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POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: August 25, 2009
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Meeting Date: September 8, 2009

TO: Vancouver City Council

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

SUBJECT: CD-1 Rezoning – 111 Princess Avenue (formerly 590 Alexander Street)

RECOMMENDATION

- A. THAT the application by GBL Architects on behalf of Portland Hotel Society to rezone 111 Princess Avenue, formerly 590 Alexander Street, (Lots 12,13,14,15 and 16, Block 42, District Lot 196, Plan 196, PID 015-603-172, PID 015-603-199, PID 013-658-034, PID 013-658-042, PID 013-658-069) from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development District), to permit a 10-storey residential building with a total floor space ratio of 5.29, be referred to a public hearing, together with:
- (i) plans prepared by GBL Architects, received May 14, 2009, generally as presented in Appendix F;
 - (ii) draft CD-1 By-law provisions, generally as set out in Appendix A; and
 - (iii) the recommendation of Managing Director of Social Development and 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, including a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Appendix C.
- B. THAT, if the application is referred to a public hearing, the application to amend the Sign By-law, to establish regulations for this CD-1 in accordance with Schedule E [assigning Schedule B (DEOD)], be referred to the same public hearing; and

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

- C. THAT, subject to approval of the rezoning at a public hearing, the Noise Control By-law be amended to include this CD-1 in Schedule B generally as set out in Appendix C.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of Recommendations A - C above.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Downtown-Eastside/Oppenheimer Official Development Plan, adopted April 20, 1982.
- Downtown-Eastside/Oppenheimer Design Guidelines, adopted October 26, 1982.
- Central Area Plan, adopted December 31, 1991.
- Homeless Action Plan, adopted June 14, 2005.
- Housing Plan for the Downtown Eastside, adopted September 22, 2005.
- Supportive Housing Strategy, adopted June 6, 2007.
- City/Province Social and Supportive Housing Partnership - Memorandum of Understanding for the development of 12 City-owned sites, approved by Council December 19, 2007.

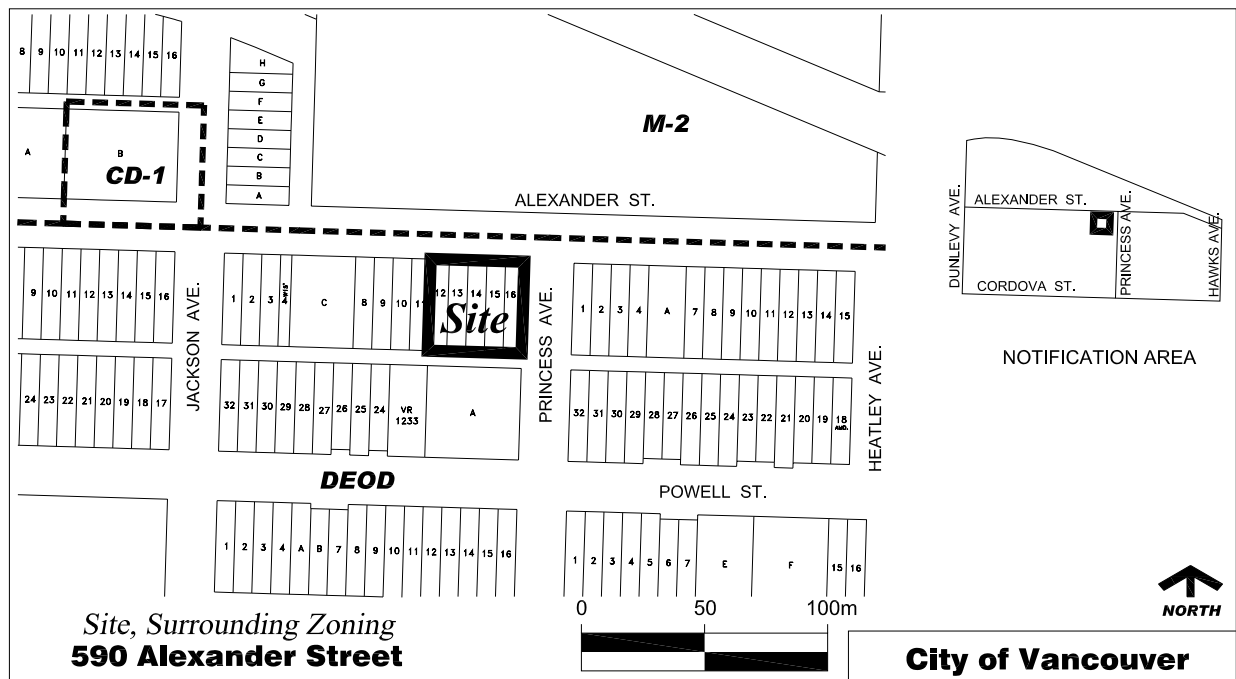
PURPOSE AND SUMMARY

This report assesses an application to rezone the site at 111 Princess Avenue from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development District). The application proposes a residential development with support programs and amenity space on the first floor. The proposed development consists of:

- a 10-storey building with a height of 34.2 m (112 feet);
- a maximum permitted floor area of 8 300 m² (89,343 sq. ft.), comprised of approximately 7,500 m² (80,700 sq. ft.) in residential use (139 dwelling units) and 800 m² (8,643 sq. ft.) in residential amenity and support program space; and
- required parking of 14 spaces located at grade.

This application provides for the development of 139 supportive housing units, and specifically meets the objectives of the Housing Plan for the Downtown Eastside, and the Memorandum of Understanding between the City and the Province pertaining to the 12 City-owned sites. Staff recommend that the CD-1 application be referred to a public hearing and that it be approved, subject to the conditions outlined in Appendix B.

Figure 1 – Subject site, surrounding zoning and notification area



BACKGROUND

Sub-area 4 of the DEOD, Alexander/Powell area, provides for medium density, mixed industrial/residential development, appropriate for small scale light industrial uses and residential uses.

DISCUSSION

Site and context – The subject site is comprised of five City-owned parcels located on the southwest corner of Alexander Street and Princess Avenue. Frontage is 38.1 m (124.9 feet) on Alexander Street and 37.2 m (122 feet) on Princess Avenue. The three lots adjacent to Princess Avenue (formerly 590 Alexander Street) are vacant following the demolition in 2008 of Maria Gomez Place, a 76-unit social housing project. The remaining two lots are occupied by an existing two-storey building at 522 Alexander Street which would be demolished.

111 Princess Avenue is one of the 12 City-owned sites identified in the December 2007 City/Province Housing Partnership. Financing has now been arranged for the construction of four of the 12 sites. It is anticipated that 111 Princess Avenue will receive funding under a future housing announcement.

Another of the “12 Sites” identified for social and supportive housing is located at 606 Powell Street (southeast corner of Powell and Princess). At this site, the former Drake Hotel, about 130 units of housing for women and women-led families are planned.

The Housing Plan for the Downtown Eastside outlines a policy of 1-for-1 replacement, whereby SROs should be replaced with better quality low-income housing units on a 1-for-1 basis. This

policy will manifest itself differently in different sub-areas of the neighbourhood based on availability of developable land. The Housing Plan outlines the intent for the DEOD to continue to be a predominantly low-income area, with an emphasis on social housing. New housing units developed at 111 Princess and 606 Powell are considered replacement units for SROs lost over time.

Discussion is emerging around programming and capital improvements to transform Princess Avenue into a "Children's Interpretive Walk". The route has been identified as a place for children and families through art installations, interactive signage, improvements to traffic safety, and programming based on the cultures and history of the area. This community-based initiative supports the emerging urban design context for Princess Avenue as a pedestrian-oriented corridor emphasizing neighbourhood connection from north to south.

Another policy discussion currently underway is the emerging "green" economy in the Downtown Eastside. Part of this involves integrating sustainability principles into the review of the DEOD and M-1 districts to enable a broader mix of uses on the ground floor (including low-impact industrial uses) with residential development on the upper floors. One of the key sustainability issues related to new building construction is adaptability to change over time. Buildings will last longer and greater value will be extracted from the resources (materials) invested in them, if they are designed to accommodate changing economic conditions over time.

Land Use – The proposal would provide 139 supportive housing units with residential amenity and support program space on the ground floor. A total of 100 units would be permanent housing, and the remaining 39 units would be transitional housing.

The support program which would be offered to residents in this building is consistent with a number of key City policies regarding homelessness and housing, specifically:

- the City/Province Housing Partnership to develop 12 City-owned sites with social and supportive housing including making City-owned sites available to the Province at no cost, and exempting them from property taxes if developed with supportive and social housing to accommodate the homeless and those at risk of homelessness;
- the Homeless Action Plan which identifies, as key to solving homelessness, the development of supportive housing as one of the "Three Ways to Home" along with adequate income and support services;
- the Supportive Housing Strategy which seeks to integrate new supportive housing in apartment districts across the City.

The sponsor society selected by BC Housing for this site is the Portland Hotel Community Services Society (PHS). PHS is a charitable, non-profit community development organization which began in 1991 with a 70-room single-room occupancy (SRO) hotel at 412 Carrall Street. Since its inception, PHS has provided community residents – primarily those residing in the Downtown Eastside and other inner city neighbourhoods – with housing, supports and programs to help stabilize their lives. The Society seeks to promote, develop and maintain supportive affordable housing for low-income adult individuals who are homeless or at risk of homelessness. In addition to shelter, PHS provides service and advocacy through numerous projects for people with multiple challenges, including physical and/or mental health issues, behavioural issues and substance dependencies.

Low-barrier housing often houses individuals who may be suffering from addictions and/or mental health issues and supports these individuals to achieve a greater level of self sufficiency and housing stability. Tenants at 111 Princess will be selected from BC Housing's Supportive Housing Registry System and referred to PHS. PHS will screen all tenants referred, and make the final decision on tenant selection. Residents will be chosen on the basis of their ability to live independently with the level of supports provided.

A variety of services would be provided to residents at 111 Princess Avenue, helping those tenants in need of support to achieve and maintain greater stability and independence including:

- on-site life skills programs such as community kitchens, managing and budgeting money, and wellbeing/self-care skills such as exercise, diet and housekeeping, planning nutritious meals, shopping and cooking;
- links to community resources such as health services, education and training, volunteer programs, and housing support for tenants who need it (e.g. homemakers, meals on wheels, etc.); and
- a minimum of two staff on duty 24 hours a day, 7 days a week to assist in maintaining the security and safety both inside and around the building.

Consideration will be given to additional staffing levels as the final support program is determined and funding levels for the project are finalized. Full details as to the operation of this housing development will be developed and considered as part of the development permit application.

A recommended condition of this rezoning is the provision of an operations management plan, to be submitted prior to issuance of an Occupancy Permit. The condition is included in Appendix B (ix). The plan includes the establishment of a Community Advisory Committee should it be determined that there is such a need.

A range of commercial and industrial uses that are currently available under DEOD are also proposed in the draft by-law. Inclusion of these uses is to allow flexibility should the ground floor space, currently allocated to supportive housing programs and amenity, become available for other appropriate uses. Permitted commercial and industrial uses would be restricted to the ground floor only, ensuring that the upper floors of the building remain in residential use.

Form of Development (Note Plans: Appendix F) – The proposed form of development is an L-shaped building rising to 10 storeys (34.2 m or 112 feet) on the Princess Avenue frontage and 7 storeys (24.7 m or 81 feet) on the Alexander Street frontage. The 10-storey portion contains the 100 permanent housing units and the 7-storey component contains the 39 transitional housing units. A maximum floor area of 8 300 m² (89,300 sq. ft.) is proposed within this building form.

The design intent is that higher massing marks the corner, while the lower massing will connect to the remainder of the block, setting the approximate context for possible future development at 75 feet in height. Active uses in the grade-level frontages are to provide interest to the sidewalk area. The extent of development below grade has been minimized to avoid disruption to existing contaminated soils.

As part of the implementation of the Housing Plan for the Downtown Eastside, the Downtown Eastside Oppenheimer District Official Development Plan (ODP) will undergo a comprehensive

zoning review. Ahead of this work, staff held discussions to determine supportable height and urban design parameters as necessitated by the expedited timeline for the supportive housing sites. Ahead of a full review, staff are recommending the following terms as an interim development context: (1) development in the area north and east of Hastings and Main streets is to be of a generally consistent mid-rise scale of 50 to 75 feet in height. (2) the Hastings and Main corridors are seen as having potential for 100 feet height as a norm. (3) buildings moderately higher than these norms should be considered for specific locations, including at certain large sites with opportunities for social housing.

To allow for the Children's Interpretive Walk along Princess Avenue, a 3 metre setback at grade, scaling back to 2.4 metres from the second level upwards has been requested by staff. This request has been accommodated to allow for ample opportunity for public art, stamping and shapes on the sidewalk and landscaping relating to the themes of the Children's Walk.

The proposal was reviewed by the Urban Design Panel on July 15, 2009 where it received unanimous support (see minutes in Appendix D).

Parking, Loading and Circulation – On November 6, 2007, as part of approving recommendations contained within the Administrative Report "City/Provincial Social and Supportive Housing Partnership", Council endorsed a reduced parking standard for supportive housing at one space per 10 dwelling units, with other uses meeting the standards set out in the Parking By-law.

Consistent with this parking standard, the applicant proposes 14 vehicle parking spaces. Access would be off of the rear lane along the southern edge of the property. One Class B loading space located off the rear lane is proposed to serve the residential needs, and would be fully contained within the building envelope. A total of 112 bicycle parking spaces would be provided, located in three bike rooms on the ground floor off of the parking garage, and three additional bike rooms on the 2nd floor off of the service corridor.

Sustainability – Sustainability is a core concept of the proposed development, and an integrated approach was taken in the design and development of the application. The applicant has submitted a LEED™ scorecard indicating that they intend to achieve 43 points, meeting a LEED™ Gold equivalency. In addition, EcoDensity Action A-1 (Rezoning Policy for Greener Buildings) requires a minimum of three energy optimization LEED™ credits, which this project aims to achieve.

A LEED™ Checklist is presented in Appendix E. The proposal incorporates the following approaches to sustainability:

- reduced energy consumption;
- stormwater management;
- solar hot-water panels;
- water use reduction for all household fixtures;
- low-emitting materials; and
- construction waste management;

Social Benefits – This proposed development for supportive housing is consistent with a number of key City policies regarding homelessness and the provision of affordable housing – specifically: the Supportive Housing Strategy; the Homeless Action Plan; the Housing Plan for the Downtown Eastside; Project Civil City and City/Province Social and Supportive Housing Partnership - Memorandum of Understanding.

111 Princess Avenue would provide a minimum of two staff on site 24 hours a day to link individuals to the supports they need. The Supportive Housing Strategy aims to locate supportive housing throughout the city in appropriately zoned areas. Development of the “12 Sites” works towards achieving this goal, with other supportive housing developments proposed for Broadway and Fraser, 7th and Fir, 16th and Dunbar, and in the Downtown South.

The proposed development replaces the 76-unit Maria Gomez Place, which was demolished in 2008 due to major structural damage. While the new development would have 63 more dwelling units, it would offer more support to the residents that the former development did not.

Public Input – A rezoning information sign was installed on site on June 4, 2009 and a notification letter dated June 8, 2009 was mailed to property owners in the area surrounding the site. An open house was held on June 23, 2009 with approximately 28 people in attendance.

A total of 12 feedback forms were completed by attendees and three pieces of correspondence received after the notification. Half of those commenting were in support of the project. Concerns raised related to the 10-storey height proposed, the size of the project (139 units) and concentration of social and supportive housing units proposed and existing in the immediate area, particularly units for the hard-to-house. Some attendees also felt that this project should only be considered after the planning review of the DEOD/M-1 area has been completed, that there is a need to build mixed-use developments that include market housing in the neighbourhood, and that additional social and supportive housing should be distributed throughout the city and region. Port Metro Vancouver also provided written comments requesting that noise generated by the Port be taken into consideration in the choice of design materials, such as sound-dampening materials and windows (acoustic requirements have been included in the draft CD-1 By-law). Following the open house, PHS submitted a package of 150 letters from area residents in support of the application. Thirty additional letters were received several weeks later from Strathcona residents and area businesses, two in support of the development and twenty-eight opposed.

Concerns centred on the concentration of “low-barrier” housing units in the Strathcona area (including references to the concentration from a Vancouver Police Department report dated February 2009), and on an increase in drug use and prostitution in the areas south of Hastings, including at Strathcona Elementary School. Residents reported feeling their safety has been neglected in favour of serving the hard-to-house population, including the safety of children attending area schools, daycare centres and the community centre. Further comments suggested the need to locate low-barrier housing throughout the city, in order to move people away from the triggers which may prevent them from overcoming their addictions.

Area businesses reported a noticeable drop in illegal activity in the area following the demolition of Marie Gomez Place, and are concerned about the return of such activities if a larger development is built. Also highlighted was the need to include a commercial/retail space and to incorporate other forms of housing in this development to make this project sustainable and

contribute to a more balanced mix for the community, as well as the need for a community vision prior to considering any site-specific rezonings.

The 111 Princess proposal is in line with key City policies as noted under Social Benefits above.

FINANCIAL IMPLICATIONS

On December 19, 2007, Council approved the City/Province Social and Supportive Housing Partnership - Memorandum of Understanding, which makes 12 sites available to the Province at no cost and exempts them from property taxes for the development of social and supportive housing that would accommodate the homeless and those at risk of homelessness. Exempting the supportive housing developed on City-owned sites from property taxes is estimated to be worth \$1,000,000/year (2006 dollars) for all 12 sites when they are fully developed. 111 Princess Avenue is one of the 12 sites identified in the memorandum. Financial implications specific to this exemption, as well as those related to the lease arrangements for the residential component of the building, would be addressed in detail in a forthcoming report to Council concerning the lease arrangements.

CONCLUSION

The proposed residential use, density and height are consistent with the interim emerging policy context for the area, developed prior to the planned review of the DEOD ODP. The Director of Planning and the Managing Director of Social Development recommend that the application be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A and a recommendation that the application be approved, subject to approval of conditions listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix F.

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111 Princess Avenue
DRAFT CD-1 BY-LAW PROVISIONS

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

Uses

- (a) Dwelling Uses, limited to Dwelling Units and Seniors Supportive or Assisted Housing, in conjunction with any of the uses listed in this section;
- (b) Housekeeping Units, in conjunction with any of the uses listed in this section;
- (c) Cultural & Recreational Uses, limited to Artist Studio - Class A;
- (d) Institutional Uses, limited to Social Service Centre;
- (e) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing -Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Miscellaneous Product Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, and Wood Products Manufacturing - Class B;
- (f) Office Uses;
- (g) Parking Uses;
- (h) Retail Uses, limited to Neighbourhood Grocery Store, Retail Store
- (i) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class B, Restaurant - Class 1, School, Work Shop
- (j) Accessory Uses customarily ancillary to the above uses; and
- (k) Interim Uses not listed in this section, and accessory uses customarily ancillary to them, provided that:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law permits;
 - (ii) the Director of Planning or Development Permit Board is satisfied that the use can be easily removed and is of low intensity or low in capital investment;
 - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding three years;

Conditions of Use

- Dwelling uses are in an "intermediate zone" as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.
- All uses except Dwelling Uses and Housekeeping Units must have direct access to grade.

Density

- Maximum floor space is 8 300 m².
- Computation of floor space ratio must include
 - all floors having a minimum ceiling height of 1.2 m, including earthen floors, both above and below ground level, to be measured to the extreme outer limits of the building;
 - stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in measurements for each floor at which they are located;
- Computation of floor space ratio must exclude:
 - 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 10 percent of the residential floor area being provided;
 - Patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - 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;
 - Undeveloped floor space 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;
 - 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;
 - Amenity areas, including recreation facilities and meeting rooms, provided that the total area does not exceed 1000 m²; and
 - Computation of floor space ratio or floor area is to exclude with respect to exterior:
 - (v) Wood-frame construction walls greater than 152 mm thick that meet the standard RSI 3.85 (R-22), or
 - (vi) Walls, other than wood-frame construction, greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

The area of such walls that exceeds 152 mm to a maximum exclusion of 50 mm of thickness for wood-frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

- Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - Enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - The total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
 - No more than 50 percent of the excluded balcony floor area may be enclosed;
 - 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;
 - 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 residential floor area being provided;
 - open to below spaces or double height volumes can be excluded on the second storey units where the first floor is located within 2 m of grade to a maximum of 15 percent of the floor area of the first floor of that unit for residential units;
 - features generally on the westerly facades of buildings, to reduce solar gain which may be in the form of French balconies and horizontal extensions; and
 - tool sheds, trellises and other garden structures which support the use of intensive green roofs or urban agriculture.

Height

- A maximum of 35 m.

Parking, Loading and Bicycle Parking

- Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including those for relaxation, shared use, and exemption. Bicycle parking shall not require the provision of bicycle lockers, or the provision of electrical outlets for bicycle parking spaces.
- 14 off-street parking spaces shall be provided, one Class B loading space shall be provided and a total of 112 bicycle parking spaces to be provided.

Acoustics

- 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

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111 Princess Avenue
PROPOSED CONDITIONS OF APPROVAL

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

1. PROPOSED CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by GBL Architects and stamped "Received City Planning Department, May 14, 2009", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- (i) design development to the landscape strategy for Princess Avenue to include opportunities to exhibit and feature customized art projects, in conjunction with the Princess Avenue Interpretive Walk Program;
- (ii) relocation of the proposed bike rack off the Princess Avenue to allow unimpeded pedestrian movement to and from the building's main entrance;
- (iii) enlarged-scale detail drawings including a typical wall section from the ground plane to the parapet noting exterior cladding materials, their physical placement in relationship to each other, and how they are fastened;
- (iv) notation on the drawings indicating the path of travel of the exhaust from the kitchen to a rooftop location;
- (v) provision of manufacturer and colour-swatch identification numbers for all proposed colour samples of all elements in the design, listed directly on drawing set; all colour-swatch samples to be stapled directly on the drawing set;
- (vi) design development to ensure the doors in the lane do not swing over the property line;
- (vii) design development to allow for adjustment of the garbage compactor to ensure access and to avoid conflict with a column in the parkade;

Note to Applicant: Following adjustments, confirmation is required from a waste hauler that they can access and pick up from the location shown.

- (viii) design development to include provisions for a canopy over sidewalk;

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems.

Operations Management Plan (OMP)

- (ix) provision of an operations management plan to augment the sponsor profile, to the satisfaction of the Managing Director of Social Development, prior to issuance of an Occupancy Permit, to include the following:
- identification of a community liaison who will work with the community to resolve day-to-day issues if they arise, along with a prescribed protocol for responding to issues;
 - 24-hour emergency contact;
 - a liaison with the local community policing operations; and
 - a commitment to establish a Community Advisory Committee, if the need for such involvement is determined by the Managing Director of Social Development;

Crime Prevention through Environmental Design (CPTED)

- (x) design development to improve visibility in the parking garage in accordance with section 4.13 of the Parking By-law;
- (xi) design development to improve security and visibility in the parking garage by painting the walls and ceiling white;
- (xii) provision of a letter of assurance from the building operator guaranteeing transparency and visual access between the ground floor uses and Princess Avenue and Alexander Street during normal daytime hours, to ensure casual surveillance of the public realm;

Landscape

- (xiii) design development to enhance the viability of the urban agriculture plots on the eighth floor terrace by maximizing their sun exposure;

Note to applicant: This can be accomplished by moving the garden plots to the south end of the terrace, or by deleting or relocating the three trees (one Katsura and two Dogwood trees) proposed to be planted to the south of the garden plots.

- (xiv) retention of the grass outer boulevard on Princess Avenue and Alexander Street;

Note to applicant: A notation to this effect should be added to the Landscape Plan.

- (xv) provision of dimensions for the planters on the third and eighth floor terraces, indicating the planting depth and the sizes of the planters; the scale of the

plan view (1:100) should be added to all landscape plan views on pages L1, L2, and L3;

- (xvi) provision of one hose bib for the eight floor urban agriculture plots;
- (xvii) illustration of all lane edge utilities on the Site Plan and the Landscape Plan;
- (xviii) provision of the following notation on the Landscape Plan for new street trees: "Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the Building Permit. Call Park Board for inspection after tree planting completion.";

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and the Park Board (604.257.8587) for tree species selection and planting requirements.

- (xix) provision of dimensioned tree barriers (illustrated on the Landscape Plan) around all existing street trees located adjacent to the development site as per City of Vancouver Guidelines;

Public Realm

- (xx) design development to ensure landscape plan shows the correct curb ramp at corner, correct lane curb return and correct lane crossing;
- (xxi) design development to ensure sidewalks are reconstructed from curb to property line;

Note to Applicant: Reconstruction of above is to be fully at the applicant's expense.

- (xxii) provision of the following notation on the Landscape Plan and/or Site Plan;

"This plan is not for construction of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as 'for construction'. Eight weeks notice is requested. No work on public property may begin until plans receive 'for construction' approval and related permits are issued. Please contact Frank Battista at 604-873-7317 or Kevin Cavell at 604-873-7773 for details."

Sustainability

(xxiii) The following sustainability features have been noted on the LEED checklist submitted for this application. As per the Design Rationale submitted, it is understood that the sustainability strategies were yet to be finalized at the time of application. Prior to issuance of the Development Permit, the following features are to be elaborated to the satisfaction of the Director of Planning, and noted on the application drawings for the Development Permit:

- 1) Optimize Energy Performance (6 points) – Submit energy modeling results demonstrating how the energy reduction has been met.

Note to Applicant: As per Action A-1 of the Ecodensity Charter, all rezonings are required to earn a minimum of 3 optimize energy performance points.

- 2) Water Efficiency Points (3 points) – Submit documentation that demonstrates how the water use reduction has been achieved.

Note to Applicant: As per Action A-1 of the Ecodensity Charter, all rezonings are required to earn a minimum of 1 water efficiency point.

- 3) Stormwater Management (1 point) – Submit documentation demonstrating how this point will be earned.

Note to Applicant: As per Action A-1 of the Ecodensity Charter, all rezonings are required to earn a minimum of 1 stormwater management point.

- 4) Ventilation Effectiveness – Submit documentation to explain how this point is earned. Furthermore, provide a notation on the drawings showing the operable windows for each dwelling unit.

2. PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (a) That, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for provision of the following:
 - i) consolidation of Lots 12 through 16, all of Block 42, DL 196, Plan 196;
 - ii) upgrading of the downstream sanitary main that serves the site from the manhole east of Heatley Avenue to Hawks Avenue. The existing main is at capacity, upgrading of the sewer is necessary to serve the proposed development;
 - iii) provision of curb and gutter, and pavement to the road centerline on the west side of Princess Avenue from Alexander Street to the lane south of Alexander Street;

- iv) provision of a standard concrete lane crossing at Princess Avenue and at the lane south of Alexander Street;
- v) provision of street trees adjacent to the site where space permits;
- vi) provision of sidewalk improvements on Alexander Street to meet future portside greenways standards. (The drawings propose improvements to Alexander Street sidewalks which should be consistent with greenways treatments throughout the city);
- vii) 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.

SOILS

- viii) do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion;
- ix) do all things and/or enter into such agreements deemed necessary by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there 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.

* * * * *

111 Princess Avenue
DRAFT CONSEQUENTIAL BY-LAW PROVISIONS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

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

"111 Princess Avenue [CD-1 #] [By-law #] B(DEOD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 111 Princess Avenue"

* * * * *

111 Princess Avenue
ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 1,416.4 m² (15,246 sq. ft.) site is comprised of five parcels on the south east end of the 500 block of Alexander Street. The site has a frontage of 38.1 m (124.9 feet) and a depth of 37.2 m (122 feet).

URBAN DESIGN PANEL COMMENTS

The Urban Design Panel reviewed this proposal on July 15, 2009 and supported the proposed use, density and form of development and offered the following comments:

Evaluation: Support (6-0)

Introduction: Michelle McGuire, Rezoning Planner, introduced the project for a concurrent rezoning and development permit application. The site is one of the fourteen city-wide supportive housing sites and is currently zoned DEOD. The rezoning application is to add additional height and density beyond what is permitted under the zoning. The zoning will be undergoing a comprehensive review as part of the implementation of the Downtown Eastside Housing Plan. The zoning for the sub-area (sub-area 4), describes a medium density mixed industrial-residential area, appropriate for small scale, light industrial and residential uses.

Anita Molaro, Development Planner, further described the project. The application is for a ten-storey building comprising 139 units of non-market residential housing and associated administrative and amenity space, loading and parking. Ms. Molaro noted that the housing goals for the area are to retain and provide new affordable housing for the area and to increase the proportion of self-contained dwelling units through both rehabilitation and new construction. Commercial goals for the area are to improve the viability of commercial activity by encouraging the upgrading of existing uses and the development of new commercial uses which serve both local residents and the working population in the area.

There are emerging directions for the area that include providing a focus to Princess Avenue through programming and capital improvements to transform the street into a Children's Interpretive Walk. The route has been identified as a place for children and family through art, interactive signage, and improvement to traffic safety and programming based on the culture and history of the area. The direction also includes developing Princess Avenue as a pedestrian-oriented corridor emphasizing neighbourhood connection from north to south.

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

Rezoning Development Application:

- Does the form of development (form, height, density) support taking into consideration the emerging policy directions of the DEOD and Princess Avenue?

Other comments:

- Overall building design/character including resolution of the various massing and elevation components, and responses to their various orientation
- Ground floor interface with street frontages
- Livability of the units
- Design of the open space and street edges
- Sustainability attributes

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

Applicant's Introductory Comments: Tom Bell, Architect, further described the project noting the architecture will be a contemporary design. The proposal consists of a seven and ten storey building with parking at grade. There are 139 units planned with 39 units for transitional supportive housing and 100 units of permanent supportive housing. Mr. Bell described the proposed materials and colours planned for the project. As well, he described the proposed sustainable measures noting the shading system, the solar panels and heat exchanger.

Pawel Gradowski, Landscape Architect, further described the landscape plans. There are three existing trees on Alexander Street that will be maintained. Three planters and some smaller trees are proposed for the front of the building. Mr. Gradowski also described the plans for the patio on the third floor noting the benches, plantings and trellis. On the seventh level there is a view to the north and they have created a viewing platform. There are also some planters around the edge and urban agriculture is planned. He also noted that the landscape will be irrigated.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve how the building meets the ground;
- Design development to express and reinforce street character of 'children's walk';
- Design development to ground floor amenity space to increase transparency and engage public;
- Consider adding more colour to the façade;
- Consider a north-south facing orientation to the building.

Related Commentary: The Panel supported the proposal and commended the Planning Department for combining the rezoning with the development permit application.

The Panel supported the form, height and density noting there was a need for more social housing. They also said they would support a higher, denser project. One Panel member noted that the design was contemporary in context with other buildings in the neighbourhood and felt that as long as the building was of a high quality, diversity was a good thing.

Several Panel members thought the higher block should be rotated to the south. They also thought that some type of use that engages the community would be better suited to the ground floor and that it should have some transparency. A couple of Panel members noted that the south elevation lacked some articulation as there are no windows on the vertical form. Also, they felt that more resolution was required on how the building meets the ground as there is an awkward transition between the streetscape and the building.

Several Panel members thought the livability could be improved if the units faced north and south. They thought the units were well designed considering their size and they thought the handicapped units were also well handled.

Several Panel members said they supported the strong colour on the building but were concerned with the amount of grey being used. They suggested adding more colour to the facade. The Panel

agreed that the use of the amenity spaces were well handled. A couple of Panel members didn't think the children's area was being expressed enough on Princess Avenue. Another Panel member thought the use of metal on the laneway might not be durable.

Regarding sustainability, most of the Panel thought the orientation should be north and south. They also agreed that the terminology of carbon neutral was misleading and suggested that the applicant not use that description and that the applicant should describe the sustainable measures being implemented in the application.

Applicant's Response: Mr. Bell said they will be involved in having workshops with the neighbourhood regarding the idea of the Children's Walk as there is a lot of interest. He added that they will be looking at ways to enhance the building and that are intending to achieve LEED™ Gold.

STAFF COMMENTS

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Comments of the Vancouver Police Department (VPD): VPD staff have reviewed this proposal and have no concerns with the development application.

APPLICANT COMMENTS

The applicant has been provided with a copy of this report and has provided the following comments: "GBL Architects Inc. have reviewed the rezoning report for 111 Princess Avenue and agrees with its recommendations and conditions."

SPONSOR SOCIETY COMMENTS

The sponsor society has been provided with a copy of this report and has provided the following comments: "The PHS has been working in the Downtown Eastside Community attempting to support and stabilize the lives of the residents living in poverty in that community since 1991. The Mandate of the Society is to provide housing, support and services, to otherwise poorly served adults, many of whom are living with challenges posed by Addictions, Mental Illness, and Physical illnesses. The PHS recognizes that this housing project is essential in our collective strategy to end homelessness.

It is targeted to house those people in our community who live either in sub-standard housing at risk of being lost, or on the street. The PHS believes that this project will be a positive addition to the neighbourhood, as having high quality, well managed, supported housing will stabilize the lives of people who are currently not stable. Thank you for this opportunity to address this critical social need."



LEED Canada-NC 1.0 Project Checklist

590 Alexander St.
8-Apr-09
Vancouver, BC

Yes ? No

8	6	Sustainable Sites	14 Points
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Y			Prereq 1	Erosion & Sedimentation Control	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density	1
1			Credit 3	Redevelopment of Contaminated Site	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	1		Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
	1		Credit 4.4	Alternative Transportation, Parking Capacity	1
1			Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
	1		Credit 5.2	Reduced Site Disturbance, Development Footprint	1
1			Credit 6.1	Stormwater Management, Rate and Quantity	1
	1		Credit 6.2	Stormwater Management, Treatment	1
	1		Credit 7.1	Heat Island Effect, Non-Roof	1
	1		Credit 7.2	Heat Island Effect, Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes ? No

3	2	Water Efficiency	5 Points
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1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	1		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
	1		Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
1			Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

6	2	Energy & Atmosphere	17 Points
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Y			Prereq 1	Fundamental Building Systems Commissioning	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	Required
4		6	Credit 1	Optimize Energy Performance	1 to 10
		1	Credit 2.1	Renewable Energy, 5%	1
		1	Credit 2.2	Renewable Energy, 10%	1
		1	Credit 2.3	Renewable Energy, 20%	1
1			Credit 3	Best Practice Commissioning	1
1			Credit 4	Ozone Protection	1
	1		Credit 5	Measurement & Verification	1
	1		Credit 6	Green Power	1

Yes ? No

9 **5** **Materials & Resources** **14 Points**

Y			Prereq 1	Storage & Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof	1
		1	Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof	1
		1	Credit 1.3	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	Construction Waste Management: Divert 50% from Landfill	1
1			Credit 2.2	Construction Waste Management: Divert 75% from Landfill	1
1			Credit 3.1	Resource Reuse: 5%	1
1			Credit 3.2	Resource Reuse: 10%	1
1			Credit 4.1	Recycled Content: 7.5% (post-consumer + ½ post-industrial)	1
1			Credit 4.2	Recycled Content: 15% (post-consumer + ½ post-industrial)	1
1			Credit 5.1	Regional Materials: 10% Extracted and Manufactured Regionally	1
1			Credit 5.2	Regional Materials: 20% Extracted and Manufactured Regionally	1
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1
1			Credit 8	Durable Building	1

Yes ? No

10 **5** **Indoor Environmental Quality** **15 Points**

Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
	1		Credit 1	Carbon Dioxide (CO₂) Monitoring	1
1			Credit 2	Ventilation Effectiveness	1
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan: Testing Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials: Paints and Coating	1
1			Credit 4.3	Low-Emitting Materials: Carpet	1
	1		Credit 4.4	Low-Emitting Materials: Composite Wood and Laminate Adhesives	1
1			Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems: Perimeter Spaces	1
	1		Credit 6.2	Controllability of Systems: Non-Perimeter Spaces	1
1			Credit 7.1	Thermal Comfort: Compliance	1
	1		Credit 7.2	Thermal Comfort: Monitoring	1
1			Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views: Views 90% of Spaces	1

Yes ? No

4 **1** **Innovation & Design Process** **5 Points**

1			Credit 1.1	Innovation in Design: Green Housekeeping	1
1			Credit 1.2	Innovation in Design: Tenant engagement strategies	1
1			Credit 1.3	Innovation in Design: 40% water use reduction	1
	1		Credit 1.4	Innovation in Design: 100% underground parking	1
1			Credit 2	LEED® Accredited Professional	1

Yes ? No

40 **16** **14** **Project Totals (pre-certification estimates)** **70 Points**

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points



MATERIALS LEGEND

- 1 PAINTED CORRUGATED METAL PANEL
- 2 METAL PANEL
- 3 WINDOW CASSETTE
- 4 WINDOW WALL DOUBLE GLAZED, ALUMINUM FRAME
- 5 SPANDREL GLASS ALUMINUM FRAME
- 6 STEEL / GLASS CANOPY
- 7 STEEL CANOPY
- 8 ALUMINUM FOREFRONT WINDOWS SOLAR PANEL
- 9a HEAT EXCHANGER
- 10 ARCHITECTURAL METAL LOUVER OVERHEAD DOOR
- 11 MECHANICAL LOUVER
- 12 GLASS LOUVER WINDOWS W/ INTERNAL BLINDS
- 13 MOEDING BAGUETTE SHADES
- 14 GLASS GUARDRAIL
- 15

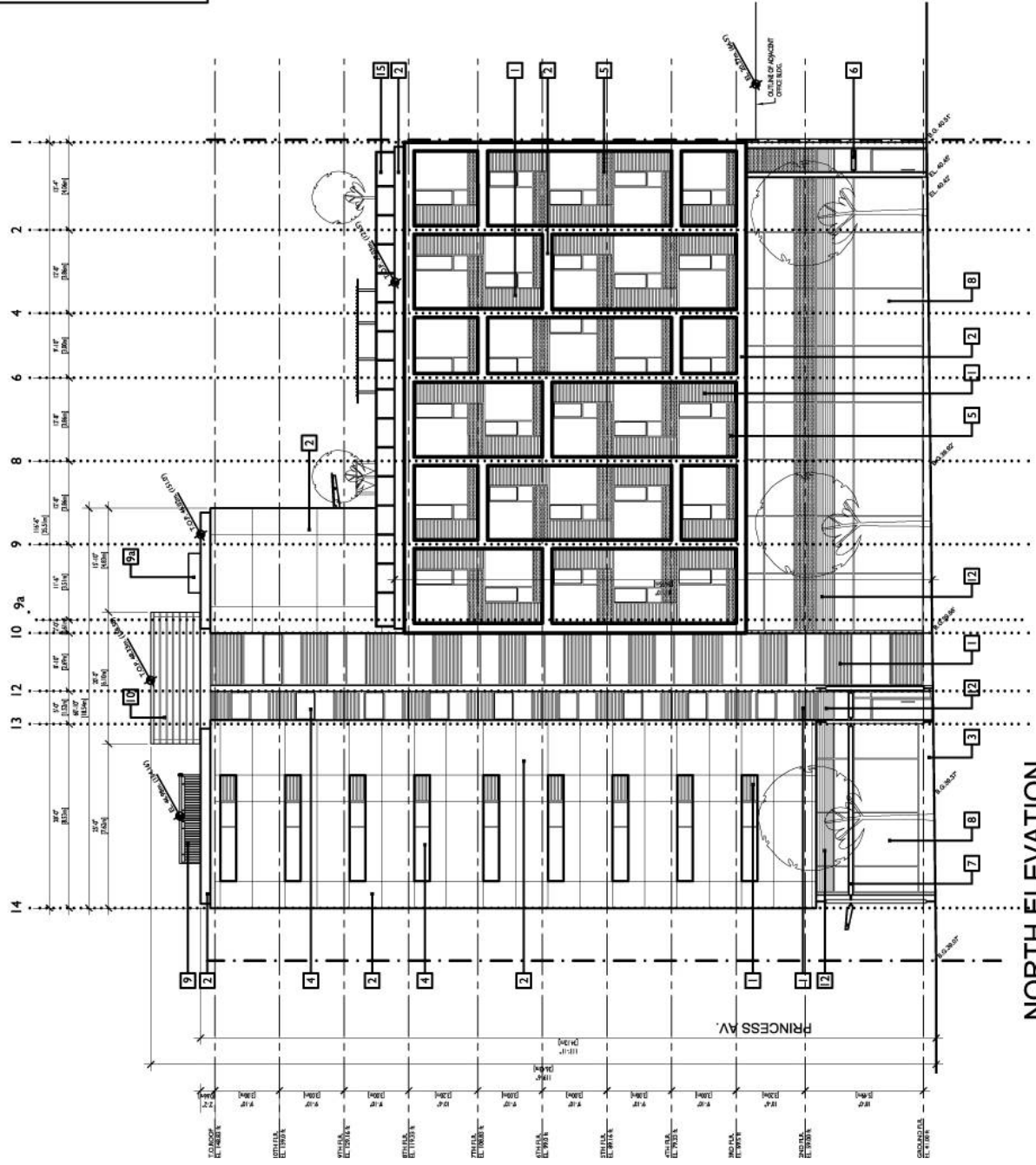
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REVISIONS
M: 04/11/18
M: 03/15/18
M: 02/22/18



590 ALEXANDER ST
Vancouver, B.C.
PORTLAND HOTEL
Community Services Society
139 UNIT SOCIAL HOUSING
NORTH ELEVATION

DATE: MAY 15, 2018
DRAWN BY: A.M.J.
CHECKED BY: T.B.
SCALE: 1:100
JOB NUMBER: 0763



NORTH ELEVATION



gBL ARCHITECTURE INC.
1000 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6H 1T4
TEL: 604.681.1111
WWW.GBLARCHITECTURE.COM

MATERIALS LEGEND

- 1 PAINTED CORRUGATED METAL PANEL
- 2 METAL PANEL
- 3 PAINTED CONCRETE
- 4 SPANDREL GLASS, DOUBLE GLAZED, ALUMINUM FRAME
- 5 SPANDREL GLASS, ALUMINUM FRAME STEEL / GLASS CANOPY
- 6 ALUMINUM STOREFRONT WINDOWS
- 7 SOLAR PANEL
- 8 HEAT EXCHANGER
- 9 MECHANICAL LOUVER
- 10 OVERHEAD DOOR
- 11 NON-OPERABLE WINDOWS W/ HOODING BAGUETTE SHADES
- 12 GLASS GUARDRAIL
- 13
- 14
- 15

NOTES
BY: ARCHITECT

REVISIONS
BY: ARCHITECT
DATE: 11/11/2009



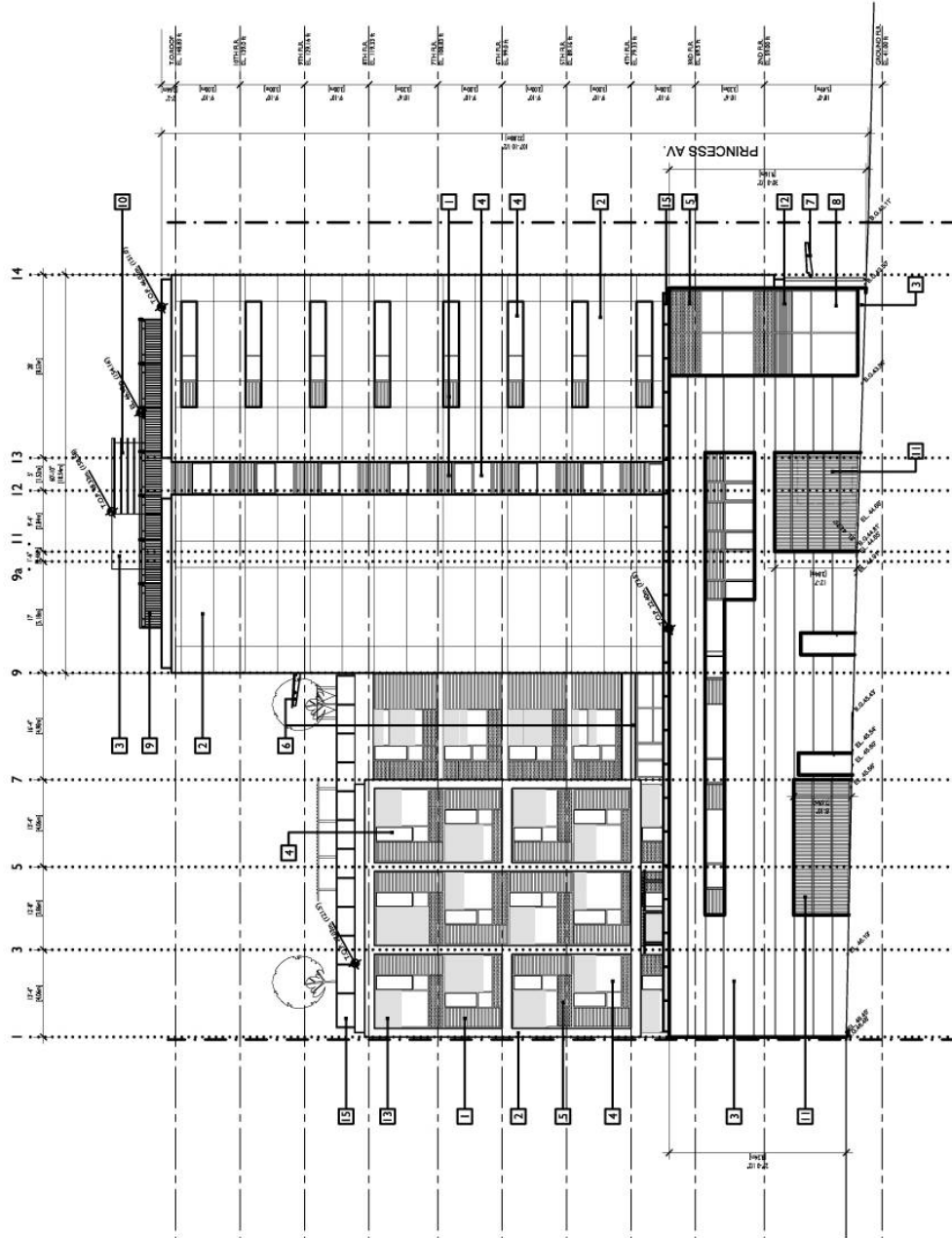
BC Housing

590 ALEXANDER ST
Vancouver, B.C.

PORTLAND HOTEL
COMMUNITY HOUSING
139 UNIT SOCIAL HOUSING
SOUTH ELEVATION

DATE: 11/11/2009
DRAWN BY: AN/AJ
CHECKED BY: AN/AJ
SCALE: 1/100
JOB NUMBER: 0763

A-5.04



SOUTH ELEVATION



MATERIALS LEGEND

- 1 PAINTED CORRUGATED METAL PANEL
- 2 METAL PANEL
- 3 METAL PANEL
- 4 WINDOW WALL DOUBLE GLAZED, ALUMINUM FRAME
- 5 SPANDREL GLASS, ALUMINUM FRAME
- 6 STEEL / GLASS CANOPY
- 7 ALUMINUM STOREFRONT WINDOWS
- 8 SOLAR PANEL
- 9 HEAT EXCHANGER
- 10 METAL LOUVER
- 11 OVERHEAD DOOR
- 12 MECHANICAL LOUVERS
- 13 NON-OPERABLE WINDOWS W/ MECHANICAL BACKLIT SHADES
- 14 GLASS GUARDRAIL
- 15

NOTES
1. GENERAL

REVISIONS
1. GENERAL



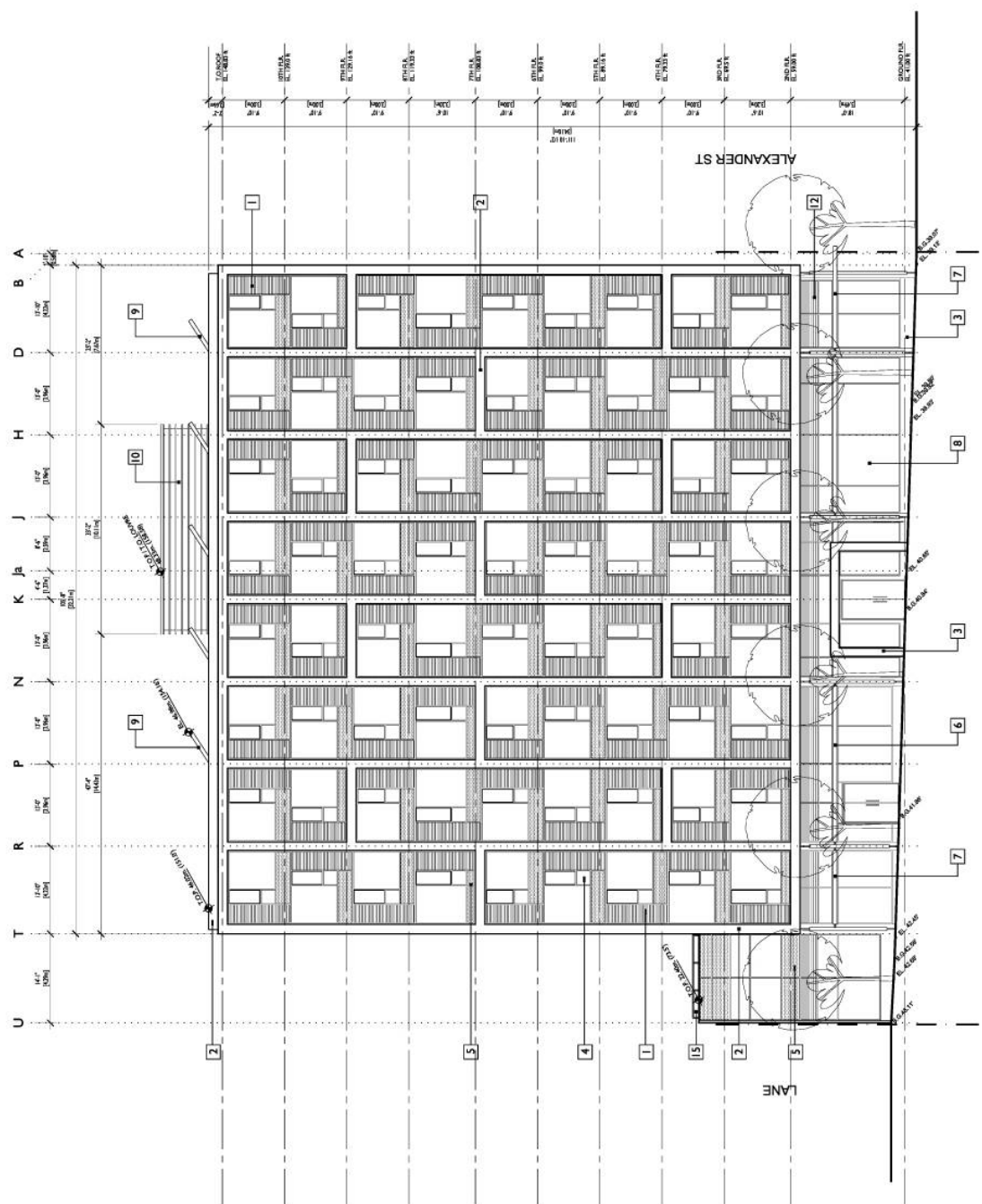
BC Housing
590 ALEXANDER ST
Vancouver, B.C.

PORTLAND HOTEL
Community Services Society
139 UNIT SOCIAL HOUSING

EAST ELEVATION

DATE: MAY 14, 2008
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1:100
JOB NUMBER: 0763

A-5.01



EAST ELEVATION



1000 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6H 3G5
TEL: 604-278-1111
FACSIMILE: 604-278-1112
WWW.GBLINC.COM



BC Housing

590 ALEXANDER ST
Vancouver, B.C.

PORTLAND HOTEL
Community Services Society
139 UNIT SOCIAL HOUSING

WEST ELEVATION

DATE: MAY 14, 2008
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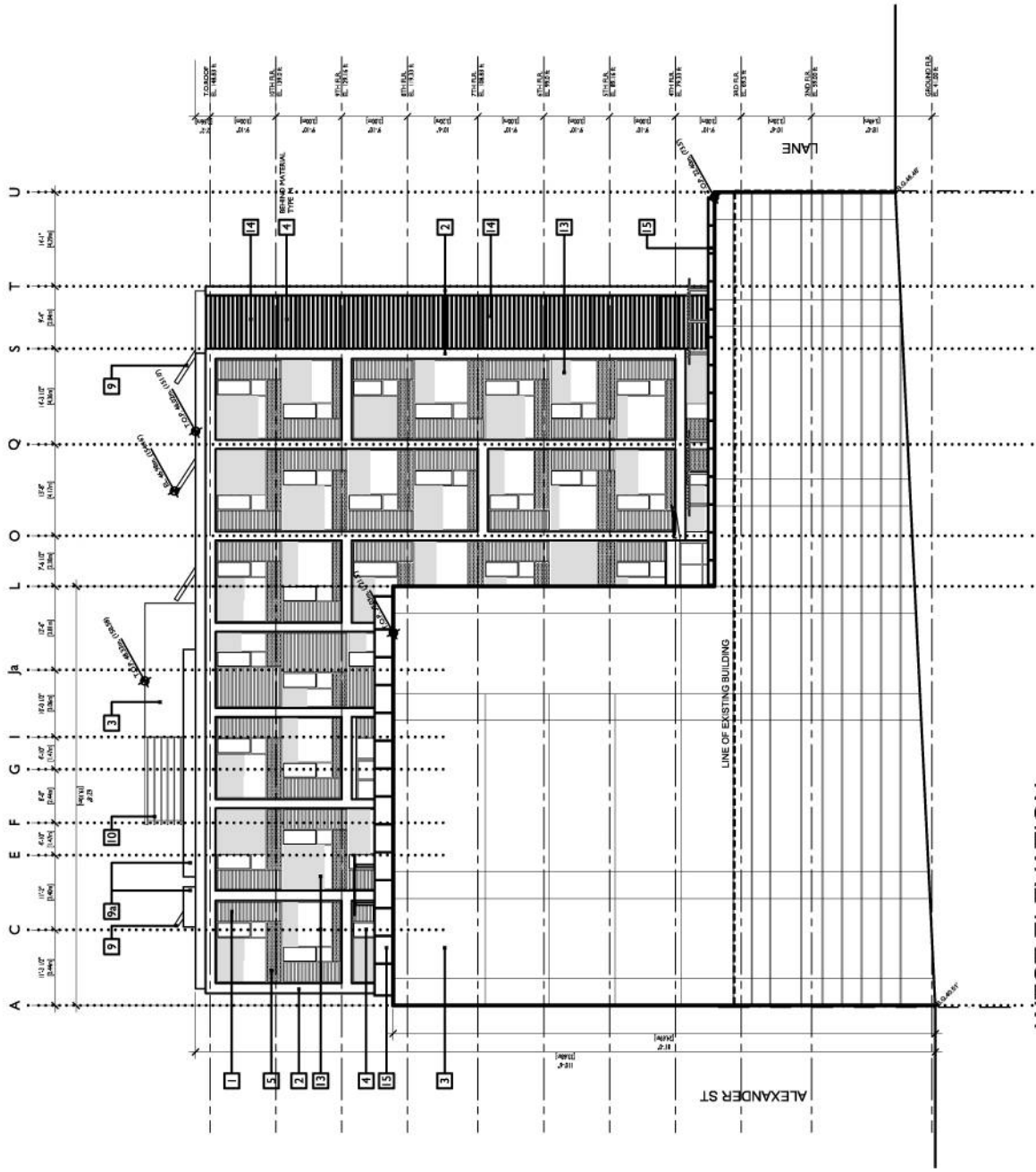
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MATERIALS LEGEND

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- 2 METAL PANEL
- 3 PAINTED CONCRETE
- 4 ALUMINUM FRAME, DOUBLE GLAZED, SPANDREL GLASS, ALUMINUM FRAME
- 5 SPANDREL GLASS, ALUMINUM FRAME
- 6 STEEL / GLASS CANOPY
- 7 ALUMINUM STONEFRONT WINDOWS
- 8 ARCHITECTURAL METAL LOUVER
- 9a MECHANICAL LOUVER
- 9b MECHANICAL LOUVER WITH INTERNAL BLINDS
- 10 ARCHITECTURAL METAL LOUVER
- 11 OVERHEAD DOOR
- 12 MECHANICAL LOUVER
- 13 MECHANICAL LOUVER WITH INTERNAL BLINDS
- 14 MOEBING BAGUETTE SHADES
- 15 GLASS GUARDRAIL

NOTES
1. CONSULT

REVISIONS
1. 04/11/08



WEST ELEVATION



NOTES
1. SEE 300709

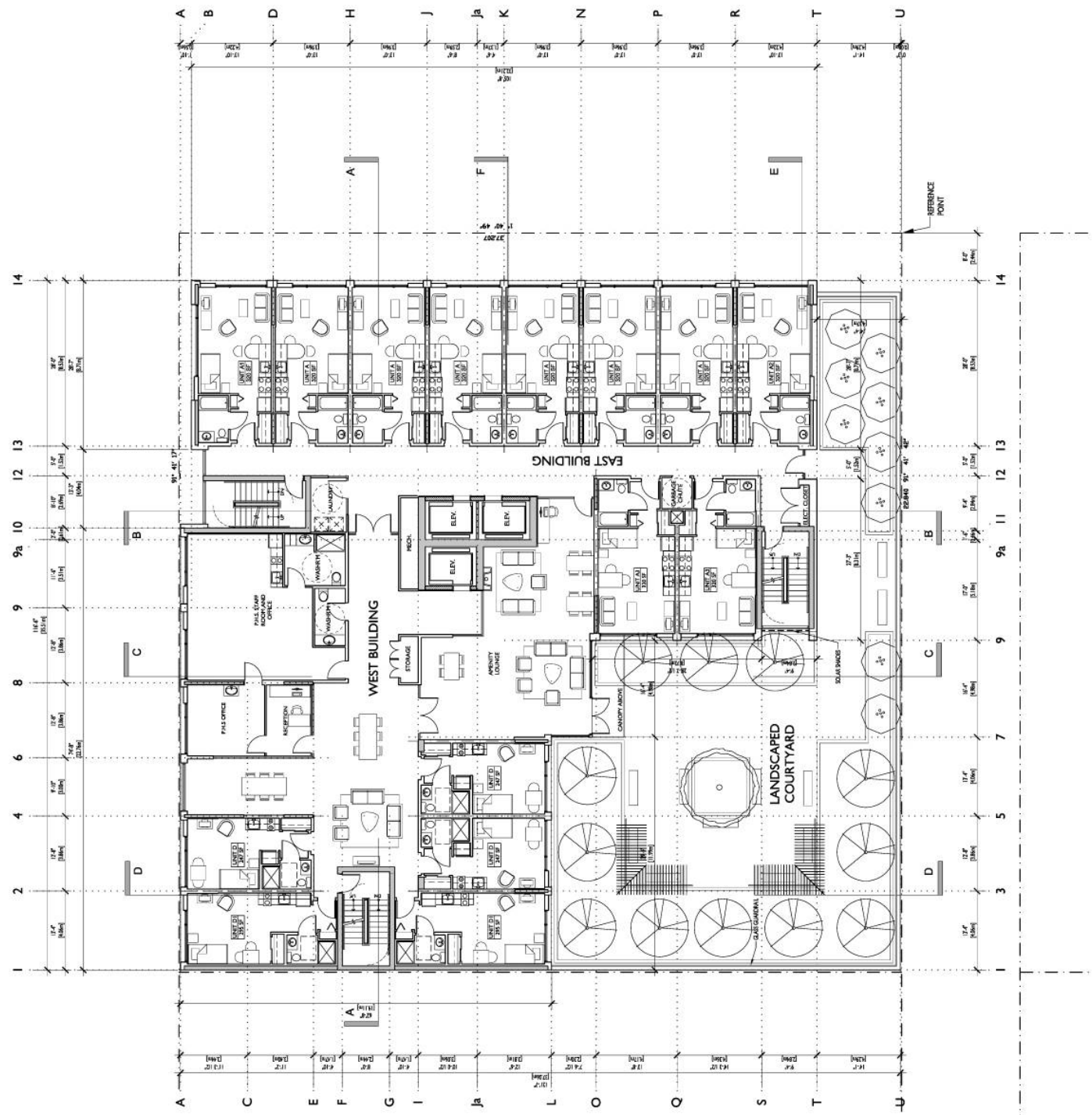
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590 ALEXANDER ST
Vancouver, B.C.
PORTLAND HOTEL
Community Services Society
139 UNIT SOCIAL HOUSING
3RD FLOOR

DATE: MAY 14, 2009
DRAWN BY: [Name]
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SCALE: 1/8" = 1'-0"
JOB NUMBER: 0763

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APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	111 Princess Avenue (formerly 590 Alexander)
Legal Description	Lots 12-16, Block 42, District Lot 196, Plan 196, PID 015-603-172, PID 015-603-199, PID 013-658-034, PID 013-658-042, PID 013-658-069
Applicant	Amela Brudar, of GBL Architects Ltd.
Architect	GBL Architects Inc.
Property Owner	City of Vancouver
Developer	Provincial Rental Housing Corporation (PRHC) and PHS Community Services Society (Portland Housing Society)

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1416.4 m ²		

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	DEOD	CD-1	
USES	Limited Manufacturing Uses; Limited Service Uses; Limited Office Uses; Limited Dwelling Uses; Limited Institutional Uses; Limited Parking Uses; Limited Cultural and Recreational Uses	Dwelling Uses and Housekeeping Units in conjunction with; Limited Cultural and Recreational Uses; Limited Institutional Uses; Limited Manufacturing Uses; Office uses; Parking Uses; Limited Retail Uses; Limited Service Uses; Accessory Uses customarily ancillary to the above uses	
DWELLING UNITS		139	
MAX. FLOOR SPACE RATIO	2.50	5.29	
MAXIMUM HEIGHT	15 m (49 feet)	34.2 m (112 feet)	
MAX. NO. OF STOREYS		10	
PARKING & LOADING SPACES		14 residential parking 1 class B loading	
FRONT YARD SETBACK		1.1 m at grade, 0.5 m 2 nd level and upwards	
SIDE YARD SETBACK		Princess Ave -3.0 m at grade, 2.4 m 2 nd level and upwards	
REAR YARD SETBACK		0 m	