



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 7, 2010
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Meeting Date: May 18, 2010

TO: Vancouver City Council

FROM: Director of Planning in consultation with the Managing Director of
Social Development

SUBJECT: CD-1 Rezoning – 606 Powell Street

RECOMMENDATION

- A. THAT the application by NSDA Architects on behalf of RainCity Housing and Support Society to rezone 606 Powell, (Lots 1, 2, 3, 4, 5, 6 and 7, Block 52, District Lot 196, Plan 196, PID 015-370-089, PID 015-370-101, PID 015-370-135, PID 015-370-160, PID 015-370-194, PID 015-587-126, PID 015-587-134) from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development District), to permit a 10-storey residential building with commercial at grade and office on the second floor, with a total floor space ratio of 5.05, be referred to a public hearing, together with:
- (i) plans prepared by NSDA Architects, received November 16, 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 the Director of Planning to approve the application, subject to conditions contained in Appendix B.

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

AND FURTHER THAT The Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Appendix C for consideration at public hearing.

- B. 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; and

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

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council Policies for this site include:

- Council's housing objectives are to maintain and expand housing opportunities for low and modest-income households with priority for families with children; seniors on fixed incomes or in need of support; Single Room Occupancy (SRO) residents; the mentally ill; physically disabled, and others at-risk of homelessness, adopted May 8, 1989.
- 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, approved by Council December 19, 2007.

PURPOSE AND SUMMARY

This report assesses an application to rezone the site at 606 Powell Street from DEOD (Downtown Eastside Oppenheimer District) to CD-1 (Comprehensive Development District). The application proposes a residential development with commercial at grade and office space on the second floor. The proposed development consists of:

- a 10-storey building with a height of 35.3 m (115.8 ft.);
- a maximum permitted floor area of 10 821 m² (116,480 sq. ft.), comprised of 9 602.5 m² (103,361 sq. ft.) in residential use (146 dwelling units) including residential amenity space; 593.8 m² (6,391 sq. ft.) of commercial use; and 624.6 m² (6,723 sq. ft.) of office use; and
- a total of 33 underground parking spaces.

This application proposes the development of 146 supportive housing units, and meets the objectives of the Housing Plan for the Downtown Eastside and the Memorandum of Understanding (MOU) between the City and the Province pertaining to the 12 City-owned sites. In order to balance housing priorities and emerging land use and urban design policy directions to maximize

supportive housing units on this site, staff are recommending the height on Powell Street be reduced by one storey.

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. Design development condition (b)1. in Appendix B will reduce the number of singles units by 11.

BACKGROUND

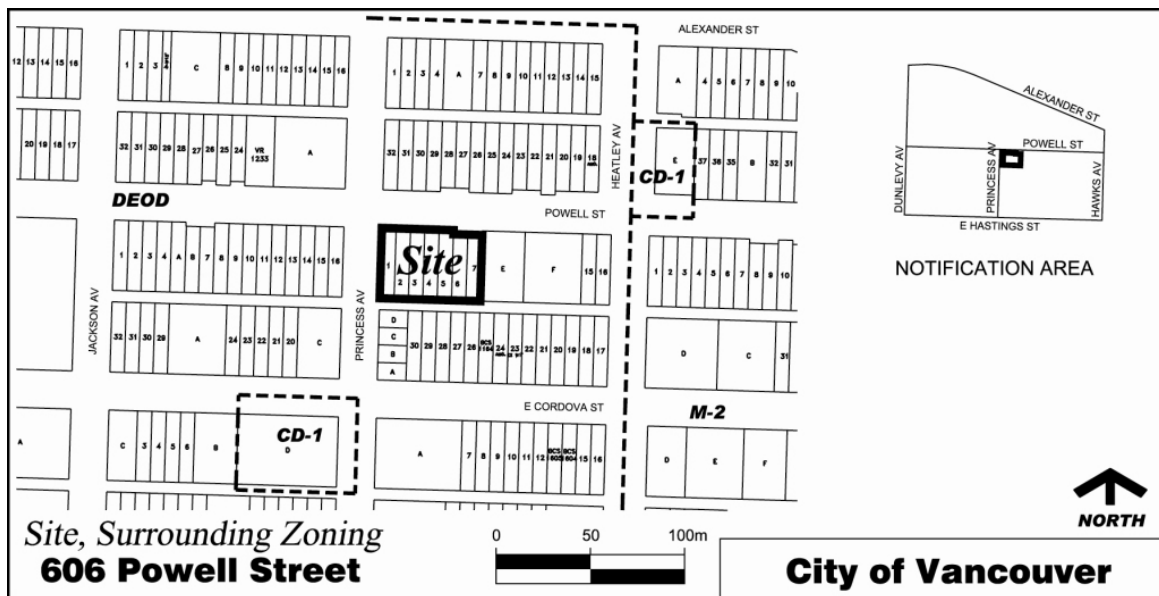
The City purchased this site in 2007 for future social housing development and it is one of the 12 City-owned sites identified in the December 2007 Memorandum of Understanding for the development of social and supportive housing. The MOU set an approximate number of +/-100 singles units for this site, an undetermined number of market units and possible commercial use on the ground floor. The rezoning application proposes 146 units and no market units, as analysis indicated market housing was not feasible, and direction from BC Housing for family units directly responds to a priority for this area. Six of the 12 sites are currently under construction and it is anticipated that funding for the construction of this site will be part of a future housing announcement.

DISCUSSION

Site and context – The subject site is located at the southeast corner of Powell Street and Princess Avenue within Sub-area 4 of the DEOD. This sub-area provides for medium density, mixed industrial/residential development, appropriate for small-scale light industrial uses and residential uses. Two of the lots are occupied by the Drake Hotel, a 4-storey building currently leased to BC Housing for social and supportive housing. The remaining lots are occupied by surface parking. The total site area is 1 982.7 m², with an approximate frontage of 53.5 m (175 ft.) and a depth of 35 m (115 ft.). There is currently an area of approximately 32.5 m² (350 sq. ft.) originally set aside by Engineering Services for future road widening. It has been determined that this area is no longer needed by Engineering Services, and a separate report to Council requesting the closure of this area and subsequent incorporation into this development site will be forthcoming.

Immediately adjacent to the east is a 2-storey commercial building, and further east is a 4-storey non-market rental building, Bridget Moran Place, with 61 units for singles. Across Princess Avenue to the west is a 3-storey transitional housing building, Princess Rooms operated by RainCity Housing and Support Society with 42 units. Across the lane to the south is a 3-storey residential rental building fronting on Princess, and a row of single-family homes along Cordova Street with garages or parking on the lane. To the north of the site along Powell Street are 1- and 2-storey commercial buildings. The Downtown Eastside Community Health Centre is located on the northwest corner of Powell and Princess. Another of the 12 sites has been approved for rezoning at 111 Princess (at Alexander Street) and will contain 139 units of transitional, social and supportive housing.

Figure 1: Site and Surrounding Zoning



The intent of the Housing Plan for the Downtown Eastside is to maintain 10,000 units of low-income housing in the area, increasing its quality over time. The target is for 90% of future social housing in the DTES to be for singles and 10% for families, taking advantage of family housing opportunities when they arise.

The Housing Plan for the Downtown Eastside outlines a policy of 1-for-1 replacement of SROs with better quality social housing over time, some of which will have supports:

- the policy will be met differently in different neighbourhoods;
- some areas may accommodate more replacement units than the number of SROs currently in the area in order to balance with areas unable to meet replacement goals;
- DEOD is intended to be a predominantly low-income neighbourhood with an emphasis on social housing;
- all singles units in this development will be considered replacement units under the 1-for-1 policy.

As part of the implementation of the Housing Plan for the Downtown Eastside, the Downtown Eastside Oppenheimer District Official Development Plan (DEOD ODP) will be undergoing a comprehensive zoning review, including a review of height and urban design parameters. In accordance with Council policy as outlined in the MOU for the 12 social and supportive housing sites, staff are assessing this rezoning application in advance of this area-wide policy review.

Ahead of this work, staff held discussions to determine supportable height and urban design parameters. Prior to the full review, staff are recommending an interim development context where 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. The Hastings and Main corridors are seen as having potential for 100 feet height as a norm; and buildings moderately higher than these norms should be considered for specific locations, including at certain large sites with opportunities for social housing.

In advance of the broader area-wide zoning review, staff believe a balance should be struck between housing aspirations and urban design objectives. To achieve this balance, staff are recommending a design development condition that provides an opportunity for higher density to maximize social housing units, while maintaining workable and acceptable mixes of use and standards of urban design, built form, and architectural expression. The heights considered supportable for 606 Powell Street are 100 feet with a 75-foot street-wall expression for a portion of the site. Higher height along Princess Avenue has been supported by staff following Council approval of the rezoning of 111 Princess Avenue, with a height of 112 feet along Princess Avenue. Staff believe the rezoning application as submitted exceeds the land use and urban design parameters of the emerging vision for the area.

The City has provided ongoing 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. A more playful landscape treatment and wider setbacks contributes towards the pedestrian realm along Princess Avenue.

Land Use – The rezoning application proposes 146 units of supportive housing for women and women-led families, with 105 units for singles, and 41 family units. Three commercial retail units are proposed along the Powell Street frontage with amenity space for residents along the Princess Avenue frontage. The proposal includes office use for RainCity Housing and Support Society on the second floor.

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”;
- the Supportive Housing Strategy which seeks to integrate new supportive housing in apartment districts across the City.

For ground-floor uses, staff determined it was important that any proposed retail use is located at the corner of Powell Street and Princess Avenue and that all other non-residential uses listed in the DEOD for sub-area 4 also be available in the CD-1 By-law for at grade. The three commercial units at grade have higher than average floor-to-ceiling heights, making them attractive to a variety of users and building in more adaptability for the ground-floor occupancy, allowing for the use of the spaces to shift over time as the DTES economy evolves. The preferred uses for this site are those that provide an active ground plane. Regardless of use, the ground floor should provide pedestrian-friendly quality through architectural treatments.

Project Sponsor – The sponsor society selected by BC Housing for this site is RainCity Housing and Support Society. RainCity Housing is a non-profit organization founded in 1982, and offers a broad

range of housing and support solutions for people living with mental illness, substance abuse issues and other challenges. RainCity Housing's support programs are grounded in strengths based approaches to recovery and community re-integration, providing supports that build on a person's strengths and help them acquire the resources and opportunities they need to move forward in their lives. RainCity Housing currently operates 3 outreach teams, 10 supportive housing programs providing 386 units, and a 28 bed emergency shelter. RainCity Housing also partners with other non-profit housing providers to offer support services to tenants with complex health issues.

Tenants will be selected through BC Housing's Supportive Housing Registry and referred to RainCity Housing. Priority will be given to single women and women-led families who are currently living in shelters, SROs, or other substandard housing in the DTES, and who would otherwise be homeless or at risk of homelessness. Residency is not restricted to women, but all tenancy agreements will be held by women so that in the case of partnership breakdown, women will retain the housing and supports.

Housing Program – A variety of services would be provided to both families and singles at 606 Powell Street, 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, 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
- access to childcare and support services related to childcare; creating and facilitating peer-based programming within the building; creating and helping to facilitate a parent resource centre and a youth recreation program for families.

The ultimate goal of the project is to create a residential community that is well managed and provides a higher level of support than available to tenants in market rental housing. A minimum of two staff will be on duty 24 hours a day, 7 days a week to assist in maintaining the security and safety both inside and around the building. 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 included in Appendix B is the provision of an Operations Management Plan, to be submitted prior to issuance of an Occupancy Permit. The plan would include the establishment of a Community Advisory Committee should it be determined that there is a need for one.

Form of Development (Note Plans: Appendix F) – The proposed form of development consists of an L-shaped floor plan with a 10-storey (35.3 m or 116 ft.) component along the Princess Avenue frontage and a 9-storey (33.5 m or 110 ft.) component on the Powell Street frontage. Grade-level uses consist of commercial service uses on Powell Street and residential amenity uses along the Princess Street frontage. The family housing units are located on floors 2 through 5, and the singles supportive housing units on floors 6 through 10. RainCity Housing and Support Society offices are located on the second floor above Powell Street. A maximum floor area of 10 821 m² (116,480 sq. ft.) is proposed.

The existing context contains a mix of social and supportive housing, social services, offices, grade-level retail and light industrial uses. Immediately adjacent to the site to the east is a 2-storey commercial building and a 4-storey social housing building. To the south, across the lane along East Cordova Street, are a number of residential homes, some of which are listed on the Heritage Register.

Staff have reviewed the proposal in the context of the emerging policy directions and conclude that the Powell Street massing component should be modified to better address the proposal's impact and integration into the local neighbourhood context. In advance of a conclusion on the area-wide policy review, building heights considered supportable for 606 Powell were 100 feet height along the Princess Street frontage with a 75-foot street wall expression for the portion of the site facing Powell.

The MOU set an approximate number of +/-100 singles units for this site and possible commercial use on the ground floor, recognizing that the numbers are likely to change during the design development phase. The rezoning application proposes 146 units. Staff believe this rezoning application as submitted, would exceed the parameters of the emerging vision for the area. As a result, design development condition b(1) in Appendix B calls for a reduction in massing along Powell Street by one floor to better fit within the urban design context envisioned for the DEOD, and strengthen the relationship to future mid-rise scale development in the area. Staff recommend this design development condition which achieves 135 units of supportive housing, 94 singles units and 41 family units.

The Urban Design Panel also supported a greater distinction in height between the massing of the building's two components. The panel suggested a reconfiguration by reducing the height one storey along Powell Street, and increasing one storey along Princess Avenue. To address the panel's concerns, staff are recommending that the Powell Street massing be reduced from 110 ft. to 100 ft. to provide a better transition in scale between this proposed development and the adjacent emerging context of 75 ft. Staff conclude that following the recommended modest reduction in the Powell Street height and massing, the proposed development will have less impact on the emerging urban design directions for the neighbourhood.

With respect to the architectural expression, staff recommend further design development to enhance overall architectural character. The success of this strategy will depend upon the quality of the exterior materials, and detailing. Further design development is recommended at the development application (DE) stage to clarify the design intent for materials and detailing to ensure that this quality is achieved. The public realm quality and treatments, particularly for the Princess Street "Children's Interpretive Walk" will also be required to be of a high standard at the DE stage.

To allow for the Children's Interpretive Walk along Princess Avenue, a 3 m setback at grade, scaling back to 2.4 m 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.

As with many rezonings, further design development at the DE stage will be required to ensure that planning, urban design and architectural objectives are in fact achieved. The design development conditions and related requirements are set out in Appendix B. Plans are attached as Appendix F.

The application was reviewed by the Urban Design Panel on January 13, 2010 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 33 vehicle parking spaces - 19 residential, 5 commercial and 9 office. Access would be off of the rear lane along the south-eastern 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 147 bicycle parking spaces would be provided in the underground parkade (residential and office) and on the main floor (commercial).

Environmental Sustainability – The proposed development has committed to a design targeting a LEED® Gold rating. For all rezonings that meet the minimum requirements to participate in the LEED® program, Eco-density Action item A-1 requires that development establish a design that would achieve a level of LEED® Silver at a minimum with specific targets. The preliminary LEED® checklist provided indicates achieving a the Minimum LEED® Silver required targets of 3 optimize energy points, 1 water efficiency point and 1 storm water management point.

Social Benefits – This proposal is consistent with Council housing policies including the Housing Plan for the DTES, the Supportive Housing Strategy and the City/Provincial MOU for social and supportive housing. This proposal would provide a minimum of two staff on site 24 hours a day to link individuals to the supports they need. All singles units proposed in this project would count towards the 1-for-1 replacement policy outlined in the Housing Plan for the DTES. 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 to be located at Broadway and Fraser Street, 7th Avenue and Fir Street, 16th Avenue and Dunbar Street, and in the Downtown South.

Progress on the 12 City-owned sites which were the focus of the MOU has been aggressive. From the original objective of 1,120 units, 1,365 units are presently approved or in process. An additional 245 units have been added since the MOU was approved. Another 175 units are included on sites at 1005 Station Street and 377 West Pender Street.

Public Input – A rezoning information sign was installed on site on January 15, 2010 and a notification letter was mailed to property owners in the area surrounding the site on the same day.

An open house was held on January 28, 2010 with approximately 10 people in attendance. No comment forms were returned. From the questions raised by those in attendance, about half of the people were in favour of the project and half not in favour of the project or having concerns. Concerns identified include the concentration of social housing in the DTES, the size of the building in both height and number of units, impacts of increased street parking in the area, and approval ahead of a full review of the DEOD ODP. Those in favour spoke to the need for new

social housing units in the DTES, to the strength of RainCity as the building operator, and to the inclusion of housing for women and women-led families.

A total of 71 comments were received through the Rezoning Centre's online feedback mechanism. 66 of these letters offered support for the project, and 5 either opposed the project or had specific concerns. Concerns centred on the height of the project and the impact this will have on the adjacent houses along Cordova, the privacy of individuals in their yards and how a height of 10 storeys will change the character of the neighbourhood. Others individuals were concerned the building was lacking in character and that housing development should not be gender specific as there are other groups that need housing too. Further concerns include the desire to see data on the need for housing for women and children in the area; concern development activity in the area is housing only the poor and needy with no plans for housing the average working person; the need to manage the site as children grow up; the role of awnings in creating spaces for open drug use and other activities; the viability of renting the commercial retail units in an economically depressed area and the lack of parking for shoppers; lack of green planning for this site; and a concern about who will be housed here if there are insufficient women and children to fill the units.

Comments in support applauded a move forward on much needed housing for women, and spoke of a shortage of housing for women and children faced by local community organizations. Others spoke of the need for this housing to be built as quickly as possible, the benefits of supportive housing to the lives of DTES residents, the role of housing in contributing to increased stability and safety in the area and an opportunity for local residents to contribute to community life. Several comments spoke to RainCity Housing's experience and expertise as a non-profit operator and applauded the City for recognizing that people need a safe place to live even in the face of upward land values and continued change.

Following the open house, a letter was received from the Strathcona Business Improvement Association outlining their concerns. Their issues included a feeling that no opportunity for productive dialogue was provided; that a site specific rezoning should not occur ahead of a full DEOD review; and requesting that an extension of the timeline for comments on this project be provided.

The 12 City-owned sites are a limited resource and every effort has been made to optimize development in order to maximize the number of units available to the homeless or those at-risk of homelessness.

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. 606 Powell is one of the 12 sites identified in the memorandum. Property tax exemption applies only to the residential component of this development, and only for so long as BC Housing continues to provide operating subsidies for 606 Powell Street for the provision of social and supportive housing for the homeless.

The term of the tax exemption is expected to be 60 years, which is the expected term of the lease of this site to the BC Housing (or the Provincial Rental Housing Corporation) or the non-profit Sponsor.

Social housing is exempt from payment of Development Cost Levies (DCLs) under section 523D(10)(d) of the Vancouver Charter and from the payment of Community Amenity Contributions (CACs) under the Financing Growth Policies. The applicant will be responsible for payment of DCLs for commercial and office floor space in this development. Financial implications specific to this exemption, as well as those related to the lease arrangements for the residential and retail components of the building, will be addressed in detail in a forthcoming report to Council concerning the lease arrangements.

CONCLUSION

The proposed supportive housing development is consistent with the Memorandum of Understanding between the City and the Province for the development of 12 City-owned sites as social and supportive housing. 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.

In achieving a balance between housing and urban design objectives for this site, staff are recommending a design development condition that provides higher density to maximize social housing units, while respecting the emerging urban design direction for the neighbourhood.

* * * * *

606 Powell Street
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

- Dwelling Uses, limited to Dwelling Units and Seniors Supportive or Assisted Housing, in conjunction with any of the uses listed in this section;
- Housekeeping Units, in conjunction with any of the uses listed in this section;
- Cultural & Recreational Uses, limited to Artist Studio - Class A;
- Institutional Uses, limited to Child Day Care Facility, Community Care Facility - Class B, Group Residence and Social Service Centre;
- 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;
- Office Uses;
- Parking Uses;
- Retail Uses, limited to Neighbourhood Grocery Store, Retail Store
- 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
- Accessory Uses customarily ancillary to the above uses; and
- 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.

Density

- The floor area for all permitted uses must not exceed 4.82 FSR. For the purpose of computing floor space ratio, the site is deemed to be 1 982.7 m², being the site size at time of application for rezoning, prior to any dedications;
- Computation of floor space ratio must include:
 - i) 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;
 - ii) 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:
 - i) 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;
 - ii) Patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - iii) 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;
 - iv) 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;
 - v) 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;
 - vi) Amenity areas, including recreation facilities and meeting rooms, provided that the total area does not exceed 1 000 m²;
 - vii) 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, except that this clause does not apply to walls in existence prior to March 14, 2000; and
 - viii) Computation of floor space ratio or floor area is to exclude with respect to exterior:
 - a. Wood-frame construction walls greater than 152 mm thick that meet the standard RSI 3.85 (R-22), or
 - b. 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:
 - i) 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:
 - a. 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
 - b. No more than 50 percent of the excluded balcony floor area may be enclosed;
 - ii) 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;
 - iii) 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;
 - iv) 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;
 - v) 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
 - vi) tool sheds, trellises and other garden structures which support the use of intensive green roofs or urban agriculture.

Height

- A maximum of 36 m.

Parking, Loading and Bicycle Parking

- Parking, loading, and bicycle parking spaces shall be provided and maintained according to the requirements and provisions of the Parking By-law, including those concerning exemption and relaxation, unless any amendment to the Parking By-law results in any lesser requirement, in which case the lesser requirement is to apply, except for the following;
- The minimum parking requirement for residential uses must be provided as follows:
 - i) 0.1 space for each studio unit
 - ii) 0.1 space for each one bedroom unit
 - iii) 0.2 space for each two bedroom unit
 - iv) 0.3 space for each three bedroom unit;

- Bicycle parking must be provided at a rate of 0.8 spaces for each dwelling units;
- Commercial parking must be provided at a minimum rate of 1 parking space for each 145 m² for the first 290 m² and a minimum of 1 parking space for each 115 m² of gross commercial floor area thereafter, and at a maximum rate of 1 parking space for each 70 m² of gross commercial floor area;
- Loading: one Class A and one Class B loading space shall 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

* * * * *

606 Powell Street
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.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by NSDA Architects and stamped "Received City Planning Department, November 16, 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

1. design development to improve the distinction between the Princess Avenue and Powell Street massing components while also addressing the proposed building scale relationship with the neighbouring context;

Note to Applicant: This should be achieved by reducing the Powell Street massing component by one floor to a maximum height of 100 ft. *in conjunction with a reduction in total floor area of approximately 500 m².*
2. design development to further strengthen the integration of the Powell Street massing with the neighbouring context;

Note to Applicant: This should be achieved by emphasising a 75 ft. street wall expression as part of the massing and façade composition.
3. design development to improve the overall residential architectural character of the building through improved material variety and high quality material treatments;

Note to Applicant: Design development should consider more variety and lighter architectural treatments to reduce the proposed heavy and institutional expression.
4. design development to maximize the use of roof spaces as outdoor amenity space, and where possible, including green roof treatments and/or urban agriculture;
5. consideration to improve access to outdoors for the dwelling units through the provision of balconies or French balconies;

Operations Management Plan (OMP)

6. 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:
 - (i) 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;
 - (ii) 24-hour emergency contact;
 - (iii) a liaison with the local community policing operations; and
 - (iv) 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)

7. design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for reducing opportunities for theft in the underground parking, mischief in alcoves, etc.;
8. design development to reduce opportunities for graffiti particularly on the lane;

Note to Applicant: Graffiti is prevalent in the downtown and its removal is an expense to building owners. Opportunities for graffiti can be mitigated by reducing areas of exposed wall, by covering these walls with vines in pockets on lane property, hedges, rough finish material such as brick or by using a protective coating material.

Landscape

9. design development to provide a greener, more residential appearance to the Princess Avenue public realm between the residential entry and the lane. This can be achieved by deleting the paving from the inside boulevard and by adding a mixed shrub border to under plant the inside row of three trees;
10. relocation of the inner row of trees along Princess Avenue closer to the property line, in order to provide adequate growing room for the trees;

Note to Applicant: The COV Engineering Guidelines for Canopy Setbacks requires a distance of 1.2 m (for columnar trees) or 1.8 m (for spreading trees) between the edge of the tree trunk and the outer edge of the canopy.
11. provision of a more decorative appearance to the concrete wall at the lane edge. Consideration should be given to constructing the upper half of the wall of a transparent material such as decorative metal work. This would maintain a high degree of security while allowing more light to reach the garden plots;

12. provision of garden plots that meet the standards of the Urban Agriculture Design Guidelines;

Note to Applicant: See Section 3.1 Shared Garden Plots, specifically the requirement for tool storage, composting and hose bibs.
13. provision of a written rationale describing a rain water management strategy. Details of rain water collection, storage and secondary use should be included in the rationale;
14. provision of a high efficiency irrigation system for all planters on slab, including the courtyard planters and the 2nd level deck planter. Hose bibs shall be provided for the garden plots in the courtyard. Notations to that effect should be added to the drawings;

Note to Applicant: The LEED® point for 'no irrigation' may not be achievable for this site without compromising the intent of the landscape design. The plants, particularly the shrubs and trees in planters over slab, will not survive without some irrigation. In addition, hose bibs containing potable water will be required adjacent to the garden plots.
15. provision of new street trees and sidewalk improvements to the approval of the General Manager of Engineering Services. The public realm should be a child and pedestrian friendly environment;

Note to Applicant: A separate application to the General Manager of Engineering Services must be made for new street trees, public benches, special paving and other sidewalk improvements. Please submit a copy of the Landscape Plan directly to Engineering for review.
16. provision at the time of development permit application of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale;
17. provision at the time of full development permit application of large scale sections (1/4"=1' or 1:50) illustrating the soil depths of the courtyard planters, and the second level deck planters;
18. 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;

Engineering

19. Following acquisition of the 7' portions of road adjacent lots 6 and 7 revised building grades will be required;

20. Clarification of garbage/recycling pick up operations is required. Please confirm that a waste hauler can access and pick up from the location shown;
21. A canopy application will be required. Note canopies must be fully demountable and drained to the buildings internal drainage system;
22. Street tree sidewalk application is required. Please revise the landscape plan as noted below and submit the revised copy to Engineering Services for review:
 - (i) Sidewalks are to be standard 4 ft. wide exposed aggregate strip at the curb with 4 piece exposed aggregate tree surrounds with the balance of the sidewalk to be broomed finished concrete,
 - (ii) Exposed aggregate banding aligned with street trees or building columns are acceptable,
 - (iii) Unit pavers on public property should be deleted,
 - (iv) Rock feature at the Princess/Powell corner should be removed from public property,
 - (v) Benches and bike racks should be noted as requiring a separate application to the City Engineer,
 - (vi) The correct lane curb return and concrete lane crossing should be shown,
 - (vii) Show correct curb ramps at the lane and street corners,
 - (viii) The following statement should be shown on the landscape 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*" 8 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

23. compliance with and identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, including at least 3 optimize energy performance points, 1 water efficiency point and 1 storm water point;

Note to applicant: Provide a LEED® checklist confirming LEED® Gold equivalency and a detailed written description of how the above noted points have been achieved. Both checklist and description should be incorporated into the drawing set.
24. design development to the west facades to address solar gain for the singularly oriented dwelling units.

Note to Applicant: Design development should incorporate passive design techniques, such as the horizontal sunshades provided on the south elevation.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) Prior to enactment of the CD-1 By-law, the registered owner shall enter into arrangements, or otherwise make arrangements, on terms and conditions satisfactory of the Director of Legal Services, for provision of the following:

Engineering

1. Prior to enactment of the CD-1 By-law, the registered owner shall enter into arrangements, or otherwise make arrangements, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for provision of the following:
 - (i) closure and sale of the north 7 ft. of Lots 6 & 7, which are currently established as road;
 - (ii) consolidation of the lots 1-7 and the acquired portions of road into a single parcel;
 - (iii) provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required;
 - (iv) provision of a shared use loading agreement ensuring all users have access to the class B loading space;
 - (v) provision of a standard concrete lane entry at the lane south of Powell east side of Princess; and
 - (vi) 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

2. Prior to enactment of the CD-1 By-law, the registered owner shall 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.

* * * * *

606 Powell Street
DRAFT CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW (BY-LAW NO. 6510)

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

"606 Powell Street [CD-1 #] [By-law #] B(DEOD)"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW (BY-LAW NO. 6555)

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

"[CD-1 #] [By-law #] 606 Powell Street"

* * * * *

606 Powell Street
ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 1 982.7 m² (21,341.6 sq. ft.) site is comprised of seven parcels on the south west end of the 600 block of Powell Street. The site has a frontage of 53.5 m (175 ft.) and a depth of 35 m (115 ft.).

Emerging Policy: 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.

URBAN DESIGN PANEL COMMENTS

The Urban Design Panel reviewed this proposal on January 27, 2010 and supported the proposed use, density and form of development and offered the following comments:

Evaluation: Support (9-0)

Introduction: Anita Molaro, Development Planner, introduced the proposal for a rezoning to construct a 10-storey building. She noted that the current neighbourhood consists of a wide array of scale and density and a mix of land uses and buildings. The housing goal for the area is to retain and provide new affordable housing and to increase the proportion of self-contained dwellings through both rehabilitation and new construction. The commercial goals are to improve the viability of the commercial by encouraging the upgrading of existing uses and the development of new commercial uses which will serve both local residents and the working population in the area. Changes in the area include providing a focus to Princess Avenue through programming and capital improvements to transform it into a Children’s Interpretive Walk. The route has been identified as a place for children and family through art, interactive signage, improvement to traffic safety, and programming based on culture and the history of the area. The direction is to develop Princess Avenue as a pedestrian-oriented corridor emphasizing neighbourhood connections from the north to the south. Ms. Molaro noted that the site and the previous social housing site at Princess and Alexander Streets were identified as part of the emerging directions to take additional height at 100 feet to emphasize and highlight Princess Avenue within the future neighbourhood context.

The proposal consists of a ten and a nine storey building components comprising 105 Provincial Homelessness Initiatives (PHI) units and 41 units of non-market residential housing for families. The Memorandum of Understanding (MOU) identified this site for 100 plus PHI units with some further opportunities for additional housing. In addition to residential components, there is now also a commercial office component for the Rain City offices to be located on the second floor facing Powell Street. The ground floor residential amenity space will be located along Princess Street as well there will be ground floor retail uses along Powell Street.

Ms. Molaro described the zoning context noting the proposed height is 117 feet along Princess Street which is higher than the 100 feet recommended emerging policy. The Powell Street elevation is proposed at 110 feet. Staff are struggling with extra height proposed here beyond 100 feet, of 110 feet and how the building mass will relate to the future context of 75 feet. Ms.

Molaro noted that the applicant has proposed a setback at the upper floors, generating a “cornice line” or streetwall expression at approximately 75 feet which staff support. It is an important urban design question about the massing within this context. Ms. Molaro reminded the Panel that the other social housing project at Princess and Alexandra Streets will achieve 112 feet in height with a 75 foot shoulder.

The architectural material components under consideration are brick masonry, coloured metal siding, concrete and glazing. The project is intending to achieve LEED® Gold.

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

- Is the form of development (form, height, density) supportable taking into consideration the emerging policy directions of the DEOD and Princess Avenue (higher building form along Princess plus 100 feet to the lower contextual massing envisioned for the neighbourhood of 75 feet);
- Overall building design/character including resolution/distinction of the various massing and elevation components;
- Ground floor interface with street frontages;
- Livability of the units;
- Use, quality and articulation of the proposed materials;
- Design of the open space and street edges;
- Sustainability attributes.

Ms. Molaro and Mr. Miller took questions from the Panel.

Applicant’s Introductory Comments: Larry Adams, Architect, further described the proposal noting the higher mass on Princess Street and a lower mass on Powell Street with a courtyard and strong urban edges and frontages. He added that Powell Street is more urban. The project is one of the last to be built under the Provincial Homelessness Initiatives with 105 singles units and 41 family units in the residential component of the building. There is also a retail component along Powell Street as well as an office component. The project is focused on women who are homeless or at risk of homelessness and women centered families. There is a significant amenity component from the street to the courtyard on the south side. There is also a children’s play area along Children’s Walk edge. Mr. Adams described the proposed materials and sustainable initiatives.

Carolyn Kennedy, Landscape Architect, described the landscape plans for the project. The Powell Street edges are more retail and urban which will be mainly hardscape. There are currently two street trees with more being added. On the Princess Street side, they are planning on something more playful because of the Children’s Walk with colourful paving and plantings. The courtyard will have some children’s play area and sunny seating areas. On the second floor they are planning a bit of a green roof and some seating.

The applicant team took questions from the Panel.

Panel’s Consensus on Key Aspects Needing Improvement:

- Clarify the massing on the corner of Princess and Powell Street;

- Consider adding a sense of lightness to the project to reduce the heaviness in the design; and
- Consider other uses for the roof.

Related Commentary: The Panel supported the proposal noting that it was a challenging project.

The Panel thought the project would provide much needed housing in this part of the city and they appreciated the level of detail the applicant had in their presentation. The Panel supported the height, use and density although several Panel members thought the mass needed to be reconfigured to make a distinction between the Princess and Powell Streets facades. Several Panel members suggested the corner on Princess Street could be higher than the Powell Street side to create some playfulness. It was suggested that the Powell Street height could be reduced to eight storeys and the Princess Street height be increased to eleven storeys so as to improve the massing. Also, some of the Panel thought there should be more variety in the design of the building to make it less institutional looking. They also thought the proposed colour scheme and materials added to the somberness of the project. Several Panel members thought the building had a masculine feel which they found odd since the residents will be women and children.

Most of the Panel thought the ground floor design was very strong especially the generous setback on Princess Street. Several Panel members noted that Powell Street is not an entry street and thought there should be some variety in the canopy since there is an absence of retail in the area and this could help articulate the street.

Several Panel members thought there should be a way for the residents to experience the outdoors and suggested either French balconies or real balconies. They also noted that livability of the public lounge was important and should be south facing, perhaps on the south-west corner.

The Panel thought the landscape was well done although there was a suggestion to add more to the roof tops. The roof top patio area could also have a portion for urban agriculture and could use some planters to help screen the view. One Panel member suggested softening the lane by adding some trees which would also give a sense of habitation. One Panel member noted that the large party wall on the east façade needed some design development and suggested a large mural considering children will be living in the project.

Regarding sustainability, it was suggested that the west and south facades could benefit from exterior shading elements to help with solar gain and would make the units more comfortable. The applicant was commended for the targets they are pursuing including geo exchange with radiant floor heating. One Panel member suggested the roof design be adaptable for the possible future addition of solar panels and as well to look for opportunities on how the building could plug into a neighbourhood energy utility.

The Panel requested seeing the proposal again at the Development Permit stage.

Applicant's Response: Mr. Adams thanked the Panel for their comments. He said he thought it was a refreshing idea regarding the height and agreed that the massing of the two towers could be different. Mr. Adams also noted that mural space has been set aside in the courtyard and they will be engaging the residents in the community in an art program.

STAFF COMMENTS

Comments of Engineering Services - Engineering Services has no objections to the proposed rezoning provided the arrangements and conditions as outlined in Appendix B can be addressed prior to by-law enactment.

Building Review and Fire Department Comments: Staff have reviewed the architectural drawings prepared by NSDA Architects dated November 16, 2009. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

APPLICANT COMMENTS

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

"We are concerned that the proposed Design Development conditions as stated in Appendix B, specifically reduces the Powell Street massing component by one floor, resulting in a loss of eleven units of housing. If the City assesses the building's zoning using an "emerging" planning policy, we risk losing the opportunity to provide 11 vulnerable persons with safe, permanent housing.

As it states in this report, "...The 12 City-owned sites are a limited resource and every effort has been made to optimize development in order to maximize the number of units available to the homeless or those at-risk of homelessness...". Many of the relevant council policies for this site strongly emphasize the importance of providing as many affordable, and supported housing suites in the Downtown-Eastside as possible.

The City's intent is to end homelessness by 2015. Many City of Vancouver housing policies strongly emphasize the importance of providing as many affordable, and supported housing suites in the Downtown-Eastside as possible. We therefore urge Council to retain the 11 units of urgently needed housing which are currently at risk if the recommendations are adopted."

SPONSOR SOCIETY COMMENTS

The sponsor society has been provided with a copy of this report and has provided the following comments:

As it states in this report, "...The 12 City-owned sites are a limited resource and every effort has been made to optimize development in order to maximize the number of units available to the homeless or those at-risk of homelessness...". Many of the relevant council policies for this site strongly emphasize the importance of providing as many affordable, and supported housing suites in the Downtown-Eastside as possible.

RainCity Housing is concerned that the proposed Design Development conditions as stated in Appendix B, specifically reduces the Powell Street massing component by one floor, resulting in a loss of eleven units of housing. If the City assesses the building's zoning using an "emerging" planning policy, we risk losing the opportunity to provide 11 vulnerable persons with safe, permanent housing.

The City's intent is to end homelessness by 2015. Many City of Vancouver housing policies strongly emphasize the importance of providing as many affordable, and supported housing suites in the Downtown-Eastside as possible. We therefore urge Council to retain the 11 units of urgently needed housing which are currently at risk if the recommendations are adopted.

* * * * *

Consultants

Date: November 13, 2008
Project: 608 Powell Street

- Materials**
- 1. Clay Masonry
 - 2. Metal Siding (Standing Seam)
 - 3. Painted Concrete
 - 4. Clear Glass in Aluminum Frames
 - 5. Metal Finishes (Aluminum) Frames
 - 6. Glass and Steel Clarity
 - 7. Painted Metal Angles
 - 8. Metal Grills
 - 9. Horizontal Blinds
 - 10. Tiles
 - 11. Concrete Sid
 - 12. Painted Metal Rock Angle
 - 13. Metal Panel

NSDA ARCHITECTS

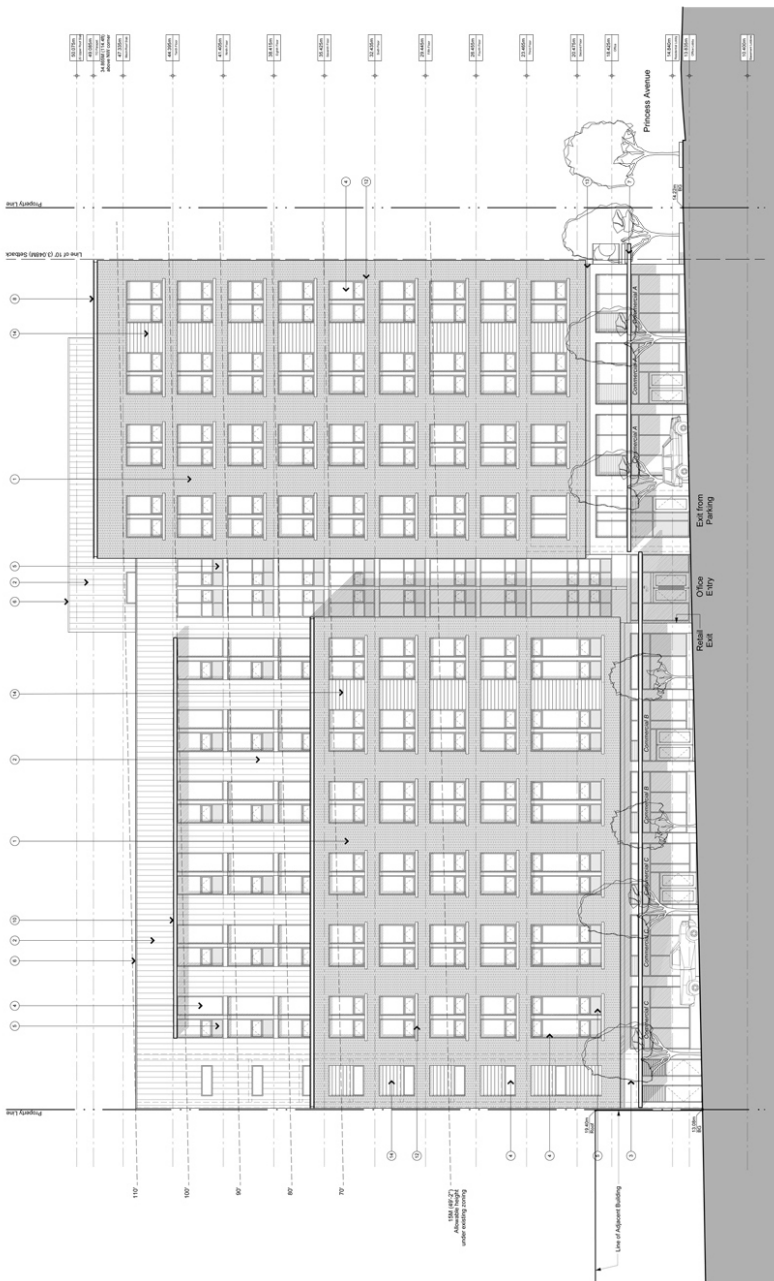
201-101 Avenue 5
Vancouver, BC V6C 2K6
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Tel: 604.443.2211
www.nsda.ca

NEALE STANIZIS ROLL ADAMS

608 Powell Street
Vancouver, BC

Project: 608 Powell Street
North Elevation

Project Number: 07695
Drawing Number: 11900
Sheet Number: A-401



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Comments

Date: 06/17/2020
 Author: Michael Adams
 November 13, 2020 - Material's Accuracy Update

Materials

- Clay Masonry
- Metal Siding (Standing Seam)
- Painted Concrete
- Clear Glass in Aluminum Frames
- Specialty Glass in Aluminum Frames
- Metal Finishing
- Glass and Steel Canopy
- Painted Metal Angle
- Metal Clad
- Horizontal Slatshade
- Tiles
- Painted Concrete Sill
- Painted Metal Brick Angle
- Metal Panel

See

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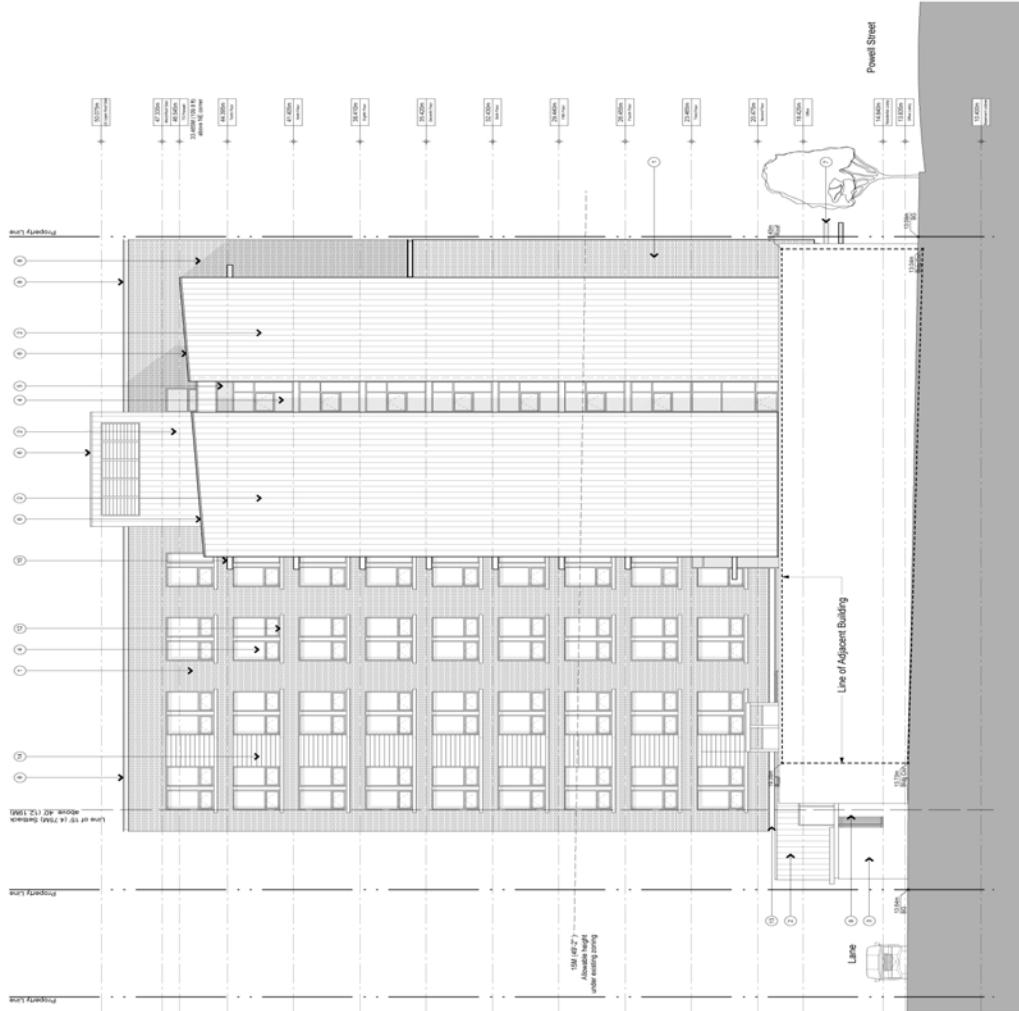
MIKE TAMMISTEUS DOLL ADAMS
 Consulting Architect
 605 Powell Street
 Vancouver, BC

Project:
 605 Powell Street
 Vancouver, BC

raincity
 ARCHITECTURAL CONSULTING

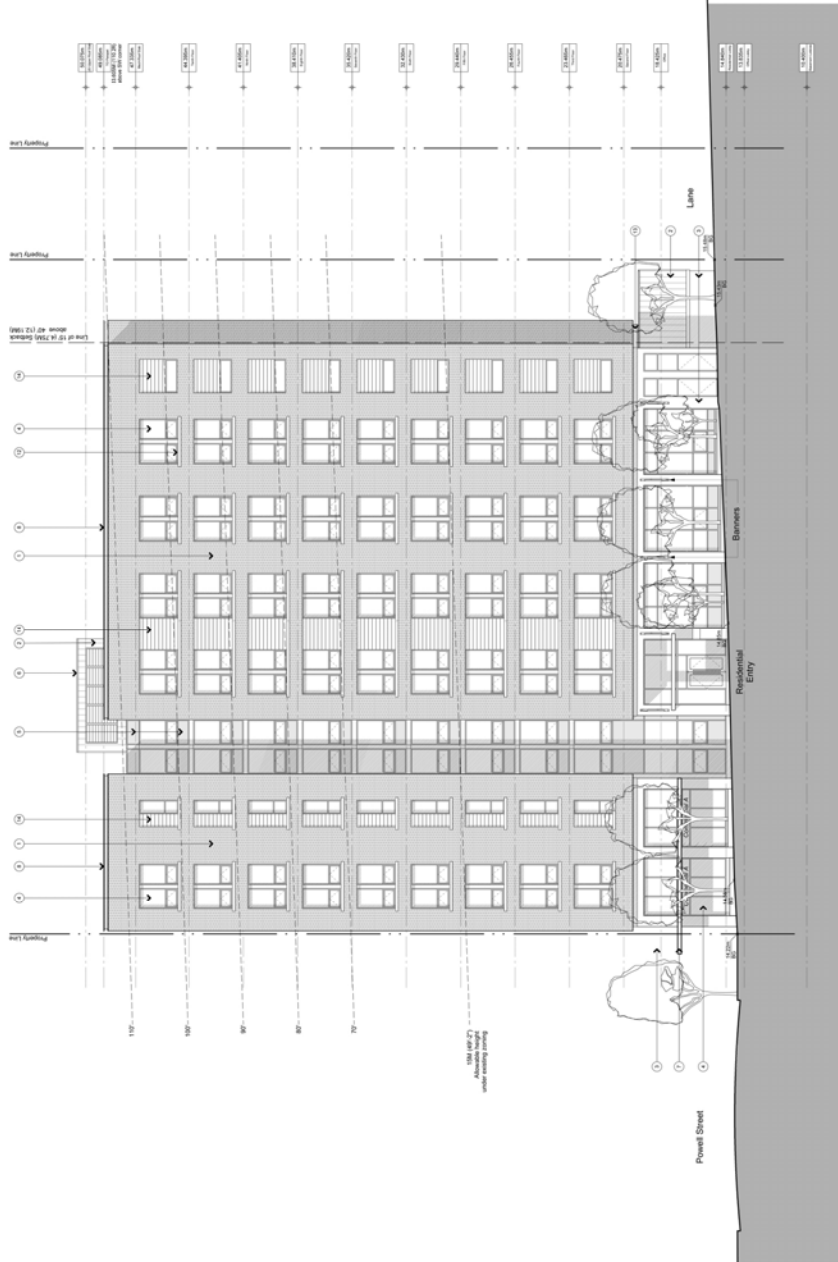
Sheet No:
 East Elevation

Project Number:
 07055
 Scale:
 1:100
 Sheet Number:
 A-404



Comments

Date: November 13, 2008
Sheet: 10 - West Elevation



- Materials**
- 1 Clay Masonry
 - 2 Metal Siding (Shingle Sides)
 - 3 Painted Concrete
 - 4 Clear Glass in Aluminum Frames
 - 5 Spandrel Glass in Aluminum Frames
 - 6 Metal Finishing
 - 7 Glass and Steel Clerestory
 - 8 Painted Metal Angle
 - 9 Metal Cling
 - 10 Painted Hardboards
 - 11 Shingled Hardboards
 - 12 Painted Concrete Sill
 - 13 Painted Metal Bulk Angle
 - 14 Metal Panel

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HEALE STANISZEWS DOLL ADAMS

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raincity
ARCHITECTS

606 Powell Street
Vancouver, BC

Project Number: 07055
Sheet Number: 1100
Drawing Title: A-402

Consultants

NSDA
November 13, 2008
Issued for Planning Approval



NSDA

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Project
606 Powell Street
Vancouver, BC



Client
Third Floor Plan
(Fourth and Fifth sm.)

Project Number
07025
Scale
1:100
Revision
A-104



File: 7025-109-PLAN-07-Third Floor Plan.dwg Plot: 11/13/08 4:12:25 AM

Consultants

NSDA Architects
November 13, 2008 Based on Preliminary Information



3rd

NSDA
ARCHITECTS

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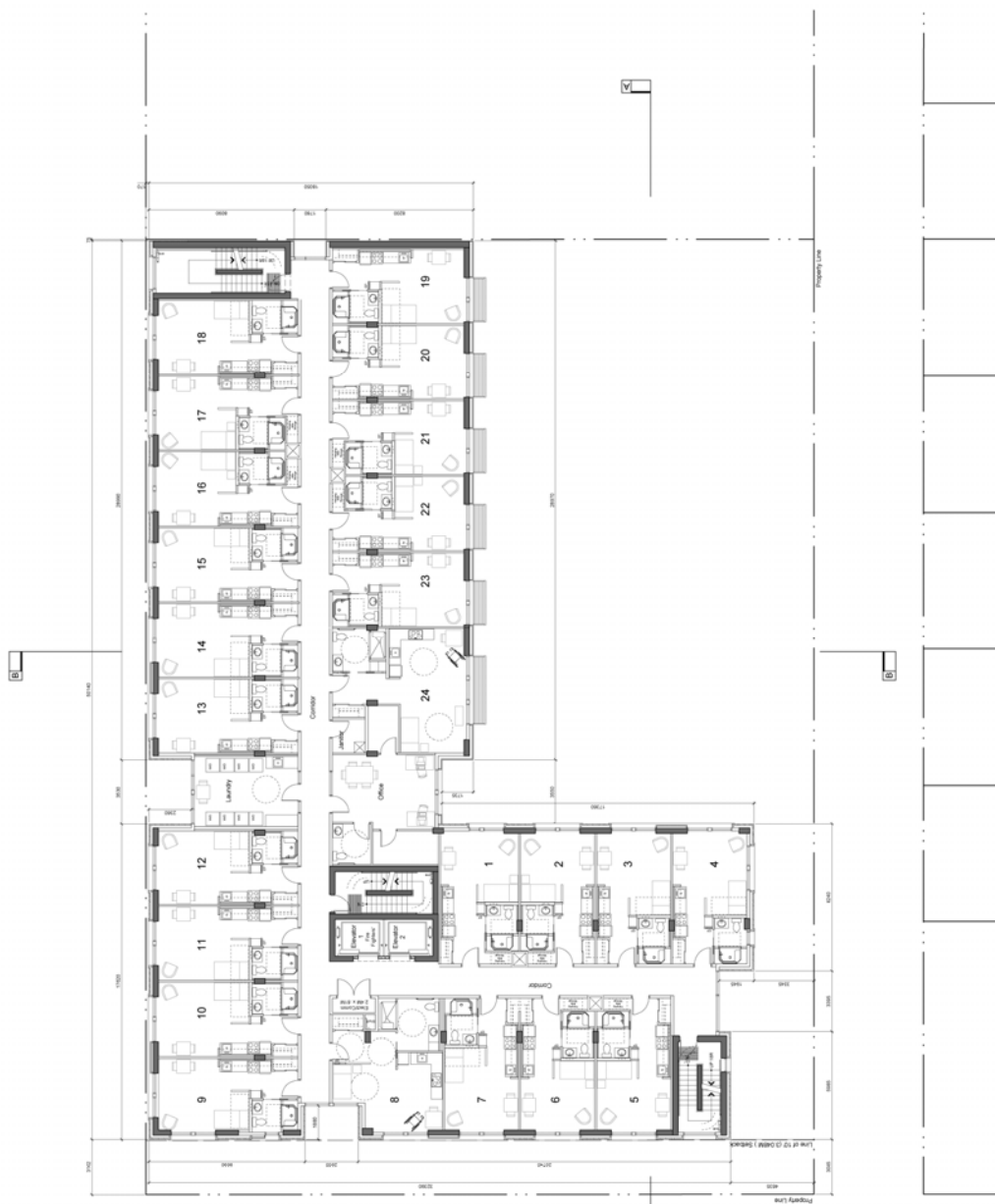
NEALE STANISZIS DOLL ADAMS
ARCHITECTS INC.

608 Powell Street
Vancouver, BC

raincity
INCUBATOR

Sheet Title
Sixth Floor Plan

Project Number
07055
Sheet Number
1100
A-105



1000 Burrard Street, Vancouver, BC V6Z 1G6

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	606 Powell Street
Legal Description	Lots 1-7, Block 52, District Lot 196, Plan 196, PID 015-370-089, PID 015-370-101, PID 015-370-135, PID 015-370-160, PID 015-370-194, PID 015-587-126, PID 015-587-134
Applicant	Wanda Felt
Architect	NSDA Architects
Property Owner	City of Vancouver
Developer	Provincial Rental Housing Corporation (PRHC) and RainCity Housing and Support Society

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1 982.7 m ²		

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	DEOD	CD-1	
USES			
DWELLING UNITS		146	
MAX. FLOOR SPACE RATIO	2.50	5.05	
MAXIMUM HEIGHT	15 m (49 ft.)	35.3 m (115.8 ft)	
MAX. NO. OF STOREYS		10	
PARKING & LOADING SPACES		33 residential parking 1 class B loading	
FRONT YARD SETBACK		0 below 21.3 m, 2.3 m above 21.3 m	
SIDE YARD SETBACK		Princess Ave -3.0 m at grade, 2.4 m 2 nd level and upwards	
REAR YARD SETBACK		0 m	