

Report Date: October 23, 2012  
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Meeting Date: November 13, 2012

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Text Amendment - 851-951 Boundary Road (Taylor Manor)

*RECOMMENDATION \**

- A. THAT the application by Merrick Architecture - Borowski Fligg Sakumoto Limited on behalf of the City of Vancouver, for a Text Amendment to By-law CD-1 (300) for the City-owned sites at 851-951 Boundary Road (PID: 024-039-411 and 024-039-420, Lots A and B Section 27 Town of Hastings Suburban Lands New Westminster District Plan LMP36733) to increase the floor space ratio from 0.6 to 0.8 and the permissible height from two-and-a-half storeys to four-storeys to permit an addition to, and renovation of, the building ("Taylor Manor") to facilitate its use for housing with supports, be referred to a Public Hearing, together with:
- (i) plans prepared by Merrick Architecture - Borowski Fligg Sakumoto Limited, received July 27, 2012 and landscape plans prepared by Durante Kreuk Ltd, received September 12, 2012;
  - (ii) draft CD-1 By-law amendments, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning and Development Services to approve, 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.
- B. THAT, subject to enactment of the Text Amendment to By-law CD-1 (300), the Parking By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law and that any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

#### *REPORT SUMMARY \**

This report assesses an application for a Text Amendment to the CD-1 (300) By-law for 851 and 951 Boundary Road (the “site”) to permit the renovation of the existing Taylor Manor building which is a Heritage ‘B’ building on the Vancouver Heritage Registry, and the construction of a four-storey addition on its west side. The renovated and expanded building is to accommodate 56 apartment units to be operated as housing with onsite support services for people with a history of mental illness and who are homeless or are at-risk of being homeless. Staff have assessed the application and find that it meets the intent of the City’s Housing and Homelessness Strategy and the established heritage protection policies. Staff are supportive of the application and its proposal for an increase in density and height, subject to a number of design development and rezoning enactment conditions.

#### *COUNCIL AUTHORITY/PREVIOUS DECISIONS \**

- CD-1 (300) By-law (1993)
- Heritage Designation By-law (1993)
- Hasting-Sunrise Community Vision (2004)
- Rezoning Policy for Greener Large Sites (2008)
- Green Buildings Policy for Rezoning (2010)
- Housing and Homelessness Strategy (2011).

#### *REPORT*

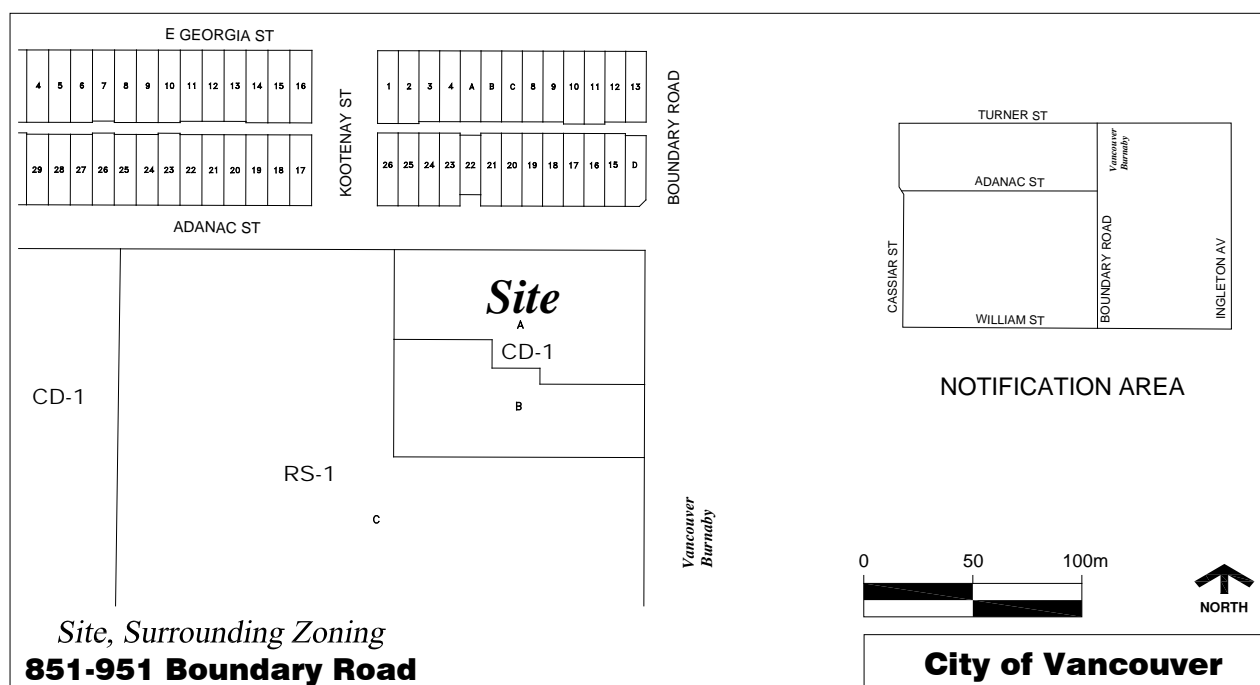
##### *Proposal*

The application proposes the renovation of the existing Taylor Manor at 951 Boundary Road and the construction of a four-storey addition on its west side and the use of the building as a 56 unit residential building. Taylor Manor is a City-owned, Heritage “B” building on the

Vancouver Heritage Register and is municipally designated. The City would retain ownership of the building and a qualified non-profit entity would operate the building as supportive housing for people with a history of mental illness and who are homeless or are at-risk of being homeless. Amendments to the site's existing CD-1(300) by-law are required to add "Dwelling Units" to the list of permitted uses (which currently includes "Community Care Facility", "Multiple Conversion Dwelling" and "Seniors Supportive or Assisted Housing"), to increase the maximum permitted density for the site from 0.6 to 0.8 Floor Space Ratio (FSR) and to increase the maximum permitted height from 2½ storeys to four storeys. Adanac Lodge, a City-owned Community Care Facility for seniors, which is also within the boundary of the existing CD-1(300) zone, would remain unchanged.

### *Background/Context \**

Figure 1 - Site and Surrounding Zoning



Note: Taylor Manor is located in Lot B, the more southern property in the CD-1(300) site with the address 951 Boundary Road

### *Strategic Analysis \**

#### Site and Context

This 10 925 m<sup>2</sup> (117,600 sq. ft.) land parcel accommodates the existing Taylor Manor building which is a Heritage 'B' designated building on the Vancouver Heritage Registry and the existing Adanac Lodge, a Community Care Facility for seniors. On its east side, the site is bordered by Boundary Road and detached houses beyond in Burnaby and Adanac Park on its south and west sides. The residential area on the north side of Adanac Street is zoned RS-1 and is developed with detached houses.

## Land Use

The application proposes to add “Dwelling Units” to the list of permitted uses in CD-1 (300) for this site. The dwelling units would be secured for supportive housing and the expanded and renovated building would be run by a qualified non-profit operator under an operating agreement. Since the site’s existing zoning already permits residential uses and residential uses with supports, the addition of “Dwelling Units” to allow for the proposed housing is considered to be compatible with the campus of housing and support that presently exists on site.

The proposed use of this site is supported by a number of City policies. Development of 56 units of housing with onsite support services in this location is consistent with several key directions outlined in the City’s Housing and Homelessness Strategy.

The City’s 3-Year Action Plan 2012-2014 for the Housing and Homelessness Strategy identifies priority actions to achieve some of the Strategy’s goals. This application and proposal to use the City-owned Taylor Manor site for supportive housing would optimize the City’s use of land, and other resources to lever and support housing partnerships which is a key action item.

This proposal is also consistent with the directions outlined in the Hasting-Sunrise Community Vision (2004) in that it would:

- retain and rehabilitate a building on the Vancouver Heritage Register;
- provide for a non-profit project that accommodates housing and support services for people with special needs;
- result in low barrier shelter, supportive and social housing in an area of the City that presently has limited capacity to provide for specific populations in need, and;
- create improved housing options for the City’s diverse population.

The Taylor Manor building is only partly occupied, is underused and it needs maintenance and repairs. The proposed development would renovate this valuable City property and advance the City’s housing and homelessness and heritage preservation policies.

## Density

The application proposes to increase the permitted density on the site from 0.60 FSR to 0.80 FSR which would facilitate the proposed addition of approximately 2 200 m<sup>2</sup> (23,700 sq. ft.) of floor area. Given that this is a large site that is adjacent to a significant open space, the relatively modest amount of additional density is considered to be negligible. A proposed density 0.80 FSR is not out of keeping with the prevailing densities in the area. The existing Adanac Lodge, which is also included in the floor space permission in CD-1 (300), would be unchanged.

## Form of Development

### *Height*

This application proposes to increase the maximum permitted height from 2½ storeys to four storeys. The building height is proposed to be approximately 13.8 m (45.3 ft.), not including the cupola, elevator or other appurtenances. The height of the addition as measured to the

parapet wall has been limited such that it is no greater than the ridge line of the roof of the existing Taylor Manor building. Floors within the addition have been set to match floor levels in the existing building to create accessible levels for wheelchair users.

The addition is located at least 70 m (230 ft.) from the nearest house and, therefore, visual impacts are negligible. Given the substantial open area around the site and the position of the addition, the only shadow impacts will be on the existing driveway to the north, on the east end of the playing field in Adanac Park and on Taylor Manor's interior courtyard space. Although such modest shadowing is considered to be acceptable, staff are recommending a number of design development measures to enhance the liveability of the courtyard space (see Appendix B).

### *Setbacks*

The application does not propose any changes to the north setback from Adanac Street or to the east setback from Boundary Road. Furthermore, no change to the historic approach to and "front yard" of Taylor Manor are contemplated. As Heritage staff noted at the Urban Design Panel on September 12<sup>th</sup>, 2012:

Alternate locations for the proposed addition to accommodate the proposed building program were considered by staff and the Vancouver Heritage Commission in June 2011. The Statement of Significance which identifies the heritage values of the site identified the setback of the building from Boundary Road, the front yard axial entry and the circular driveway as a key character defining elements. As a result, the applicants were directed to locate the addition to the rear of the existing building.

The proposed location of the addition preserves the original massing of Taylor Manor, its primary (east) façade, its historic front yard character, and the main open space available on the site. The relationship of the addition to the open space and Adanac Park to the west was supported by the Urban Design Panel.

To accommodate the addition, the west setback from Adanac Park is proposed to be reduced from 9 m (29.5 ft.) to 2.0 m (6.5 ft.). In part, the proposed 2.0 m setback is associated with a staff recommendation to widen the building's interior courtyard to increase its access to natural light and to improve its function (see Appendix B, item (b)(1)). While the placement of the new wing preserves the heritage values noted above and it will result in a more functional and liveable courtyard, it will result in the removal of five large trees of considerable visual and environmental value that presently are situated along the west edge of the site. Staff are also recommending that replacement trees be planted along the interface with Adanac Park on the park side of the property boundary.

### *Landscape*

From a heritage perspective, the success of this development depends largely on maintaining the integrity of the existing front yard as a green setting for the existing heritage building. As discussed, the proposed addition and rehabilitation of the heritage building is supported as the relationship of Taylor Manor to the open space in front of it and the approach to it from Boundary Road are maintained. Landscape treatments with the front yard area, as outlined in the landscape conditions of approval, will enhance this relationship and opportunities to

increase the outdoor activities available for the residents within the existing green space will be pursued (Appendix B).

On the west side of the proposed Taylor Manor building, eight new trees are proposed in Adanac Park, adjacent to the west property line. The location and species selection of the replacement trees is to be coordinated with Parks Board staff (see the Landscape conditions in Appendix B items (b) 2 and 8).

### Social Policy - Housing and Homelessness

Many of the homeless people in Vancouver are struggling with mental illness and addiction issues. Supportive housing that provides programming and services to address these issues as well as to enhance independent living skills and connection with community are critical factors for people to stay housed. Supportive housing is also a cost-effective response to homelessness as studies suggest that about \$18,000 per person per year is saved when an individual resides in supportive housing compared to the cost of supporting a homeless individual on the street or in shelters.

The Taylor Manor renovation and addition advances the strategic directions of the City's Housing and Homelessness Strategy by creating supportive housing in neighbourhoods with significant homeless populations and limited existing capacity to house those in need. This proposal provides housing and on-site support services to a marginalized population, the mentally ill. The Taylor Manor proposal, if approved and constructed, would add 56 units onto the current inventory of supportive housing projects, bringing the total to 1807 units (see Figure 2). Given a near-term target to achieve 2,150 units of supportive housing by 2014, this proposal would significantly reduce the gap that presently exists in meeting that goal. It is further noted that in its three-year Action Plan, the City set a goal to achieve 450 new supportive housing units and this proposal for 56 units would represent 12.5% of that near-term target.

**Figure 2 - Non-Market Housing Targets and Project Status (as of October 1, 2012)**

	TARGETS		CURRENT PROJECTS	GAP
	Long Term (2021)	Near Term (2014)	Proposed, In Progress and Completed	(2014 Target)
Supportive Housing Units	2,900	2,150	1,807*	343
All Other Non-Market Housing Units	5,000	1,500	1,059	441
<b>Total Non-Market Housing Units</b>	<b>7,900</b>	<b>3,650</b>	<b>2,866</b>	<b>784</b>

Note: Targets are established in the 2011 City of Vancouver Housing and Homelessness Strategy

\* Includes Taylor Manor, as proposed

The Taylor Manor proposal involves a unique funding and operating partnership with a private donor and a non-profit operator that would enable a more comprehensive support model for tenants. The Minister of Housing has also committed funding in principle for this project. The funding arrangements to cover capital and operating costs are currently under negotiation.

The Kettle Friendship Society ([www.thekettle.ca](http://www.thekettle.ca)) was selected by the funding donor as operator because of their successful supportive housing model. The Kettle Friendship Society

was formed in 1976 and is a registered charity. Its mission is “Supporting people with mental illness to lead healthier lives.” This is achieved through the provision of housing, employment, advocacy and support services, through the raising of awareness of mental health issues and the breaking down of barriers for people with mental illness, and through the promotion of inclusion of people living with mental illness in all aspects of society. The Kettle Friendship Society currently owns and operates over 200 units of housing (150 satellite apartments, four housing projects with 34 housing units and 20 care beds throughout Vancouver), including a supportive housing project at 1134 Burrard Street.

Housing Policy staff advise that the use of the renovated and expanded Taylor Manor building as supportive housing, would be secured through the conditions of an operating agreement with the Kettle Friendship Society.

### Heritage Value

Taylor Manor was constructed between 1913 and 1915 and is valued for its association with the history of healthcare in Vancouver and for its association with the development of the Hastings-Sunrise neighbourhood. When construction of the “Old People’s Home” (as it was known then) began, the Hastings Townsite was a rural and sparsely populated locale that had only become part of the City of Vancouver two years earlier. Taylor Manor served as a home for seniors and later the mentally ill until its closure in 1998.

Taylor Manor is listed in the ‘B’ evaluation category on the Vancouver Heritage Register and was designated as a protected heritage site in 1993 when the site was rezoned to permit the construction of Adanac Lodge. The Taylor Manor building is valued for its British Arts and Crafts style and its association with the architectural partnership of Richard Thomas Perry and Charles Busteed Fowler. The building was Perry and Fowler’s largest and most well-known project. The character defining elements and heritage conservation approach are described in Appendix E.

### Environmental Sustainability

This application was submitted under the Green Buildings Policy for Rezoning, adopted by Council in July 2010. For all rezonings for buildings that meet the minimum requirements to participate in the LEED® building rating program, the Green Buildings Policy for Rezoning requires that applicants commit to achieving a minimum 63 points (LEED® Gold), with a minimum of 6 optimize energy performance points, 1 water efficiency point and 1 storm water point. Buildings will be required to register in the LEED® program and demonstrate, at all three stages of permitting, that the project is on track to achieve 63 points.

The applicant has expressed an intention to achieve a Gold rating, has submitted a checklist showing the required points, and has confirmed that they will apply for certification of the project. The addition will be rated under the “LEED Canada NC 2009” system, which is appropriate for a project of this scale and program. From an environmental perspective, preservation of the existing Taylor Manor will reduce the amount of new construction material needed. The applicant has also identified rooftop solar thermal panels as the most viable source of on-site renewable energy, and staff would encourage such an approach.

Council’s Rezoning Policy for Larger Greener Sites (Eco-City Action A-2) for sites over two acres aims to achieve higher sustainability outcomes on large site developments through

strategies that implement opportunities for low carbon energy, sustainable site design, green mobility and clean vehicles, sustainable rainwater management, enhanced solid waste diversion, and housing affordability and mix. These matters will be addressed either through the design of the development or they will be provided for through required plans or strategies, with all to be implemented through the requirements contained within the recommended Conditions of Approval in Appendix B.

In support of the rezoning application, the applicant team is currently investigating and summarizing opportunities for improving energy efficiency and reducing greenhouse gas emissions associated with the heating and cooling of Taylor Manor, including a review of the economic and technical viability of implementing various building retrofit and mechanical system options. Conditions of rezoning require completion of such studies and implementation of strategies to reduce energy consumption and greenhouse gas emissions where technically and economically viable and appropriate.

#### Transportation - Circulation, Parking and Loading

The applicant proposes to increase the number of parking spaces on the site from 35 to 40 to serve the existing Adanac Lodge as well as the renovated and expanded Taylor Manor. Supportive housing projects generally house people who do not have cars and a low parking requirement is appropriate. Parking on this site is expected to be used primarily by staff and visiting service providers.

The existing loading area that serves Adanac Lodge will also serve Taylor Manor and will continue to be accessed from the existing driveway off of Adanac Street.

#### PUBLIC INPUT

##### Notification, Open House and Public Response and Commentary

Rezoning information signs were posted on the site on August 7, 2012. A notification letter was sent to 760 nearby property owners on August 23, 2012 and a Public Open House was held on September 6, 2012 which was attended by 14 members of the public. Those supporting the application welcomed the creation of supportive housing for people with mental health and housing issues. Those opposed were concerned that the project and the new residents or their former associates would create safety and crime problems in the neighbourhood or cause property values to fall.

The concerns about safety, crime and falling property values associated with supportive housing, especially for those suffering from mental illness are addressed on the City's website.

<http://vancouver.ca/people-programs/supportive-housing-in-your-neighbourhood.aspx>

Empirical findings about the impacts of supportive housing on neighbourhoods show that:

- supportive housing does not have negative impacts on neighbourhoods within which they are built;
- in 25 years of experience with supported housing in Vancouver, there is no evidence that there has been an increase in crime in areas around these buildings;



- property values have not declined in areas where supportive housing was developed (literature review by the Centre for Applied Research in Mental Health and Addiction at Simon Fraser University) and, further, that there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales (18 studies referenced);
- social housing projects have not had a negative impact on the sale prices of nearby homes based on a comparison with a control area (1996 study by the British Columbia Ministry of Housing which looked at the impacts of seven social housing projects on neighbouring property values).

## PUBLIC BENEFITS

**Supportive Housing and Heritage Restoration:** The provision of 56 new supportive housing apartments and the restoration of the City-owned, designated Heritage Taylor Manor are significant public benefits.

**Development Cost Levies (DCLs):** Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The proposal meets the DCL By-law definition of “social housing” and is, therefore, exempt from the payment of DCLs.

**Community Amenity Contribution (CAC):** The proposal meets the definition of “Social Housing” in the Community Amenity Contributions Through Rezoning Policy (Section 2.3) and is therefore, exempt from CACs.

A public benefits summary is provided in Appendix F.

## *Environmental*

There are no soil contamination issues for this site. The Environmental Protection Branch advises that this application does not require the submission of a Site Profile and that it may proceed without any further requirements or conditions from the Environmental Protection Branch.

## *Implications/Related Issues/Risk*

### *Financial \**

As noted in Public Benefits section above, there are no Community Amenity Contributions associated with this rezoning. The site is subject to the City-wide Development Cost Levy (DCL) and is exempt from paying DCLs because it is social housing. The value of this exemption is estimated to be approximately \$68,560.

The funding arrangements to cover capital and operating costs are currently under negotiation. This proposal presents an opportunity to leverage the City’s underutilized property and capital funding to secure private and public partnership funding to advance the City’s housing and homelessness and heritage preservation goals.

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*CONCLUSION* \*

Staff have reviewed the application for a Text Amendment to By-law CD-1 (300) for 851-951 Boundary Road to permit the development of the site with a renovated and expanded Taylor Manor and its use as housing with supports. The Taylor Manor project would be operated by a qualified non-profit operator as housing for people with a history of mental illness and who are homeless or at risk of being homeless. The application addresses key City objectives relating to housing and the issue of homelessness in the community and it also would result in the rehabilitation of a significant heritage asset. The application proposes an appropriate land use, height and density in its context.

Upon review and analysis, the General Manager of Planning and Development Services recommends this proposal be referred to a Public Hearing, together with the draft CD-1 Text Amendment in Appendix A and that, subject to the Public Hearing, it be approved subject to the conditions contained in Appendix B, including approval in principle of the form of development shown in plans included in Appendix D.

\* \* \* \* \*

851-951 Boundary Road  
DRAFT CD-1(300) TEXT AMENDMENT

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

(a) Replace Section 2 with the following :

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (300).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (300) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Dwelling Units, Multiple Conversion Dwelling, Multiple Dwelling and Seniors Supportive or Assisted Housing, in conjunction with Social Service Centre;
- (b) Institutional Uses, limited to Community Care Facility - Class B and Social Service Centre; and
- (c) Accessory uses customarily ancillary to the uses permitted by this section."

(b) Replace Section 3 with the following:

3 Density

3.1 For the purpose of computing floor space ratio, the site is deemed to be 10 925 m<sup>2</sup>, being the site size at the time of the rezoning application, prior to any dedications.

3.2 The floor space ratio for all uses, combined, must not exceed 0.8.

3.3 Computation of floor area must include:

- (a) all floors, including earthen floors, measured to the extreme outer limits of the building; and
- (b) 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 the measurements for each floor at which they are located.

3.4 Computation of floor area must exclude:

- (a) open residential balconies, sun decks, porches and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of residential floor area;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are 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, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch, or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) all residential storage space at, above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
- (g) amenity areas, including recreational facilities and meeting rooms, except that the excluded area must not exceed 10% of the total floor space ratio.

3.5 The use of floor space excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

- (c) Replace Section 4 with the following:

4 Height

Building height must not exceed 13.8 m, measured to the parapet wall.

- (d) Replace Section 5 with the following:

**5 Setbacks**

Setbacks must be at least:

- (a) 15.0 m from the east property line;
- (b) 8.0 m from the north property line; and
- (c) 2.0 m from the west property line.

- (e) Delete Section 6

- (f) Add:

**6 Horizontal Angle of Daylight**

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m, the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

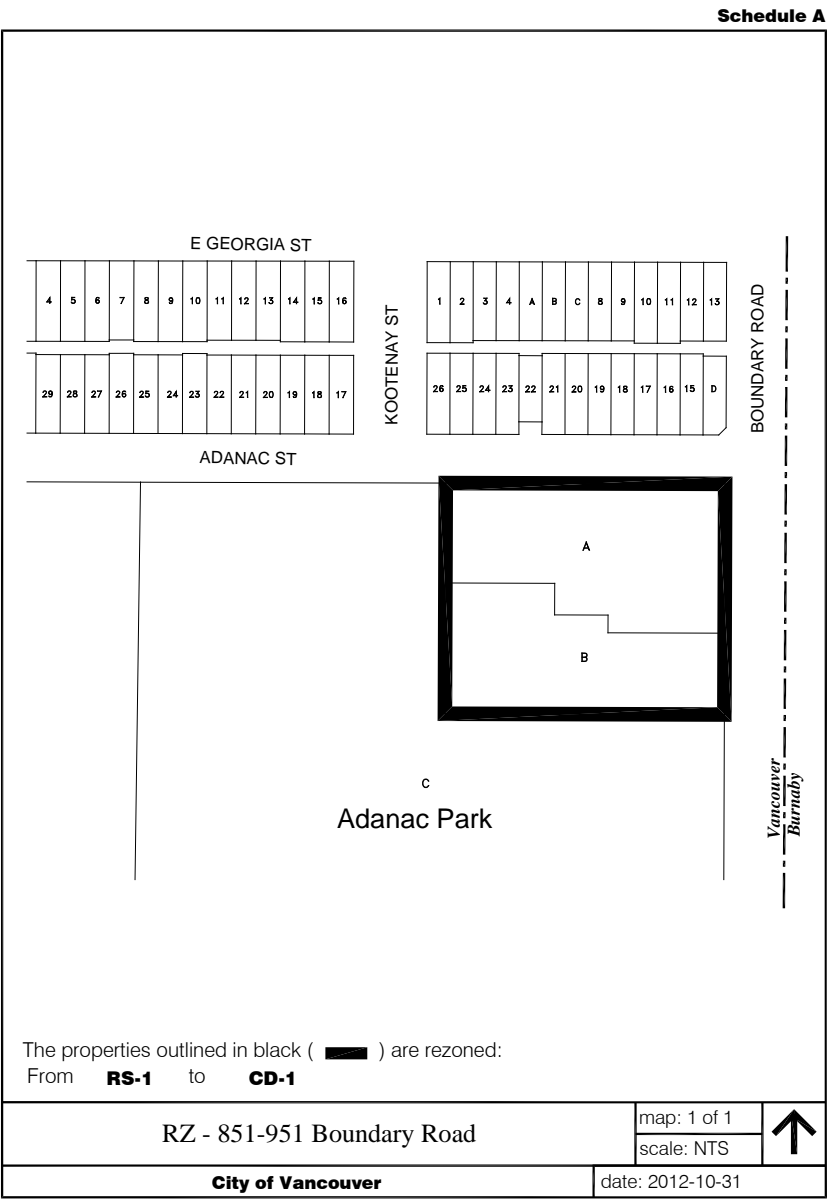
6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (300).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

(g) Replace Schedule A with the following:



\* \* \* \* \*

851-951 Boundary Road  
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.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared plans prepared by Merrick Architecture - Borowski Fligg Sakumoto Limited, received July 27, 2012 and landscape plans prepared by Durante Kreuk Ltd, received September 12, 2012, and subject to the following conditions, 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. Improvements to the amenity of the interior courtyard, including:
  - a) Relocation of the addition by 1.04 m (3.4 ft.) to the west, to increase the courtyard space for residents;
  - b) Design development to increase the amount of natural light in the courtyard;
  - c) Design development to improve the animation and colourfulness of the courtyard;
  - d) Exploration of the feasibility of providing a minimum width of 8.5 m (28 ft.) for the courtyard at the ground level;

Notes to Applicant:

Intent a) is to improve the livability of units which face into the courtyard, and to improve the amenity of this private open space at the ground level by increasing the narrow dimension between the new and existing buildings.

Intent b) is to augment condition a) through refinements to the building finish and detailing. Consider removal of the east-facing sunshades which shadow the courtyard walls, especially if their contribution to reducing building energy costs is minor. Increase the extent of light coloured finishes on all new walls, and consider how to improve the lightness of the existing building walls that face into the courtyard. Where feasible, reduce the height of the stair top extensions and the height of new parapet walls that cause shadowing in the courtyard.

Intent c) is to avoid an institutional appearance. This can be accomplished by the addition of colourful elements, the use of brighter hues, and the use of more stimulating visual or tactile elements. Consider an alternative finish instead of exposed concrete walls around the courtyard.

Intent d) is to provide a more usable dimension for the outdoor living area which is to be used as a private gathering space by residents. This can be accomplished without a loss of living space by relocating some floor area that projects into the courtyard to other unused areas of the building at the same level.

2. Provision of a generous outdoor space not at the basement level, with good solar access, suitable for urban agriculture, gardening, and other passive and active recreational activities for residents on the site;

Note to Applicant: While the grounds will generally be visually open to preserve the park-like character of the site, consideration should be given to setting aside some semi-private outdoor areas for resident access only. This can be accomplished in the large front yard that is being maintained by siting the new building to the west of the heritage Mansion. Consider removing some of the lower vegetation to the southeast of the Mansion to help create this space.

3. Notation on the elevation drawings of all finishes for colour, material and dimensions;

Note to Applicant: This can be accomplished by a more complete finish legend. Include guard rails, soffits, bricks, and window trim. Where relevant, note texture or other aspects as well.

4. Provision of enlarged drawings for significant exterior features;

Note to Applicant: Include plans and elevations at  $\frac{1}{4}'' = 1'-0''$  or better, and detailed drawings at  $\frac{1}{2}'' = 1'-0''$  scale or better.

### Crime Prevention Through Environmental Design (CPTED)

5. Provision of an analysis of the most likely risks around the site, such as theft, vandalism, or other mischief; a strategy to mitigate these risks, and notation on the plans and elevations of the specific building features proposed in the strategy;

Note to Applicant: The CPTED strategy should reflect the experience and advice of the existing building operators on the site, and the proposed operators of the new program. Brick or concrete walls accessible from grade should include anti-graffiti coating to reduce future maintenance costs. Security lamps on timers and photocells that provide non-glare lighting to the grounds should be noted on the landscape and architectural drawings.



## Landscape

6. Provision of an improved landscape treatment for the west property edge incorporating:

- i) substantial greenery in the form of large caliper trees to create a buffer to separate the proposed building addition and the existing Park to the satisfaction of Park Board and in consultation with the Director of Planning;

Note to Applicant: : Recommend the planting of deciduous tree species to allow the west building façade to receive solar gains during the winter months when the leaves have fallen and shading during the summer when the trees are in full leaf.

- ii) A pedestrian and wheel-chair accessible pathway with connections around the perimeter of the building to the front yard, as an active outdoor facility for the residents and their visitors;

Note to Applicant: Consider a permeable rock dust surface.

- iii) Low shrubbery in the form of hedging along the outside edge of the pedestrian walk, adjacent to the Park;

7. Provision of at least 1.6 replacement trees to be provided for every tree removed;

Note to Applicant: Intent is to ensure that healthy trees removed to make room for the new addition, are replaced by a substantial amount of new urban forest. Coordination with Park Board will be required to determine locations and species of trees;

8. Design development of the front yard landscaping to:

- i) incorporate a semi-private flexible outdoor gathering space located adjacent to the southeast main building entry for the passive and semi-active use of the residents and their visitors, with pedestrian connections to the south, west and east side of the site;

Note to Applicant: Consider siting the patio space against the east building foundation (close to the existing Catalpa) with a prospect view towards the direction of the entry drive and the Park with partial enclosure offered by the building edge and existing trees at the south yard. Provide benches with backs. Provide a large-scale illustration detail at 1/4"=1'-0" scale to show the patio in relation to the building entry.

- ii) enhance the visual amenity of the front elevation of the heritage building entry by replacing the existing (overgrown) foundation shrub planting with new low maintenance shrubbery.

- iii) provide a meandering stroll path with casual benches within the existing front yard lawn for the benefit of the residents and their visitors. This walk may be a part of a longer perimeter (circuit) pedestrian path;
- 9. Provision of in-ground planting condition for new trees in the proposed courtyard;
- 10. Consideration to reallocating resources from the extensive green roof proposed over the new addition to the landscape improvements at grade, where they will be better accessed by residents;
- 11. Provision of large- scale details at ½”=1’-0” scale to illustrate landscape structures such as benches, planters, fences and over-height fences;
- 12. Provision of notation on the drawings to read: “Proposed tree planting in the Park to the satisfaction of the Vancouver Board of Parks”;

Note to Applicant: Contact Bill Stephen, City Arborist, to confirm tree spacing and species and planting details (tel: 604-257-8580).

#### Sustainability

- 13. Registration for LEED® certification; identification on the plans and elevations of the built elements contributing to the building’s sustainability performance in achieving 63 points (LEED ® Gold), including at least 6 optimize energy performance points, 1 water efficiency point and 1 storm water point; and provision of a written strategy, to the satisfaction of the Director of Planning;

Note to Applicant: The new addition offers a flat rooftop with good solar access. Provide an evaluation of the feasibility and energy cost savings provided by solar panels for domestic hot water heating, as this represents a substantial portion of the energy use in this residential building. The extensive open space east of the Mansion offers several opportunities for stormwater control measures. New surface parking stalls should have permeable surfaces or be connected to a stormwater control system on the site.

- 14. Provide a memorandum summarizing for Taylor Manor opportunities for reducing energy consumption and greenhouse gas emissions as well as a summary of the proposed approach to building heating and cooling and rationale for the preferred approach over other (or additional) mechanical design and building upgrade opportunities to lower energy consumption and carbon emissions, all to the satisfaction of the General Manager of Engineering Services;
- 15. Provide for any further studies and/or investigations required to investigate opportunities for lowering energy consumption and greenhouse gas emissions, and implement, where feasible, identified opportunities for improving building energy efficiency and GHG emissions to the satisfaction of the General Manager of Engineering Services;

16. Arrangements to the satisfaction of the Director of Real Estate and Facilities Management that the mechanical system at Taylor Manor is to be selected based on the objective of minimising greenhouse gas emissions subject to the following conditions:
  - (a) the system is technically feasible to install and practical when considering other factors such as noise and heritage retention,
  - (b) it has a positive net present value (NPV) when compared to alternative potential systems, and
  - (c) it is designed to the satisfaction of Real Estate and Facilities Management;

#### Engineering

17. Clarification is required for the intended use of the driveway access from Adanac Street over Lot A, in favour of the owners of Lot B; and if this access is still required;
18. Provision of an improved plan showing all surface and underground parking spaces and the location of the Class B loading space (3 m x 8.5 m) on the plans;

#### Notes to Applicant:

- Consider providing 90 degree parking spaces rather than the proposed 5 parallel parking spaces. This would result in 11 spaces which would meet the requirement for 40 overall spaces.
- Consider providing 45 degree angle parking spaces rather than the proposed 5 parallel parking spaces, 3 additional spaces or 8 in total can be achieved.
- Separate water services for each legal lot will be required. No water shall be sold or conveyed beyond the property served without written permission from the Collector or Engineer”.

#### Heritage

19. Provide large scale detail drawings of the proposed connection of new building to heritage building clearly indicating materials and construction details;
20. Revise design of new windows in heritage building to be more consistent with the existing windows;

Note to Applicant: Replacement windows in the heritage building should have a configuration, proportion and detailing that is more in keeping with the existing windows particularly on the main facade (east elevation) and the sun room wings (north and south elevations)

21. The Heritage Conservation Plan prepared by Donald Luxton and Associates dated June 14, 2011 is to be updated as required;

22. Notes from the heritage conservation plan are to be added to the elevation drawings clearly indicating the proposed conservation approach for all materials on the heritage building.

Note to Applicant: Drawings should clearly indicate which existing exterior and interior elements are to be retained, restored, altered or removed and where new elements are proposed they should be fully described.

## CONDITIONS OF BY-LAW ENACTMENT

(c) That, prior to enactment of the Text Amendment to By-law CD-1(300) the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the Managing Director of Social Development, the General Manager of Engineering Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

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

1. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided:
  - (a) Provision of countdown timers and audible signals at the intersection of Boundary Road and Adanac Street to enhance pedestrian safety and provide accessibility for visually impaired persons.
  - (b) Provision of 6 Class B bicycle spaces for visitors.
  - (c) Provision of a bus shelter and concrete pad to be located behind the sidewalk at the eastbound bus stop on Adanac Street.
  - (d) Provision of a relocated southbound Boundary Road bus stop and shelter to “far side” Adanac Street subject to consultation with Taylor Manor and Adanac Lodge staff to ensure sidewalk grades are acceptable for patrons or improvements to the existing bus stop through provision of a concrete landing between the curb and existing sidewalk for the length of the bus stop;
2. Provision of all utility services to be underground for any future servicing upgrade. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformer are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-

of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground;

3. 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;
4. Provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any legal agreements required by this Strategy on terms and conditions acceptable to the City;
5. Provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex;
6. Provision of a Sustainable Rainwater Management Plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site.
7. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for modification of agreements and reference plan(s) defining the boundaries of the reciprocal access easement areas, to be registered on the titles of Lots A & B;

Note to applicant: See Land Survey Branch plans marginally numbered LD3707 and LD3708 which were prepared for this purpose in 2000.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

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

851-951 Boundary Road  
DRAFT CONSEQUENTIAL AMENDMENT

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6059

1. Council adds to Schedule C

"Schedule C  
CD-1 Districts Parking Requirements

Address	By-law No.	CD-1 No.	Parking requirements
851-951 Boundary Road		300	40 parking spaces 1 loading space 6 Class 'B' bicycle parking spaces









851-951 Boundary Road  
Additional Information

Proposed Development:

Merrick Architecture - Borowski Fligg Sakumoto Limited, on behalf the City of Vancouver Department of Facilities and Real Estate, proposes the development of a four-storey addition to and renovation of the existing Taylor Manor building and its use for 56 supportive housing apartments. The existing Taylor Manor building has heritage value and would undergo a heritage restoration.

Public Input:

A notification letter was sent to 760 nearby property owners on August 23, 2012 and a Public Open House was held on September 6, 2012 which was attended by 14 members of the public. Rezoning information signs were posted on the site on August 7, 2012.

851-951 Boundary Rd - Taylor Manor - Record of Written Comments  
From Open House Sept 6 2012, correspondence and website response

Support - total	5
Needed use - housing and support for people with mental health issues	5
Like heritage restoration	2
Like overall design	1
Makes neighbourhood more inclusive	1
Opposed - total	6
Concern that new tenants will be safety problem for neighbourhood - not suitable for residential area	5
Loss of property value	1
Construction disruption	1
Process - done deal consultation meaningless	1
Heritage value of landscape not handled well	1
Against removal of trees	2
Other Comment	
Need parking restrictions during construction	1

In addition, the applicant held an information meeting on July 12, 2012, prior to the application being submitted to the City. A total of 41 people attended and 15 provided comments (Support 5, Opposed 7, Maybe/Unsure 3). Those in favour generally felt that there was a need for this kind of housing and valued the heritage rehabilitation. Those opposed expressed concerns about housing people with mental health issues in the neighbourhood and had concerns about the potential loss of trees.

Prior to the submission of the application, the applicant also received a petition signed by 55 people opposing the use of the site for housing people with mental health issues, including

concern about the safety of children and the elderly and about the appropriateness of locating this project next to a park.

**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.

**Urban Design Panel Comment:**

The Urban Design Panel reviewed this proposal on September 12, 2012 and supported the proposed use, density and form of development and offered the following comments:

**EVALUATION: SUPPORT (7-0)**

**Introduction:** Ian Cooper, Rezoning Planner, introduced the proposal to renovate and re-purpose the existing Taylor Manor building, a City owned site with a Heritage “B” building on the Vancouver Heritage Register. As well there is a 4-storey addition proposed for the west side of the property at the rear of the existing building to preserve the heritage façade and forecourt. As well 56 units of Supportive Housing for adults with mental health issues and low incomes is proposed and will be operated by the Kettle Friendship Society. The business plan has already been endorsed by Council and as well \$30,000,000 in operating funds has been offered by a private donor. Mr. Cooper described the applicable policy for the site noting that amendments are needed to the CD-1 Bylaw to increase the height from 2 ½ storeys to four, to increase the maximum floor area from 0.6 to approximately 0.8 FSR and to add dwelling units to the permitted use list. Mr. Cooper also noted that the Green Buildings Policy for Rezoning which was adopted by City Council on July 22, 2010 and the Large Sites Rezoning Policy apply to the proposal.

Sailen Black, Development Planner, further described the proposal noting that Taylor Manor was used as an Old Peoples Home from 1918 to 1998 and is currently not occupied. The existing buildings on the site include Taylor Manor and the Adanac Lodge which is a Community Care Facility with 75 beds. The proposal will have 56 self-contained apartment units with common amenity spaces. As well five new stalls of parking will be added of the main driveway from Boundary Road. No change in the setback is planned from Taylor Manor to the street. Mr. Black indicated that one of the biggest changes is to the west sideyard. It is proposed that the row of large trees be removed and replaced by five new trees. Mr. Black noted that staff have received the Development Permit application and asked the Panel for comments that apply to the design development stage as well as to the rezoning.

Marco D'Agostini, Heritage Planner, noted that back in June 2011 there were alternate siting options presented to the Heritage Commission and staff. The key character defining elements that was identified in the Statement of Significance is the setback of the building from Boundary Road as well as the landscaped open lawn and the circular driveway. Based on that component, the location of the addition as proposed now was supported by the Heritage Commission and staff.

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

- The architectural and landscape design in general, and in particular:

- Relationship to the open space and park land on the west;
- Compatibility of the new volume and massing to the existing Manor;
- Design, dimensions and program of the courtyard spaces to function as a common amenity.

Mr. Cooper, Mr. Black and Mr. D'Agostini took questions from the Panel.

**Applicant's Introductory Comments:** Mitch Sakumoto, Architect, further described the proposal noting that there will be 17 units in the heritage building and 39 units in the new addition. The proposal will be a LEED™ Gold certified project. He noted there is a courtyard for the residents and as well a number of common facilities and spaces provided within the heritage building. This includes the common dining room, kitchen, a library and TV room. Due to fire protection and the property line they have held the setback to 12 feet which will also allow for larger windows on that side of the building. Mr. Sakumoto described the architecture. He noted that the detailing will be more contemporary but at the same time respecting the heritage building. They are planning to have natural light in the stair wells and will be adding sun shades on the west façade of the new building. Since the residents probably won't have a vehicle, they have reduced the amount of parking. An electric vehicle charging station is proposed.

Jennifer Stamp, Landscape Architect, described the landscape plans. She noted that Adanac Park originally functioned as the farm for Taylor Manor and that is why the site looks the way it does. She added that they took that into consideration when planning the landscaping. They met with the Parks to discuss how the project will impact the park and what the park can do to support the residents with respect to activities. They have had discussions regarding extending trail systems and potentially moving the children's play area. Parks has potentially offered a community garden for the residents of Taylor Manor as it is challenging to offer that within the site due to the mature trees and lack of sunlight. They are looking at retaining the trees with the exception of some large trees along the west property line. Around the existing building there are a number of overgrown shrubs which causes a CPTED issue. They are looking at trimming them and putting down new grown cover which will be maintained by Parks. Ms. Stamp noted that they have tried to create a space in the courtyard that is flexible for various activities and sizes of groups of people. Seating will also be provided. An extensive green roof is proposed for the new building.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to improve the courtyard;
- Revisit the west side setback;
- Consider eliminating the extensive green roof.

**Related Commentary:** The Panel supported the proposal and thought it was a nice project and a good presentation.

The Panel agreed that it was a tight site and that the setback to the existing building gave very little room. The Panel had no issues with the open space to the west and thought the proposal was compatible with the heritage building.

The Panel thought the dimensions of the courtyard could be improved. They thought it should be opened up more for light access. A couple of Panel members suggested taking some height off the east face or step it back and increasing the width of the courtyard.

One Panel member suggested honoring the historical context of the site with signage. As well adding some kind of hard space for art therapy was suggested. The Panel member thought the Kettle Society would be able to manage that program.

Regarding landscaping, it was suggested that the existing plantings probably aren't worth keeping and that they could be replaced with a different scale of plants. One Panel member suggested adding seating at the front of the building for the residents to enjoy the landscaping. Several Panel members were concerned that the extensive roof could be difficult to maintain. One Panel member suggested eliminating the green roof and using the money for double glazed windows in the heritage building.

Regarding sustainability, one Panel member suggested using a heat pump and using the old radiators in the heritage building. Also it was suggested that the applicant find ways to increase the thermal performance in the heritage building. As well adding solar panels to the roof for future use was also suggested. One Panel member noted that shading devices on the west façade was redundant given the trees that will shade the area.

**Applicant's Response:** Mr. Sakumoto said they would revisit the west side setback. Ms. Stamp said that the donor very much likes the rhododendrons so they are looking at keeping the existing plants.

#### **Heritage Character and Conservation:**

##### *Character defining elements:*

Key elements that define the heritage character of Taylor Manor include its:

- institutional form, scale and massing as expressed by its symmetrical horizontal two-storey plan, side-gabled roof with central front-gabled dormer on the front façade, and two front-gabled projecting bays 'book ending' the building on the north and south sides;
- masonry and wood construction with red brick facades on the central building massing and stucco with half-timbering detailing in the gable ends of the projecting bays;
- British Arts and Crafts style details, such as the masonry construction with stucco and half-timbering detailing, the centrally located roof cupola with finial, the multi-light windows, the square brackets of the gable ends, and the paired brick entryways;
- original design of the verandahs of the north and south wings;
- symmetrical fenestration in a variety of window types on all facades, including eight bays of double hung wooden sash windows on front and rear facades, with 1 over 1 multi paned transom lights, two-paned horizontal sash windows and pairs of narrow double hung wooden sash windows;
- arched wooden entry doors with stained glass;
- location adjacent to Adanac Park at the corner of Boundary Road and Adanac Street;
- setback of the building from Boundary Road to accommodate the circular driveway and front yard and axial entry.

### *Heritage Conservation Approach*

The application proposes an overall rehabilitation of the heritage site with the preservation and restoration of character defining elements of the exterior of Taylor Manor elevations and the rehabilitation and partial preservation of the interior spaces. The Heritage Conservation Plan calls for the exterior stucco and brick to be preserved, repaired and restored as required. Existing windows are to be restored and rehabilitated where feasible and new windows to match existing window configurations will be installed where openings have been boarded up. A new entry will be added at the front of the building, noting that the existing original entries will also be maintained. The rooftop cupola will be restored and repaired and half-timber detailing on the lower portions of the projecting bays on the east elevation will be removed as it was added at a later date. Interior features such as the original main staircase and its components will be preserved and the wainscoting, wood doors with glass transoms above and door surrounds will be preserved and or re-used.

The existing central bay at the rear of the building is to be removed and the new four storey addition will be connected to the existing north and south wings, creating an interior courtyard. The addition has been designed to be complementary to the heritage building through the use of masonry materials. Where the addition adjoins the heritage building a glass curtain wall is proposed to clearly distinguish the new construction from Taylor Manor. The proposed work is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and is supported by staff. The proposed alterations to Taylor Manor will require a Heritage Alteration Permit to be issued.

In June 2012, the Vancouver Heritage Commission (VHC) reviewed a number of options for the location of an addition to Taylor Manor in order to accommodate the proposed building program. The VHC supported the location of the addition to the rear of Taylor Manor because it would maintain the front yard setback and landscaping and the addition would be subordinate to the heritage building. The VHC supported the use of the building for supportive housing subject to design revisions to make the new addition more compatible with the heritage building and encouragement to the applicant to conserve the sunroom windows in the heritage building.

#### Comments of the Vancouver Heritage Commission:

In June 2011, the Vancouver Heritage Commission (VHC) reviewed a number of options for the location of an addition to Taylor Manor in order to accommodate the proposed building program. The VHC supported the location of the addition to the rear of Taylor Manor as it would maintain the front yard setback and landscaping and the addition would be subordinate to the heritage building.

The current text amendment application was presented to the VHC in September 2012 and the following motion was carried unanimously:

THAT the Vancouver Heritage Commission supports the Statement of Significance for 951 Boundary Road, Taylor Manor, as presented at the September 10, 2012, meeting, including the use as a character defining element.

FURTHER THAT the Commission requests the applicant review the vocabulary of the new addition to be more compatible with the heritage building.

FURTHER THAT the Commission encourages the applicant to conserve the sunroom windows in the heritage building.

**Social Implications:**

The proposed use of the renovated and expanded Taylor Manor mansion as 56 apartments of supportive housing for people with a history of mental illness and who are homeless or at risk of homelessness is a very positive addition to addressing an urgent need which has been identified in the City's Housing and Homelessness Strategy.

**Comments of the Applicant:**

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

“We have reviewed the report and understand the recommendations and conditions.”

\* \* \* \* \*

851-951 Boundary Road  
Summary of Public Benefits

**Proposal:** Renovation and expansion of the Taylor Manor heritage building, for use as supportive housing.

**Public Benefit Summary:** Provision of 56 supportive housing apartments for people with a history of mental illness and who are homeless or are at-risk of homelessness and restoration of the City-owned heritage building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1
FSR (site area = 10 925 m <sup>2</sup> (117,600 sq. ft.))	0.6	0.8
Buildable Floor Space	6 555 m <sup>2</sup> (70,560 sq. ft.)	8 740 m <sup>2</sup> (94,080 sq. ft.)
Land Use	Community Care Facility, Seniors Supportive Housing and Multiple Conversion Dwelling	add "Dwelling Units"

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	n/a	n/a
	DCL (Area Specific)		
	Public Art	n/a	n/a
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities	n/a	n/a
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		n/a	n/a

**Other Benefits:** Provision of 56 supportive housing apartments and restoration of City-owned heritage building. This application also leverages and secures a \$30 million operating endowment from a private donor.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

\* \* \* \* \*



851-951 Boundary Road  
LEED Checklist

951 Boundary Road Rezoning Application

110

## LEED Canada-NC 2009 Preliminary Scorecard

Taylor Manor - Boundary &amp; Adanac - Vancouver, BC



Yes No

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**851-951 Boundary Road  
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

Street Address	851-951 Boundary Road
Legal Description	PID: 024-039-411 and 024-039-420, Lots A and B Section 27 Town of Hastings Suburban Lands New Westminster District Plan LMP36733
Applicant	Merrick Architecture - Borowski Fligg Sakumoto Limited
Architect	Merrick Architecture - Borowski Fligg Sakumoto Limited
Property Owner	City of Vancouver
Developer	City of Vancouver - Facilities and Real Estate

**SITE STATISTICS**

	GROSS	DEDICATIONS	NET
SITE AREA	10 925 m <sup>2</sup> , (117,600 sq. ft.)	nil	10 925 m <sup>2</sup> , (117,600 sq. ft.)

**DEVELOPMENT STATISTICS**

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	6 555 m <sup>2</sup> (70,560 sq. ft.)	8 740 m <sup>2</sup> (94,080 sq. ft.)	
USES	Community Care Facility, Seniors Supportive Housing and Multiple Conversion Dwelling"	add "Dwelling Units"	
DWELLING UNITS	0	56	
MAX. FLOOR SPACE RATIO	0.60	0.80	
MAXIMUM HEIGHT	2½ storeys	4 storeys	
PARKING SPACES	35 required	40	