the Conservation Plan, but that the original glazing including transom be incorporated into the final design;
- the design team to review the possibility of restoring the north main floor window to its original design;
- support for the continued use of the building, specifically the SRA rooms on the 2nd and 3rd floors and the entertainment establishment on the ground floor;
- the VHC would like to see the interpretation of the Cecil Hotel's history be a condition of the rezoning application;
- the VHC would like to see the project at the Development Permit stage including the public views from the Granville Bridge; and
- support for the massing of the new building and the connection of the new building to the Yale.

On November 14, 2005, the Vancouver Heritage Commission reviewed Statements of Significance for the Yale and Cecil Hotel buildings, and the heritage value of the Cecil Hotel, and resolved:

- THAT the Vancouver Heritage Commission (VHC) fully supports the retention of the Yale Hotel and also supports the Statement of Significance (SOS) for this building as presented at its meeting on November 14, 2005;
- THAT the VHC wishes to add to the SOS for the Cecil Hotel the cultural values associated with the building (early meetings that formed Green Peace and possibly the Georgia Straight);
- FURTHER THAT the Cecil Hotel's gateway position on Granville Street be recognized in the SOS;
- FURTHER THAT in the event the Cecil Hotel is not retained, the VHC would like to see a plan presented for the commemoration of the cultural history of this hotel in the proposed development; and
- FURTHER THAT in the event the Cecil Hotel has not been retained, the form of development should recognize the scale of development along Granville Street."

6. Urban Design Panel:

The Urban Design Panel reviewed this proposal on December 18, 2007, and supported (8-0) the use, density and form of development.

Introduction: Karen Hoese, Rezoning Planner introduced the application for a proposal that includes the Yale and Cecil Hotels on Granville Street. Ms. Hoese noted that the Downtown Transportation Plan recommends reconfiguring the street grid between Howe and Seymour Streets and removing the Granville Loops. The Plan seeks improvements to the crosswalks and an improved pedestrian crossing. Also, Rolston Crescent will be extended. Ms. Hoese added that the urban design vision for the Granville Loops area is to be reported to Council in spring 2008. Also, Council approved the policies and guidelines in January 2007 for the new Neighbourhood Commercial Centre proposed for under the Granville Bridge south of Pacific Street.

Anita Molaro, Development Planner, using the context model, described the proposal for the site as well as the development plans for the surrounding Granville Loops area. She noted that the Yale Hotel, which is on the Heritage Registry, will be retained and

remodeled. As the Cecil Hotel is not on the Registry, the building will be demolished and a new residential tower with a commercial podium will be built.

Ms. Molaro noted that the upgraded Yale Hotel will contain 44 SRA units and ownership will be transferred to the City of Vancouver. Also, the current pub will continue to operate after the restoration of the hotel.

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

- does the panel support the urban design response developed for this site and its relationship within the surrounding context taking into consideration;
 - tower form, massing, height and density (8.25 FSR);
 - street wall/scale and articulation - both Granville Street and Rolston Crescent;
 - landscape; and
 - street uses interface; and
- other comments that panel would like to provide.

Applicant's Introductory Comments:

Martin Nielsen, Architect, further described the project noting that the Yale Hotel is one of the oldest buildings in the city. Part of the building dates back to 1889 with an addition dating to 1909. Mr. Nielsen added that the Vancouver Heritage Commission supports the retention of the hotel. Mr. Nielsen described the proposed tower and podium design noting the stepped form the tower will take with horizontal slabs that push in and out similar the "Jenga" puzzle. This design will offer more outdoor terraces for the residential units.

Gerry Eckford, Landscape Architect, described the landscape plans noting the rooftop will provide for garden plots, storage, seating and communal barbecues. Also a children's play area will be provided. He also noted that a new row of street trees will be planted on Granville and Drake Streets. Mr. Eckford described the sustainability measures which will include a stormwater management system for irrigation.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Noting that this is a Gateway building the Panel strongly recommended reducing the podium height and increasing the height of the tower to achieve a more balanced massing as seen from the Granville Bridge; and
- Consider design development to the Granville Street and Rolston Crescent streetscapes to improve its fine grain development.

Related Commentary:

- The Panel unanimously supported the project and congratulated the applicant and heritage consultant for a courageous scheme. They felt the proposal had earned the density and the building will be a breath of fresh air in the urban architecture in downtown Vancouver;
- The Panel commended the applicant for restoring the street and keeping the neon sign. One Panel member suggested increasing the patio area on the street to give a sense of arrival on the Granville strip;

- Most of the Panel agreed that the urban design response was well considered with respect to the tower form, height and density. Most of the Panel thought there was room for some additional height to the tower. They suggested taking some of the density off the lower shoulder and putting it on the tower as a way to improve the massing. The Panel added that having residential on Rolston Crescent didn't work and that commercial/retail use was appropriate for the area and would better serve the neighbourhood. One Panel member was concerned with the light wells into the existing SRAs on the south side of the Yale Hotel as the sidewalk might block the light;
- Some of the Panel members commended the developer for their fresh and courageous approach and for limiting the area of the balconies to the maximum permitted FSR exclusions, as they thought it would add to the architectural character of the building and improve livability. One panel member noted that the idea of a "backyard in the sky" is a great idea;
- Some of the Panel felt there were some issues with the street wall and that there needed to be some further design development to the streetscape along Rolston Crescent and Granville Street. One panel noted that the ground floor treatment along Rolston is perfunctory and underdeveloped. The Panel felt it was too early in the process to comment on the landscaping but did feel that it was moving in the right direction;
- One Panel acknowledged the excellent sustainability measures and commended the applicant for seeking LEED™ Gold.

Applicant's Response:

Mr. Nielsen thanked the Panel for their commentary on the height and massing. He added that the Panel's feedback will help with the evolutions of the Granville Loops area.

FORM OF DEVELOPMENT
1300-1336 GRANVILLE STREET



Proposed development from Granville St. and Drake St.

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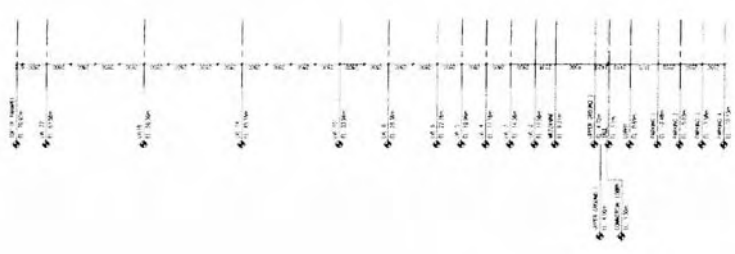
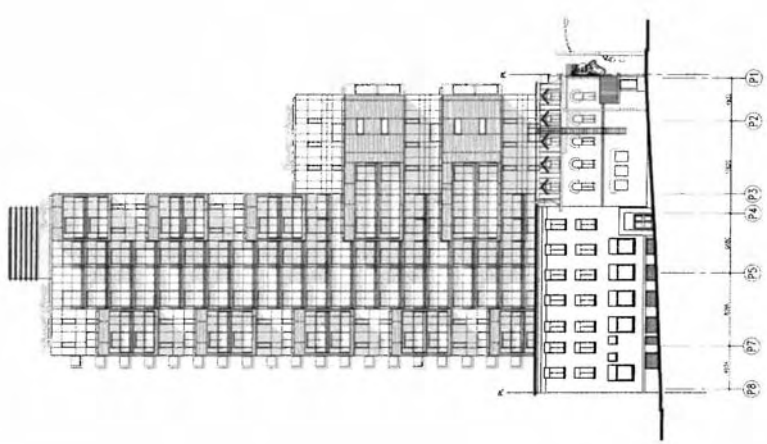
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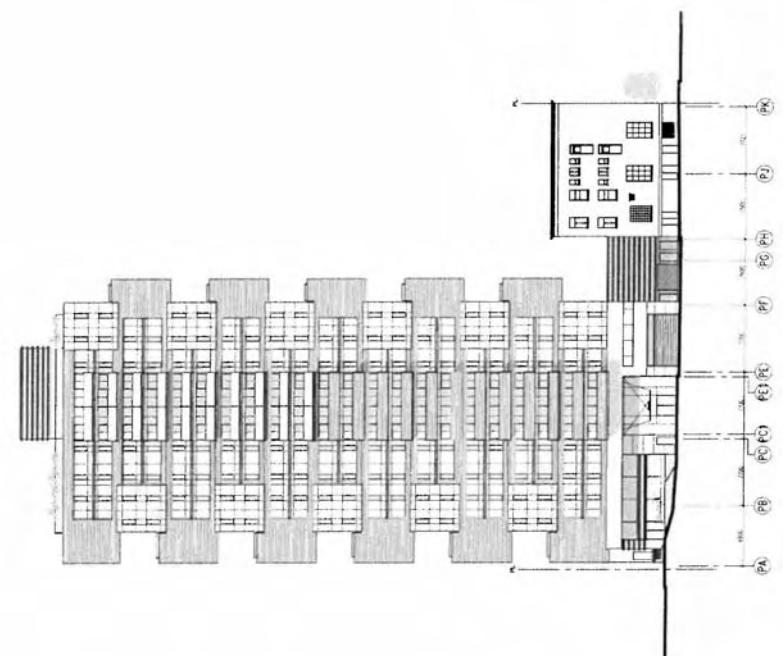
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EAST ELEVATION
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Sheet No: 01 of 02
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August 14, 2014



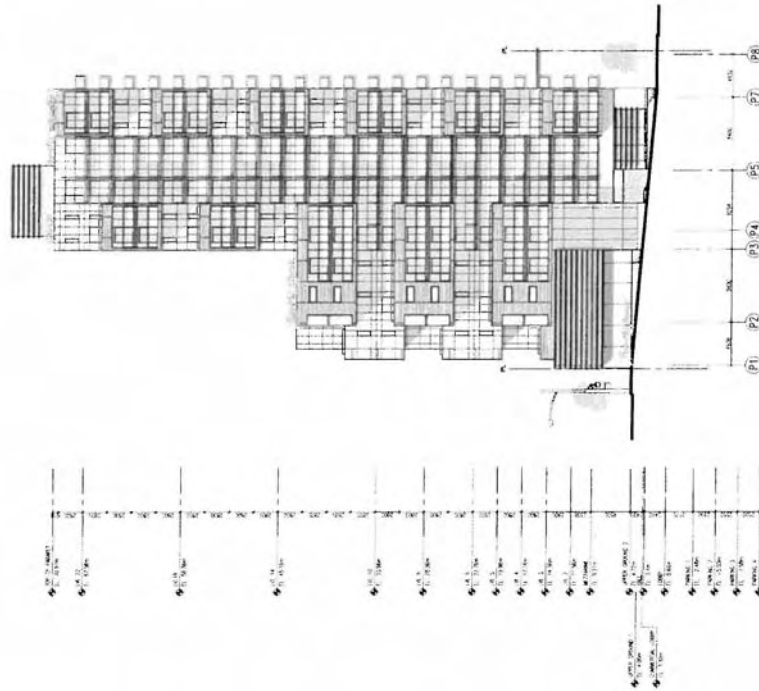
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SOUTH ELEVATION

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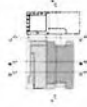
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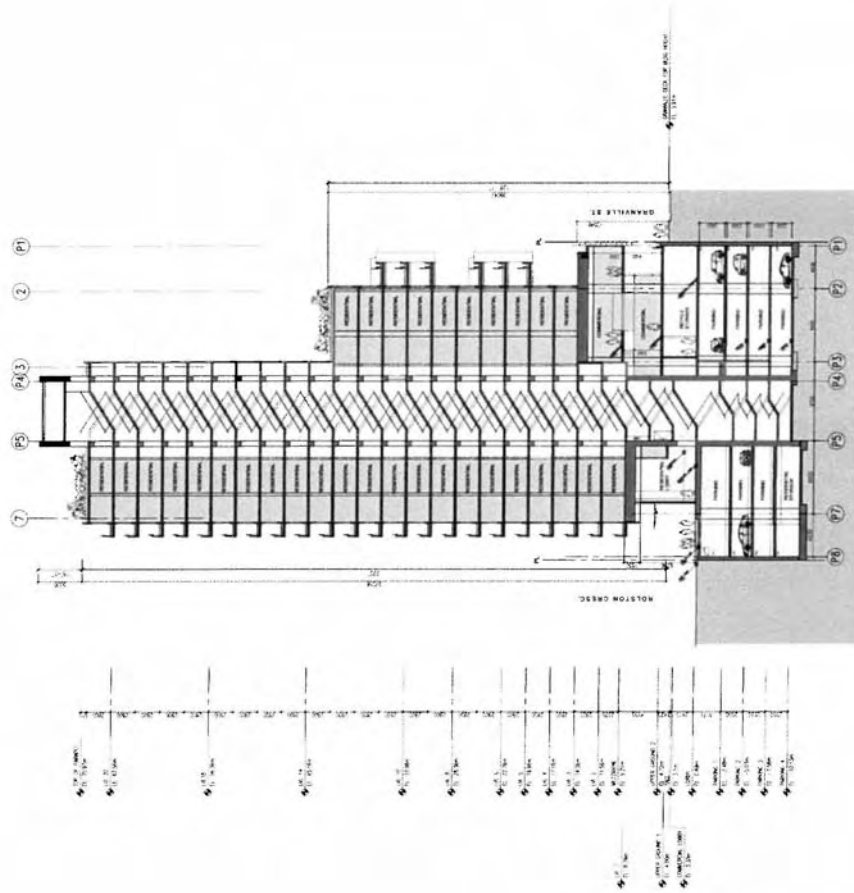
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Architect: Busby Perkins + Will
Engineer: Rize Alliance
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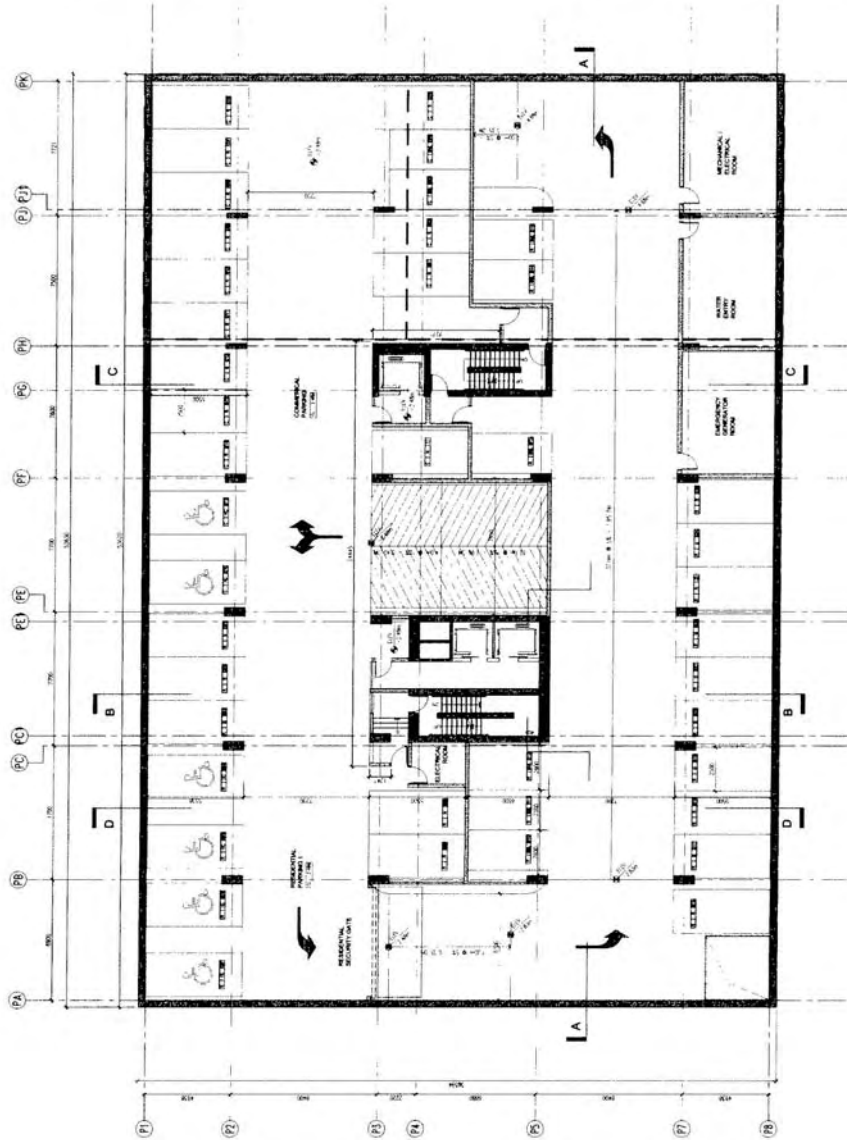
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LEVEL P1 PLAN

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4	ISSUE FOR AS-BUILT
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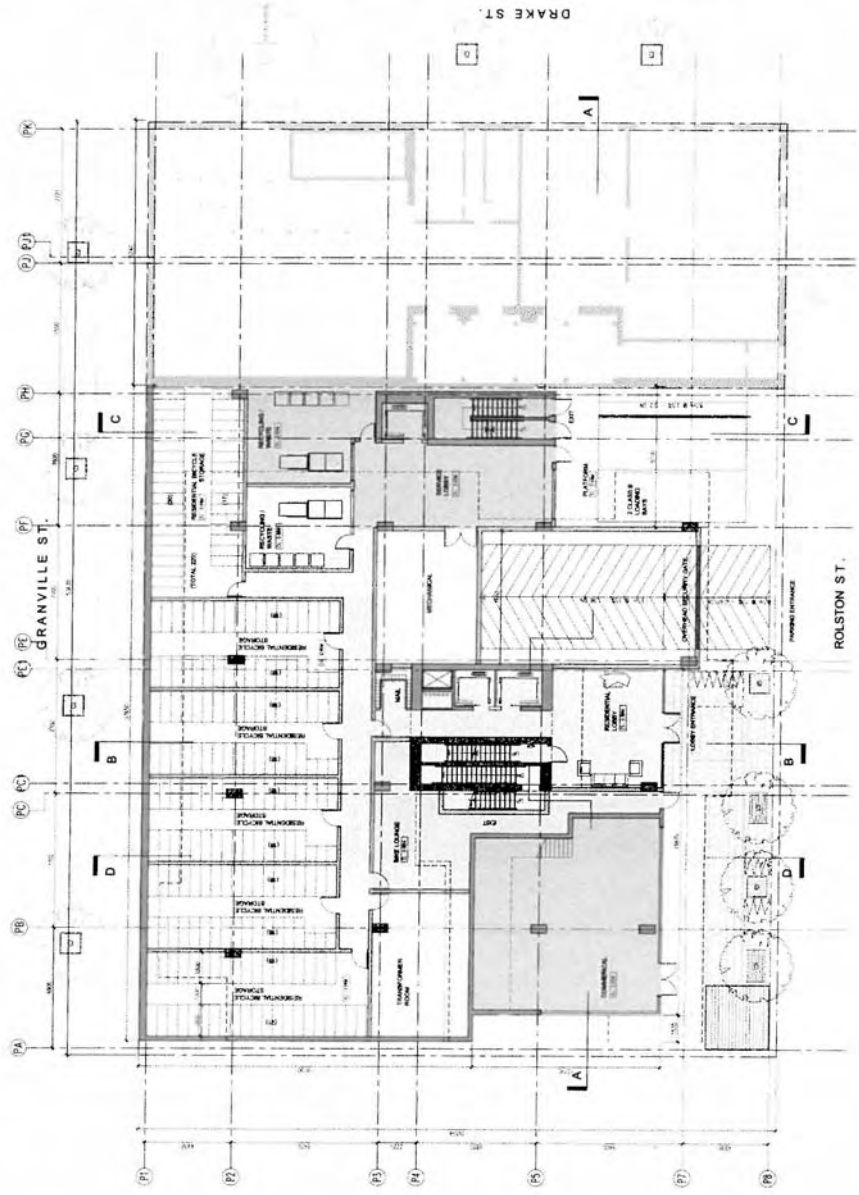
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CLIENT	RIZE ALLIANCE
ARCHITECT	BUSBY PERKINS + WILL
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TITLE	ROLSTON LEVEL PLAN

**ROLSTON
LEVEL PLAN**

1" = 30'

RZ-204

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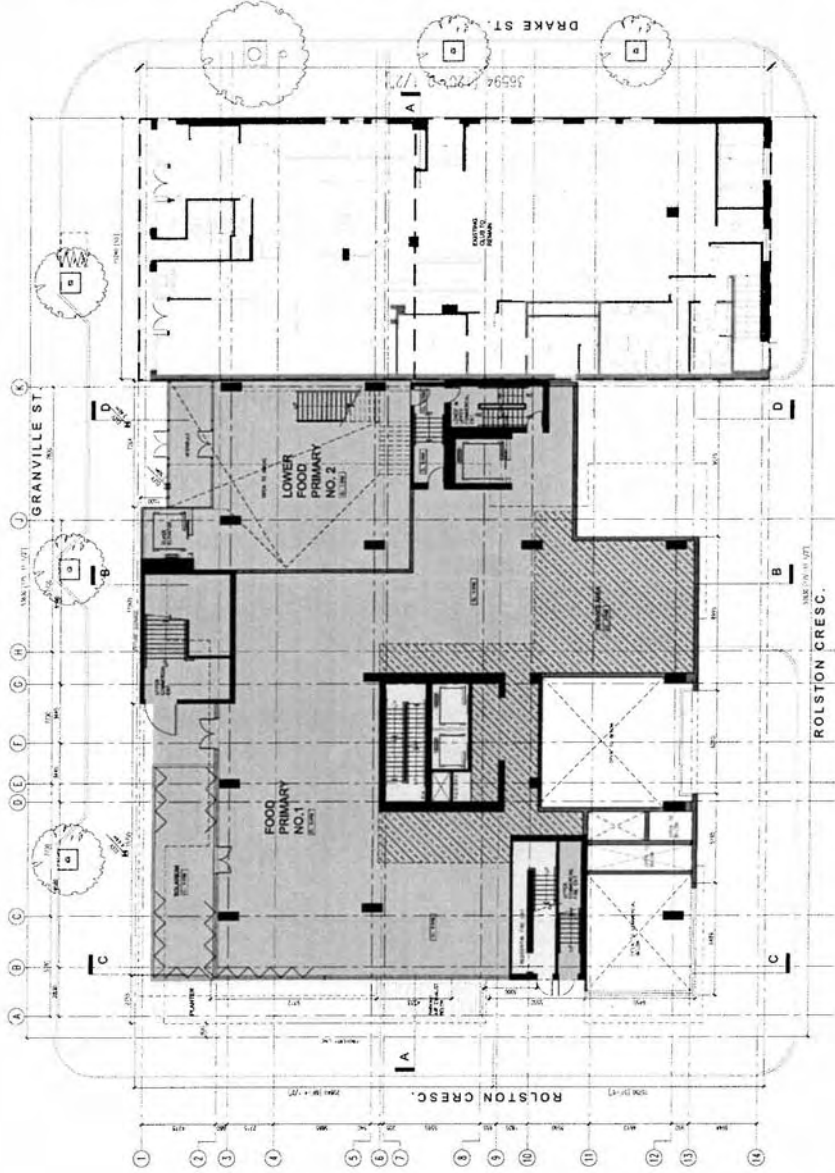


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**GRANVILLE
LEVEL PLAN**

1:100
Sheet

RZ-205
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1300 GRANVILLE STREET
VANCOUVER, BC V6L 1Y1
BUSBY PERKINS + WILL

**BUSBY
PERKINS
+ WILL**

1000 WEST 10TH AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000
WWW.BP+W.COM

**1300
GRANVILLE
STREET**

**RIZE
ALLIANCE**
1000 WEST 10TH AVENUE
SUITE 1000
DENVER, CO 80202

RESIDENTIAL
CORE + CORRIDOR
COMMERCIAL
MEZANINE



NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	10/11/18
2	ISSUE FOR CONSTRUCTION	11/15/18
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307	REVISIONS	04/15/44

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Architects
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**RIZE
ALLIANCE**
320-308 HUBBARD STREET
VANCOUVER, BC V6B 3R4

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Revisions
1. REVISION 01 TO RZ-208
2. REVISION 02 TO RZ-208
3. REVISION 03 TO RZ-208
4. REVISION 04 TO RZ-208
5. REVISION 05 TO RZ-208
6. REVISION 06 TO RZ-208
7. REVISION 07 TO RZ-208
8. REVISION 08 TO RZ-208
9. REVISION 09 TO RZ-208
10. REVISION 10 TO RZ-208

Project Information
 Date: 08/20/2018
 Project: 1300 GRANVILLE STREET
 Client: RIZE ALLIANCE
 Designer: BUSBY PERKINS + WILL
 Scale: 1/8" = 1'-0"

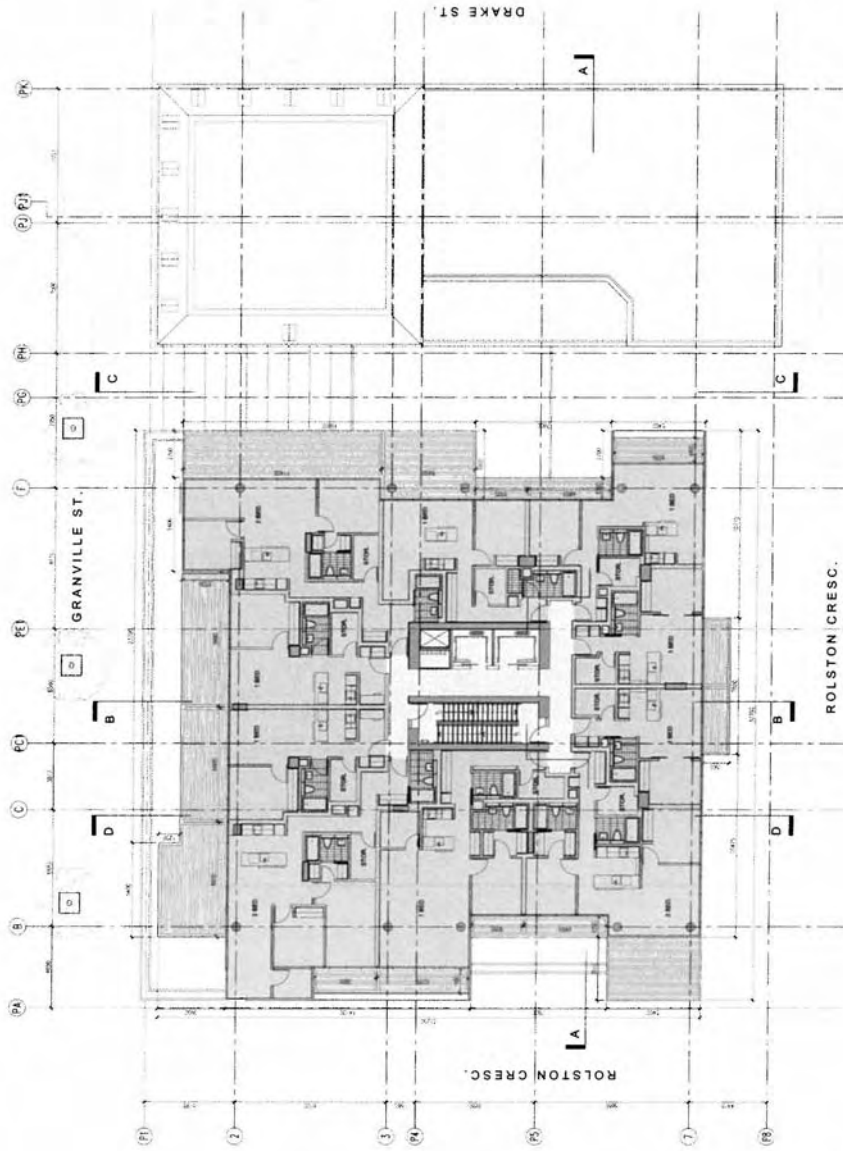
**RESIDENTIAL
LEVEL 7 PLAN**

Sheet

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RZ-208

NOT Intend for Construction
 Chapter 9, 2018 BC Building Code



Architect: BUSBY PERKINS + WILL
 Project: 1300 GRANVILLE STREET
 Date: 08/20/2018

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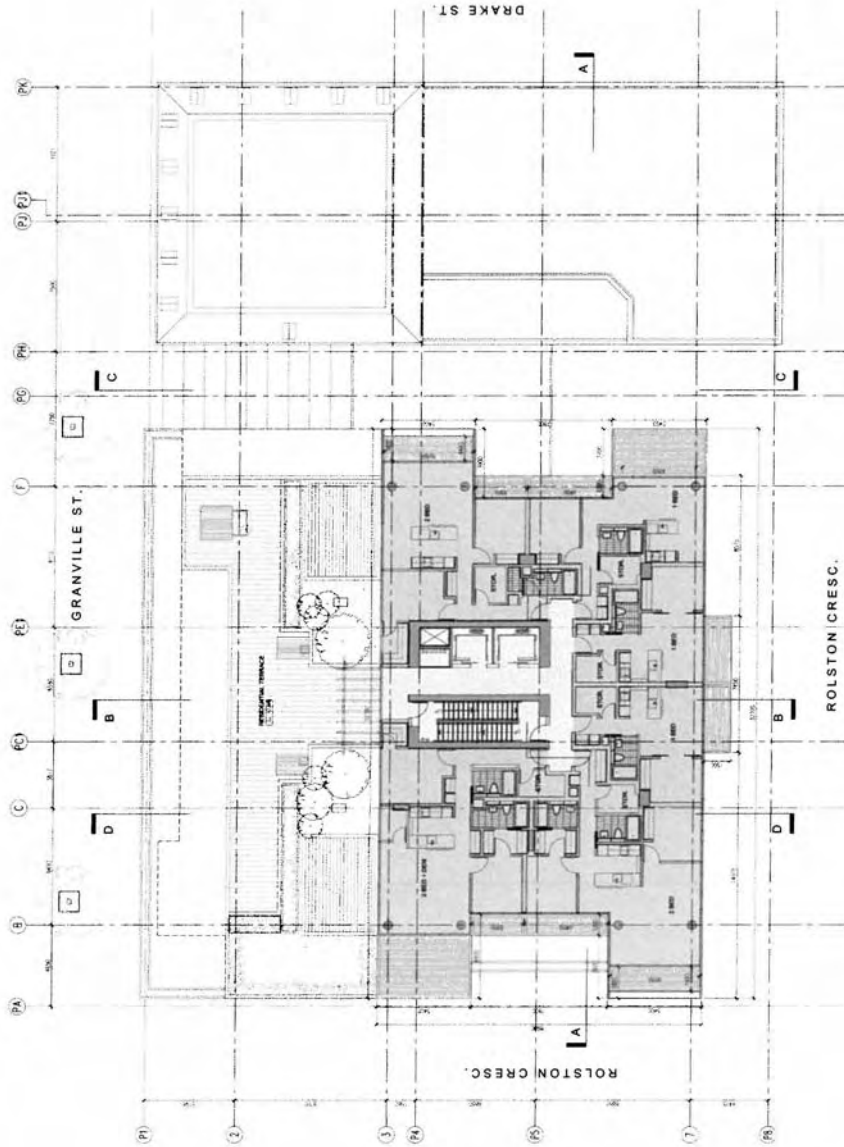
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5	ISSUE FOR RECORD

**RESIDENTIAL
LEVEL 13 PLAN**

1:100

RZ-212

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1300
GRANVILLE
STREET

**RIZE
ALLIANCE**

300-1000 HOBART STREET
VANCOUVER, BC, V6B 1W1



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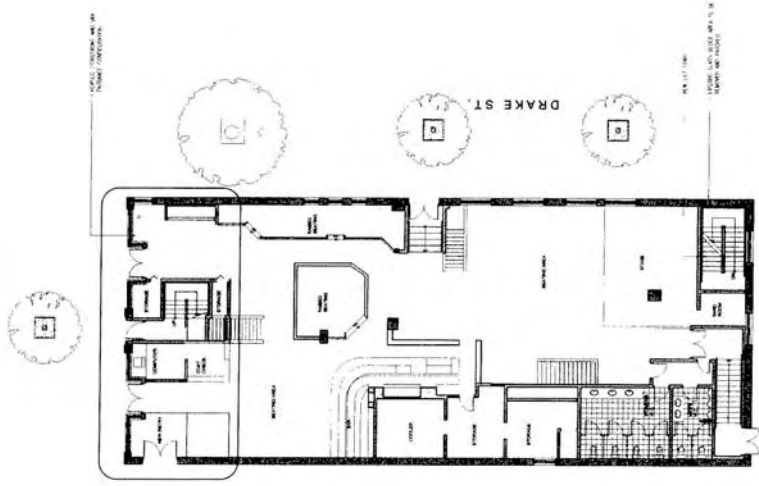
**YALE HOTEL
CONSERVATION
GROUND LEVEL PLAN**

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RZ-011

NOT TO SCALE

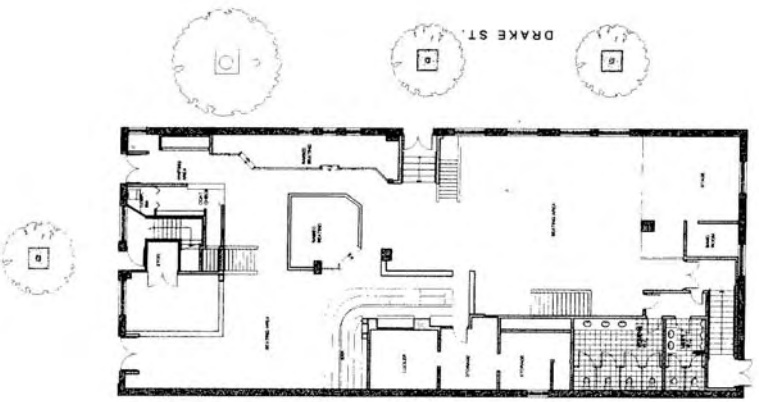
GRANVILLE ST.



ROLSTON CRESC.

PROPOSED GROUND LEVEL

GRANVILLE ST.



ROLSTON CRESC.

EXISTING GROUND LEVEL

NOT TO SCALE

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STREET**

**RIZE
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100 UNIVERSITY STREET
ANN ARBOR, MI 48106
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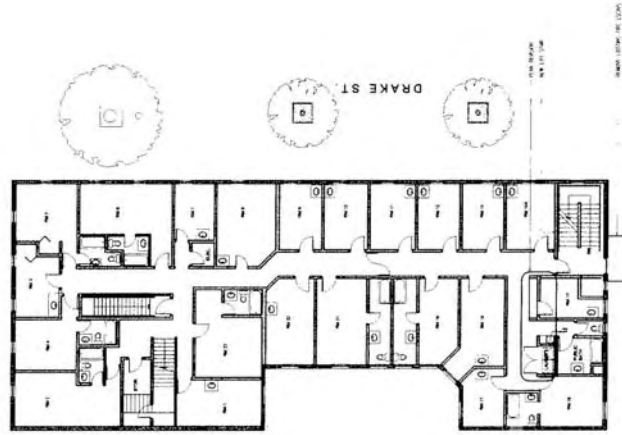
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**YALE HOTEL
CONSERVATION
LEVEL 2 PLAN**

RZ-012

NOT FOR CONSTRUCTION
DATE: 11/11/11

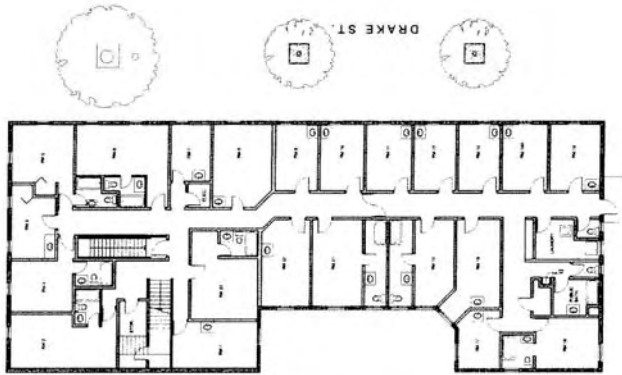
GRANVILLE ST.



ROLSTON CRESC.

PROPOSED LEVEL 2

GRANVILLE ST.



ROLSTON CRESC.

EXISTING LEVEL 2

11/11/11
11/11/11

APPLICATION, PROPERTY & DEVELOPMENT INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1300-1336 Granville Street
Legal Description	Lots 1 & 2, Block 113, DL 541, Plan 210
Applicant	Rize Alliance
Architect	Busby Perkins & Will Architects (Martin Nielsen)
Property Owner/Developer	Rize Alliance

SITE STATISTICS (prior to dedication)

Frontage (Granville Street)	53.63 m
Frontage (Drake Street)	36.59 m
Site Area	1962.3 m ²

DEVELOPMENT STATISTICS

	Development Permitted Under Existing Zoning	Proposed Development			Recommended
		1300 Granville	1336 Granville	Both sites Combined	
ZONING	DODP	-	-	CD-1	As proposed
USES	Dwelling Commercial	-	-	As permitted	As proposed
DWELLING UNITS	-	43 (non-market)	166 (market)	209	n/a
MAX FLOOR SPACE RATIO	5.0 Residential 3.0 Commercial 2.0	0.98 0.51 0.47	7.35 6.42 0.92	8.33 6.93 1.39	8.25
MAX FLOOR AREA	-	1 924.2 m ² 997.2 m ² 927.0 m ²	14 418.4 m ² 12 604.3 m ² 1 814.1 m ²	16 342.6 m ²	n/a
MAXIMUM HEIGHT	300 ft	-	226 ft	-	As proposed
MAX NO OF STOREYS	n/a	-	23	-	As proposed
PARKING SPACES	-	0	110 (Res) 10 (Com)	110 (Res) 10 (Com)	Residential spaces a minimum of 1 space/100m ² but no more than 1.25 spaces/DU: commercial spaces as per Parking By-law
LOADING SPACES	-	-	-	2 Class B	As per Parking By-law
BICYCLE SPACES	-	0	217 + 6 (Res) 3 + 6 (Com)	232	As per Parking By-law