



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 6, 2013  
Contact: Kent Munro  
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RTS No.: 10106  
VanRIMS No.: 08-2000-20  
Meeting Date: May 15, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning - 1396 Richards Street

### **RECOMMENDATION**

- A. THAT the application by Richards Street Management Corp. (Onni Group) to rezone 1396 Richards Street (*PID: 006-070-914, Lot C, Block 115, District Lot 541, Plan 5210*) from DD (Downtown) District to a CD-1 (Comprehensive Development) District, to increase the floor area from 5.0 to 8.87 to allow for a 42-storey residential tower with a nine-storey podium containing 130 secured market rental units with retail use and a 37-space childcare facility at grade, be referred to a Public Hearing, together with:
- (i) plans prepared by DIALOG, received August 23, 2012;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the Director of Planning 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, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C, be referred to the same Public Hearing;

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

- C. THAT, subject to enactment of the CD-1 By-law, the Noise Control 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 Noise Control By-law at the time of enactment of the CD-1 By-law.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations 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.

- E. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 by-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- F. THAT, if the application is referred to Public Hearing, that prior to Public Hearing, the registered property owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner of the proposed donor site for the purchase of heritage bonus density as set out in Appendix B.

- G. THAT Recommendations A through F be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (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 evaluates an application to rezone the property addressed at 1396 Richards Street from DD (Downtown) District to CD-1 (Comprehensive Development) District. The proposal is for a mixed-use development comprised of a 42-storey residential tower with a nine-storey

podium containing 130 secured market rental units, and with retail use and a 37-space childcare facility at grade. Staff have assessed the application and support the uses and form of development proposed, subject to the design development and other conditions outlined in Appendix B.

It is recommended that the Community Amenity Contribution (CAC) from this rezoning application, if approved, be supplemented with the Downtown South Childcare DCLs to provide an on-site childcare facility. The childcare, together with the secured market rental units proposed, would achieve key social objectives in the Downtown South neighbourhood. In addition, a purchase of heritage amenity will help support City-wide heritage conservation by contributing to the reduction of the “heritage bank”.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, along with the conditions of approval outlined in Appendix B, subject to the Public Hearing.

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

Relevant Council policies for this site include:

- Downtown Official Development Plan (November 4, 1975)
- Downtown South Guidelines (July 30, 1991; last amended June 10, 2004)
- On October 28, 2008, Council endorsed consideration of site-specific rezonings in the Downtown South up to the height limits imposed by the approved view corridors (see Council Policy Report titled “Potential Benefit Capacity in Downtown”)
- Housing and Homelessness Strategy (February 1, 2011)
- High Density Housing for Families with Children Guidelines (March 24, 1992)
- Childcare Design Guidelines (February 4, 1993)
- Green Buildings Policy for Rezoning (January 20, 2009; last amended July 22, 2010)
- Transfer of Density Policy and Procedure (January 25, 1983; last amended April 19, 2011)
- Financing Growth Policy (Community Amenity Contributions) (January 20, 1999; last amended February 12, 2004)
- Downtown South Public Benefits Strategy (2007 – 2021) (May 3, 2007).

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The General Manager of Planning and Development Services **RECOMMENDS** approval of the recommendations of this report.

### ***REPORT***

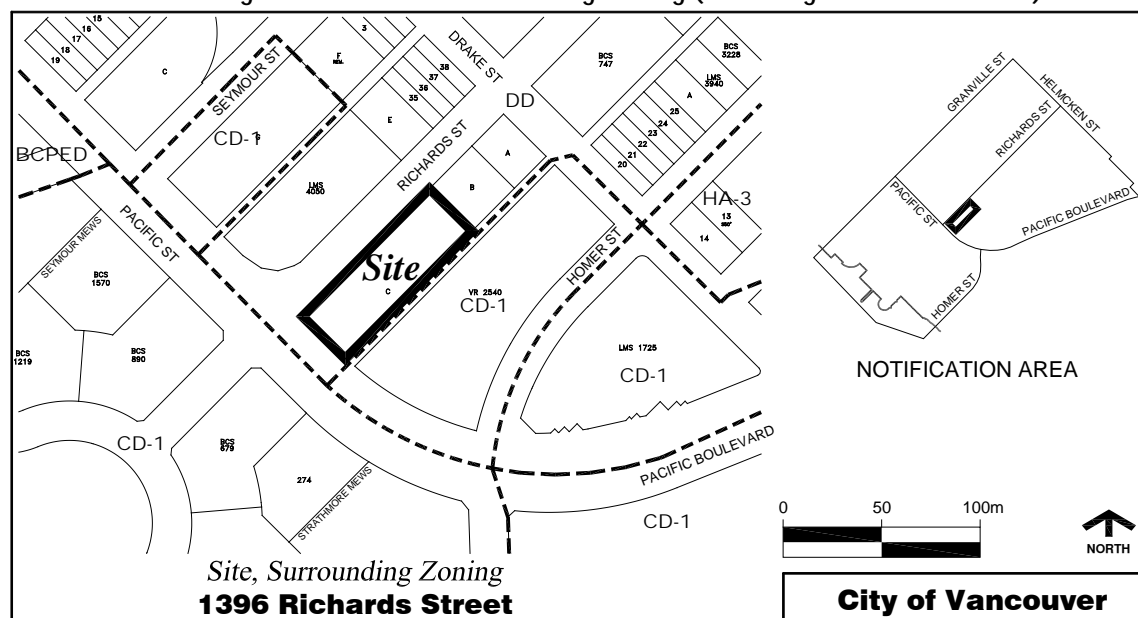
#### ***Background/Context***

##### **1. Site and Context**

This 2,287 m<sup>2</sup> (30,000 sq. ft.) site is situated at the northeast corner of Richards and Pacific Streets (see Figure 1). The site is comprised of a single legal parcel and has 91.4 m (300 ft.)

of frontage along Richards Street and 30.5 m (100 ft.) of frontage along Pacific Street. The site is currently occupied by a three-storey mini-storage and office building.

Figure 1: Site and surrounding zoning (including notification area)



The blocks surrounding the subject site contain a variety of building types ranging from small-scale commercial buildings to newer tower and podium developments of various heights, some of which are up to 91.4 m (300 ft.) in height, with a combination of townhouse and retail uses at street level. Buildings immediately adjacent to the site include:

- immediately to the north of this proposal, a development site for which a rezoning application is currently under review;
- to the east, across the lane, the “Pacific Point” residential development (27- and 19-storeys);
- to the west, across Richards Street, the “501” residential tower (31-storeys) with a mixed-use podium, a 12-storey social housing building, and a two-storey commercial building; and
- to the south, across Pacific Street, the “Azura I” (36-storeys) and “Azura II” (37-storeys) residential towers in the Beach neighbourhood.

## Strategic Analysis

### 1. Proposal

The application proposes a mixed-use development having a total floor area of 24,706 m<sup>2</sup> (265,945 sq. ft.). The proposed development is comprised of a 42-storey residential tower containing 141 residential market strata units, with a nine-storey podium containing 130 secured market rental units, and at grade, 163 m<sup>2</sup> (1,753 sq. ft.) of retail use and a 37-space childcare facility. It is proposed that the Community Amenity Contribution (CAC) associated with this proposal be allocated towards a portion of the costs of the on-site childcare facility.

## 2. Land Use

The site is located in the Downtown District (DD) where form of development is regulated by the Downtown Official Development Plan (DODP). Development of this site is further informed by the Downtown South Guidelines, which provide direction with regard to urban design and open space. The site is located in the New Yaletown sub-area L1 of Downtown South, where the applicable land-use policy endorses high-density residential development, with limited commercial uses. Staff support the proposed land uses which are consistent with the intent of the DODP and the Downtown South Guidelines, achieving primarily residential development with ground level uses that provide for local needs and help animate the pedestrian experience for passersby.

## 3. Rental Housing

**Housing Policy:** On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods in order to enhance quality of life. The Three-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy's goals. The priority actions that relate to this application are to work to achieve secure market rental housing, and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. The provision of rental housing advances a significant housing policy goal of the City since rental housing is affordable to a broader range of household incomes than home ownership.

**Housing Program:** While this application has not come in under the City's rental housing programs, and no incentives are being requested, 130 (48 percent) of the 269 residential units are proposed as non-stratified secured market rental housing, and would be located within the podium of the building. To ensure that these units remain rental, a condition in Appendix B secures the units for 60 years or the life of the building, whichever is greater.

Rental housing for families with children is a high priority for the City, particularly in the downtown peninsula. It is standard for major rezonings to provide a minimum of 25 percent family units which have two-bedrooms or more and are considered appropriate for families with children. Further, CMHC's Fall 2012 Rental Market Report (Vancouver and Abbotsford CMA's) notes that "with the supply of three- or more bedroom purpose-built rental sitting at about one-tenth of the number of households that would most likely require more than two bedrooms" this unit type has the "lowest vacancy rates relative to other bedroom types particularly within Vancouver City".

Within the proposed development, a total of 115 units (43 percent) have two or more bedrooms, however, only 22 of the 130 secured market rental units (17 percent) have two bedrooms. Appendix B includes recommendations for further design development to achieve a minimum of 25 percent of the market rental units as family units, with two bedrooms or more, and to include some three-bedroom units among the market rental units. While the rezoning anticipates the securing of the market rental units, it is recommended that this number be varied at the discretion of the Managing Director of Social Development to allow for the possibility of more family units to be achieved through design development and refinement.

**Supply of Rental Housing:** Under the Housing and Homelessness Strategy, which is designed to enhance access to affordable housing in the City, rental housing targets have been established. Table 1 shows the City's progress towards its housing targets, and incorporates the 130 secured market rental units proposed for 1396 Richards Street.

**Table 1: City of Vancouver Rental Housing Targets and Progress Against Targets (as of March 31, 2013)**

	TARGETS <sup>1</sup>		CURRENT PROJECTS					Above or below 2014 Target (if all constructed)
	Long Term (2021)	Near Term (2014)	Completed	Under Construction	Approved	In Progress <sup>2</sup>	Total	
Secured Market Rental Housing Units	5,000	1,500	182	885	972	1,154	3,193	1,693 Above Target

1. Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

2. "In Progress" units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as not all proposed units proceed to approval and development.

#### 4. Childcare Facility

As part of this proposal, the applicant is proposing an on-site childcare facility, comprised of approximately 520 m<sup>2</sup> (5,600 sq. ft.) of at-grade indoor space and 401 m<sup>2</sup> (4,320 sq. ft.) of adjacent outdoor space, suitable under the City's Childcare Design Guidelines for a 37-space childcare facility. The property owner has offered to fund part of the construction costs and the remainder is proposed to be augmented with a contribution from the City's existing Downtown South DCL funds (see the public benefits and financial implications sections for details). The proposal for the childcare, if accepted, would mean that facility would be constructed by the owner of 1396 Richards Street and, upon completion, the ownership of it would be transferred in "turn-key" condition to the City. In terms of operations, staff would report back to Council on a competitive RFEOL process to seek approval to appoint a non-profit operator and to enter into a lease with that operator.

The Childcare Design Guidelines provide the minimum operational and design requirements for Child Care Facilities in the City, including standards for indoor and outdoor space. For a 37-space childcare, the Guidelines recommend a gross indoor space of 401 to 429 m<sup>2</sup> (4,300 to 4,600 sq. ft.) and a gross outdoor space of 390 m<sup>2</sup> to 520 m<sup>2</sup> (4,200 to 5,600 sq. ft.). The proposed amount of indoor area is approximately 93 m<sup>2</sup> (1,000 sq. ft.) larger than the Design Guidelines call for while the proposed outdoor area is at the low end of the recommended range. While some adjustment to the indoor and outdoor assignment of space may occur through the design development process, staff are generally satisfied with the proposed allocation. Staff are particularly supportive of the slightly larger indoor area given that the downtown core provides limited opportunities for big-muscle play, which is important to children's physical development, and parents have been requesting an indoor area for gross motor activities.

If the application is approved, staff will work with the applicant team to design the facility to maximize opportunities for children's big-muscle play. Recommended conditions of approval require further design development to ensure that the indoor and outdoor spaces are designed to maximize opportunities for healthy child development while ensuring a financially sustainable facility for the non-profit operator.

**Supply of Childcare Spaces:** The Downtown South Public Benefits Strategy was adopted in 1992 and updated in 2007, with revised targets for 2021 to better reflect the needs of the larger and more diverse population in Downtown South. The public benefits strategy focuses on the delivery of parks, childcare, affordable housing, and streets improvements. With regard to childcare, the Strategy identifies an overall target of 323 childcare spaces for Downtown South. To date, 74 spaces or approximately 23 percent of this target has been achieved (a 37-space childcare at 833 Homer Street and a 37-space childcare at 1372 Seymour Street). This application, if approved, will provide 37 additional licensed childcare spaces (including 12 toddler spaces and 25 spaces for children ages three to five years), bringing the total in Downtown South to 111 spaces or approximately 34 percent of the target.

In December 2011, Council approved a target to facilitate the creation of 500 new childcare spaces across the City. If approved, the 37 childcare spaces at this site will bring the total number of built and committed spaces to 500, which realizes that 2012-2014 target.

Table 2: City of Vancouver Childcare Targets and Progress Against Targets (as of March 31, 2013)

	CHILDCARE SPACE TARGETS	Built Spaces	Committed Spaces Under Construction	Committed Spaces with Development Permit	Committed Spaces with Rezoning Approval	Total Built and Committed	Above or Below Target
Downtown South Target for 2021	323	37	37	0	0	74	249 Below target
City-wide Council Target, 2012-2014	500	153	111	106	93	463	37 Below Target

## 5. Form of Development

This site is located within the DODP sub-area L1. Within sub-area L1, the density and height provisions are prescribed by both site frontage and site area. For a development with market uses, a corner site with a frontage of 53.3 m (175 ft.) and a minimum site area of 1,951 m<sup>2</sup> (21,000 sq. ft.) qualifies for consideration of an FSR of 5.0 and a height of 91.4 m (300 ft.). The subject site is a corner location and it meets the minimum frontage and area thresholds.

However, under Council's policy report "Potential Benefit Capacity in Downtown", an increase in height beyond the 91.4 m (300 ft.) prescribed in the DODP can be considered up to the underside of the approved view corridors, recognizing that supplementary height and development potential could result in the achievement of additional amenities that would provide benefits for the neighbourhood. The site is restricted by a number of view cones,

which would limit building height on this site to 127.4 m (418 ft.). The application proposes a density of 8.87 and a height of 126.6 m (415.3 ft.) to the top of the mechanical parapet. Given the constraints arising from the view cones, the resulting form is an exceptionally slim tower. In this proposal, the floor plate of the building is 438 m<sup>2</sup> (4,722 sq. ft.), compared to the prevailing floor plates in Downtown South of 604 m<sup>2</sup> (6,500 sq. ft.).

The Downtown South Guidelines seek to create a strong street-wall with podium heights ranging between 9.14 m and 21.34 m (30 and 70 ft.). This application proposes a nine-storey podium with a total height of 27.25 m (89.4 ft.). Although the podium height proposed is higher than the range suggested by the Guidelines, staff feel that a strong street-wall presence is appropriate in this location. Nevertheless, a design development condition for further design refinement to the podium to reduce its overall height and to increase the upper storey setback from the Richards Street façade to better reflect the scale of podiums anticipated in Downtown South is recommended by staff (see Appendix B).

Staff have assessed the potential impacts of the proposed height and density and are satisfied that the application, if approved, will not result in any significant shadowing on public open spaces, and that the additional height of the tower would contribute to the overall skyline composition. The staff urban design assessment concludes that the proposed additional floor area can be accommodated within the development proposed on the site, subject to the design development conditions in Appendix B.

This rezoning application and the proposed form of development were reviewed by the Urban Design Panel and received support (see Appendix E). Staff recommend, subject to the Public Hearing, that the application be approved subject to the conditions in Appendix B, which seek some additional design refinement at the development permit stage. A detailed urban design analysis is provided in Appendix D. The form of development drawings are included in Appendix F and the development statistics in Appendix H.

## **6. Parking, Loading and Circulation**

The application illustrates five levels of underground parking, accessed off the lane, providing a total of 244 parking spaces, which exceeds the requirements of the Parking By-law. Engineering staff are recommending provision of the required number of bicycle spaces and loading spaces, as well as additional Class A loading for the residential units to provide for smaller delivery, trades and moving vehicles.

Seven of the parking spaces will be secured for the childcare facility users, five of which are to be allocated for drop-off and two spaces for daycare staff. Provision of Class A bicycle spaces for childcare staff is recommended, as per the Parking By-law.

A Transportation Study completed by Bunt and Associates and dated June 19, 2012, was submitted as part of the rezoning application. The study indicates that the proposed mixed-use development is expected to have little impact on the local road network. In addition, the site is well served by alternate modes of transportation that tend to reduce the traffic impact, including a major transit corridor on Granville Street, the Yaletown Roundhouse Canada Line station within approximately 400 metres walking distance from the site, and bicycle lanes on both Richards and Pacific Streets.



## 7. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010) requires that rezoning applications received after January 31, 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management; along with registration and application for certification of the project. The application included a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain a minimum of 63 LEED® points and, therefore, would be eligible for a LEED® Gold rating.

### *PUBLIC INPUT*

**Public Notification:** A rezoning information sign was installed on the site. Notification and application information, as well as an on-line comment form, was provided on the City of Vancouver Rezoning Centre webpage ([www.vancouver.ca/rezapps](http://www.vancouver.ca/rezapps)).

A Community Open House was held on Thursday, October 25, 2012 at the Roundhouse Community Centre. A notification postcard, dated October 9, 2012 was mailed to 3,487 surrounding property owners and an additional 7,740 postcards were sent as unaddressed ad-mail to inform non-owner occupants living in the area. Staff, the applicant team, and a total of approximately 81 people attended the Open House.

**Public Response and Comments:** The City received a total of 40 public responses to this rezoning application (as of March 14, 2013) as follows:

- In response to the October 2012 Community Open House, 23 feedback forms were submitted (57% opposed/30% support with regard to the proposed uses and 61% opposed/13% support) with regard to the form of development.
- A total of 17 letters and emails from individuals were submitted (approximately 76% opposed/24% in favour).

While some felt that the proposal was an improvement to the area, a number of concerns were expressed including the following:

- Height of the tower and podium and their impact on views, light, privacy and character of the neighbourhood.
- Rental housing affordability and potential use of balconies for storage.
- Increased traffic and conflicts between pedestrians, cyclists and drivers.
- Further childcare not needed in the area and this location is not appropriate.
- Increased density and number of high-rises in the area.

A more detailed summary of public comments on this application is provided in Appendix E.

Staff have assessed the issues raised through the rezoning review process and have generally concluded that:

- the urban design impacts are reasonable subject to the conditions of approval contained in Appendix B, that include a reduction to the height and scale of the podium;
- a proposal for rental housing, which is a form of housing tenure that is inherently more affordable than home ownership, is supportable;
- the proposed development is expected to have little impact on the local road network; and
- this development, if approved, will help to address the shortfall of spaces and need for childcare facilities in Downtown South.

### ***PUBLIC BENEFITS***

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

#### **Required Public Benefits**

**Development Cost Levies (DCL)** — Development Cost Levies (DCL) collected from new development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and engineering infrastructure. The subject site is in the Downtown South DCL District where the rate for residential and commercial uses developed at a density greater than 1.2 FSR is \$184.21/m<sup>2</sup> (\$17.11/sq. ft.). It is anticipated that the new floor area of 24,706 m<sup>2</sup> (265,945 sq. ft.), including the rental housing, that is associated with the proposed tower will generate DCLs of approximately \$4,550,319. DCLs are payable at building permit issuance and the rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

**Public Art Program** — The Public Art Program requires all newly rezoned developments having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. Public art budgets are based on a formula of \$1.81 times each square foot of area contributing to the total FSR calculation. With approximately 24,706 m<sup>2</sup> (265,945 sq. ft.) proposed in this rezoning, a public art budget of approximately \$481,360 would be anticipated.

#### **Offered Public Benefits**

**Heritage Conservation** — As permitted under the DODP and provided for under the City's Transfer of Density Policy, the applicant has offered to purchase heritage density with a value of \$975,000 — equivalent to approximately 1,393.5 m<sup>2</sup> (15,000 sq. ft.) of floor area. This purchase would help support city-wide heritage conservation by contributing to the reduction of the "heritage bank". Staff support a heritage transfer being part of the public benefits delivered by this application and recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing.

**Childcare Facility** — The rezoning application for 1396 Richards Street includes a 37-space on-site childcare facility, including approximately 520 m<sup>2</sup> (5,600 sq. ft.) of at-grade indoor space with adjacent outdoor space of approximately 401<sup>2</sup> (4,320 sq. ft.). Real Estate and Facilities Management staff estimate the cost of constructing, fitting, furnishing, equipping and supplying the childcare facility to be \$4,200,000. The property owner has offered, as an in-

kind contribution, to provide the childcare to the City in “turn-key” condition with the City contribution of \$2,581,116. The City’s contribution will be capped at \$2,581,116. If the cost of constructing, fitting, furnishing, equipping and supplying the childcare facility exceeds \$4,200,000, any additional funds will be the responsibility of the applicant. The source of funds for the City’s contribution is existing Downtown South DCL funds which are earmarked for such a purpose.

This CAC offering is consistent with area and City policies regarding the provision of childcare. Further, the demand for childcare far exceeds supply with long wait lists for existing spaces, and there are few remaining sites large enough in the Downtown South DCL area to accommodate the functional requirements for group childcare centres.

**Rental Housing** – As part of the proposed development, up to 130 units of secured market rental housing (non-stratified) are proposed. However, this application has not come in under the City’s rental housing programs, and no incentives are being requested. The public benefit accruing from these units is their contribution to Vancouver’s rental housing stock for the life of the building or 60 years, whichever is greater. If this rezoning application is approved, the rental housing would be secured through Housing Agreements with the City, and would be subject to the conditions noted in Appendix B.

**Community Amenity Contribution (CAC)** – In the context of the City’s Financing Growth Policy, an offer of a community amenity contribution from the owner of a rezoning site to address the impacts of rezoning can be anticipated. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits in the neighbourhood. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval.

In addition to the in-kind contribution towards the construction of the childcare (\$1,618,884), the property owner has offered a cash CAC of \$1,174,000 to go to the Childcare Reserve and a Facility Reserve to ensure on-going, sustainable operations, and to cover start-up costs.

Real Estate Services staff reviewed the applicant’s development pro forma for this rezoning application and have concluded that the CAC offered by the property owner is appropriate, and recommend that the offer be accepted.

### ***Implications/Related Issues/Risk (if applicable)***

#### ***Financial***

As noted in the section on Public Benefits, this application includes the provision of a 37-space childcare facility, estimated to cost \$4,200,000. This will be funded through an in-kind CAC of approximately \$1,618,884 and a maximum City contribution of \$2,581,116 from the Downtown South DCLs. There is sufficient funding available in the Downtown South DCL funds to cover this contribution. The final amount and timing of payment will be reported to Council in a future Capital Budget report. The applicant will also provide a cash CAC in the amount of \$1,174,000, to be allocated to the Childcare Reserve and a Facility Reserve. The total CAC (in-kind and cash) is valued at \$2,792,884.

Ongoing maintenance of the childcare facility will be the responsibility of the City. The proposed secured market rental housing, secured via a Housing Agreement for the life of the building, will be privately owned and operated.

The applicant will be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of \$481,360.

The applicant will purchase heritage amenity with a value of \$975,000, thereby reducing the density bank by approximately 1,393.5 m<sup>2</sup> (15,000 sq. ft.).

The site is subject to the Downtown South Development Cost Levies (DCL) and it is anticipated that the applicant will pay \$4,550,319 in DCLs.

### ***CONCLUSION***

Staff assessment of this rezoning application has concluded that the proposed land uses, density and height are supported, and that the public benefits of this project would provide a significant contribution towards the targets set in the Downtown South Public Benefits Strategy and would result in significant progress towards the City's housing objectives.

The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with the draft by-law provisions generally as set out in Appendix A and that, subject to the Public Hearing, the application be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B, and the form of development as shown in plans included as Appendix F be approved in principle.

\* \* \* \* \*

1396 Richards Street  
PROPOSED 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.

**Zoning District Plan Amendment**

- 1.1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-(\_\_\_\_) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

*[Schedule A is a map that will be prepared for the draft by-law, and that will be posted prior to the Public Hearing.]*

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (\_\_\_\_).
- 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 the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses, limited to Artist Studio;
  - (b) Dwelling Uses;
  - (c) Institutional Uses, limited to Child Day Care Facility;
  - (d) Retail Uses, limited to Adult Retail Store, Grocery or Drug Store and Retail Store;
  - (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1; and
  - (f) Accessory Use customarily ancillary to any use permitted by this section.

**Conditions of Use**

- 3.1 The design and lay-out of at least 25 % of the dwelling units must:
- (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

## Density

- 4.1 For the purposes of computing floor space ratio, the site is deemed to be 2,786.6 m<sup>2</sup> [29,996 sq. ft.], being the site size at the time of application for rezoning, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 8.87.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12 % of the residential floor area; and
    - (ii) the balconies must not be enclosed for the life of the building.
  - (b) patios and roof gardens only 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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) all residential storage space 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 will be no exclusion for any of the residential storage space above base surface for that unit;
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
  - (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 % of the permitted floor area or 929 m<sup>2</sup>; and
  - (c) Child Day Care Facility secured to the City's satisfaction for public use and benefit.
- 4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

## Building height

- 5.1 The building height, measured above base surface, must not exceed 127.4 m [418.0 ft.], except that the building must not protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

## 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 (---).
- 6.6 A habitable room referred to in section 5.1 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>.

## Acoustics

- 7.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*



1396 Richards Street  
DRAFT 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 FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by DIALOG, and stamped "Received City Planning Department, August 23, 2012", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to reduce the overall height and scale of the podium to better reflect the streetwall scale and massing anticipated within the Downtown South Guidelines by:
  - (a) a reduction in the overall podium height to a maximum height of 25.5 m (84 ft.);
  - (b) an emphasis of the streetwall massing cornice line (level 7) to a maximum height of 22.1 m (72.67 ft.);
  - (c) provision of 3.7 (12 ft.) setback for level 9 (amenity) measured from the Richard Street facing façade of level 8; and
  - (d) a reduction in overall length of level 9 massing (amenity) to a maximum length of 50 % of the Richards Street podium frontage.
- 2. Design development to improve the podium massing to better transition between the proposed building and the adjacent property to the north.

Note to applicant: This can be achieved by terracing levels 7 and 8 to better respond to the scale of the adjacent podium. A minimum of a 3.1 m (10 ft.) setback at level 7 and a 6.1 m (20 ft.) setback at level 8, measured from the shared property line should be provided.

- 3. Design development to the upper portion of the building to further refine and enhance its architectural contribution to the city skyline and the public view cone.

Note to applicant: Service equipment including window washing infrastructure and cellular tower and antennae elements are not supportable incursions into the public view cone.

4. Design development to provide variety and interest to the architectural expression of the tower and podium building with high quality durable materials that will contribute to the character and quality of the area.

Note to applicant: A high quality development that establishes a robust, compatible character with the existing neighbourhood fabric is sought. The use of masonry on the street level facades of the mid-rise and podium portions of buildings is strongly encouraged.

5. Design development to provide for a more seamless interface between the Richard's Street public sidewalk and the residential tower entry and lobby.

Note to applicant: This can be achieved by increasing the main floor elevation of the tower residential lobby and eliminating the change of grade and need for stairs.

6. Design development to the ground-oriented storefront, display and weather protection systems to ensure variety and pedestrian interest in the expression of the tenancies along the street frontages.

Note to applicant: Weather protection for commercial and cultural amenity frontages and primary residential entrances should be provided.

7. Design development to the balconies within the podium overlooking the children's play area to minimize opportunities of elements falling.

Note to applicant: This can be achieved by providing high guards and railings that do not support the placement of objects.

8. Design development to minimize the visual impact of exposed mechanical vents.

Note to applicant: Mechanical vents should not be located within the public realm setback along Richards or Pacific Street.

#### **Crime Prevention Through Environmental Design (CPTED)**

9. Design development to respond to CPTED principles, having particular regards for:
  - (a) theft in the underground parking;
  - (b) residential break and enter;
  - (c) mail theft; and
  - (d) mischief in alcove and vandalism, such as graffiti.

#### **Sustainability**

10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold, including a

minimum of 63 points in the LEED® rating system, and, specifically, a minimum of 6 points under Optimize Energy Performance.

Note to applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Confirmation of LEED registration of the project is also required under the policy.

## Landscape

11. Design development to improve accessibility to the corner plaza at Richards Street and Pacific Boulevard. The grade of the plaza should be raised to the level of the adjacent public sidewalk in order to create a seamless transition across the property line between the public realm sidewalk and the plaza.

Note to applicant: The plaza should meet the building grades along Richard and will need to angle downwards to meet the sloping grade of the Pacific Boulevard sidewalk.

12. Provision of additional visual amenity and interest to the corner plaza through the provision of seating and additional low shrub planting.
13. Provision of access for all condominium residents to the 10th floor amenity patio located adjacent to the urban agriculture plots.
14. Provision of adequate solid volumes for all trees planted on slab, in order to ensure good health and longevity. Recommended soil depth for medium to large trees is between 36 and 48 inches.

Note to applicant: The two tree planters located at the pond edge along Richards Street may need to be enlarged in order for the trees to survive.

15. Provision of a new public realm along Richards Street and along Pacific Boulevard. The Richards Street public realm should match the Downtown South Design Guidelines. Details of the public realm must be to the approval of the General Manager of Engineering. Consideration should be given to removing the concrete from the sidewalk bulge on Richards Street and providing a low planting of mixed shrubs.

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

16. Provide large scale sections ( $\frac{1}{4}''=1'$ ) through illustrating the soil depths for the planters on the amenity decks, the children's play area, the tower roof deck and the lane edge planters.

17. Design development to locate, integrate, and fully screen any lane edge emergency generators, transformers, gas meters and any parking garage vents in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.
18. Provide a detailed Landscape Plan, at the time of full development permit of the street level, the 8th floor, the 9th floor, the 10th floor and the 43rd floor decks. The Landscape Plan should illustrate proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees (to be removed or retained); paving, walls, fences, light fixtures and other landscape elements; and site grading. Proposed plant material should be clearly illustrated on the Landscape Plan. The Landscape Plan should be at 1:100 (1/8" = 1'-0") minimum scale.

### Housing

19. Design development to ensure that a minimum of 25 percent of the proposed rental units be designed to be suitable for families with children, including some three bedroom rental units.

### Childcare

20. Design development to address safety issues posed by balconies located directly above the childcare outdoor play area.

Note to applicant: The balconies proposed for the façade located above the outdoor playground pose a potential hazard resulting from objects falling into the outdoor play area. Consider design development to provide for protection from objects falling from the balconies while recognizing the requirement of Community Care Facilities Licensing (CCFL) and the City's Childcare Design Guidelines for a majority of the outdoor space to remain uncovered.

21. Design development to ensure that the childcare is licensable by CCFL and meet the intent of the City's Childcare Design Guidelines and Childcare Technical Guidelines.

Note to applicant: The Guidelines call for a gross indoor area of between 401 m<sup>2</sup> and 429 m<sup>2</sup> (4,316 and 4,618 sq. ft.) and between 390.2 and 520.2 m<sup>2</sup> (4,200 and 5,600 sq. ft.) of outdoor area. This proposed facility is approximately 520.2 m<sup>2</sup> (5,600 sq. ft.) for the gross indoor area and 401.3 m<sup>2</sup> (4,320 sq. ft.) of outdoor area. Design development is required to ensure that the indoor and outdoor spaces are designed to maximize opportunities for healthy child development while ensuring a financially sustainable facility for the non-profit operator.

Sunlight on outdoor play areas must comply with the intent of the City's Childcare Design Guidelines. The Guidelines state that sunlight should penetrate into the outdoor area for a minimum of three hours per day at the winter solstice, two hours of which should occur during the typical playtimes of 9:30 to 11:30 am or 1:30 to 4:00 pm.

The proposed location of the exit stairs is in the middle of the childcare space. The location of the stairway must not impede supervision of the childcare's program areas, which require clear sight lines.

## Engineering

22. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The following items are required to meet provisions of the Parking By-law and the parking and loading design supplement:

- Provision of a second Class B loading space as required by the Parking By-Law.
- Provision of wheel ramps on the main tower stair for ease of egress by bicyclists.
- Provision of truck turning swaths which demonstrate the ability of an MSU design vehicle to drive into the residential drop-off and to back into the proposed Class B loading space.
- Provision of all bicycle storage to be on the P1 parking level.
- Confirm the provision of a rollover or barrier free access on the southerly edge of the residential drop-off to enable trucks to easily access the Class B loading space.
- Modify the location of the Class B loading space or the structural elements shown within this space to ensure its functionality.

Note to Applicant: the current level 1 plan appears to show a large structural column within the loading space.

- Relocate residential disability parking spaces into the secured residential parking area to the satisfaction of the GMES.

Note to applicant: These are primarily intended for residents as per the Parking By-Law, thus the majority should be located behind the residential security gate.

23. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to applicant: With the exception of waste from the childcare facility, pick up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying. Provision of an on-site alcove or storage area for childcare waste adjacent the lane may offer a solution that avoids on lane storage of the bins.

24. Provision of additional Class B bicycle facilities (bike racks) adjacent the daycare and commercial entries.
25. Show Downtown South sidewalk treatments along the Richards Street frontage of the site (leaf pattern and specialty tree surrounds).

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, 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, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Subdivision of the site to result in the dedication of the south 0.4 metres of the site plus an additional 3.5 metre by 3.5 metre corner-cut truncation in the southwest corner of the site, both for road purposes.

Note to applicant: Delete all building structures above and below grade from the dedication areas.

2. Provision of on-site space to accommodate a Public Bike Share Station (PBS). The proposed PBS is to be a minimum of 14.0 m x 3.6 m in dimension and should be located such that it is directly accessible to PBS users and is generally graded at five percent crossfall and three percent slope. The location is to have good access to sunlight (units may be solar powered) and should also have electrical power readily available should it be necessary for the operation of the PBS.
3. Provision of a statutory right of way to allow the public access to and from the PBS station and for the development site to supply power for the PBS should it be necessary.
4. Release of Easement & Indemnity Agreements N77482 (for current building encroachments) and 159357M (for commercial crossings).

Note to applicant: A simple letter of commitment is required for rezoning enactment with full discharge prior to issuance of the buildings occupancy permit.

5. 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 "the 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) Modify the existing curb alignment on Richards Street for the entire length of the site and on Pacific Street in order to provide an improved pedestrian and cycling environment. Work to include modification/adjustment to all pavement markings on Richards Street and Pacific Street, all affected utility poles, lamp standards and related street features to accommodate any curb or sidewalk adjustments.

Note to applicant: The detailed design of the curb adjustments are to be finalized following local area consultation. Detailed designs are expected to be completed in 2013.

- (b) Provision of countdown timers and audible signals at the intersection of Pacific Street and Richards Street.
  - (c) Provision of standard concrete lane entry and improved curb ramps at the lane east of Richards Street on the north side of Pacific Avenue.
  - (d) Provision of street trees adjacent the site where space permits.
6. Provision of all utility services to be underground from the closest existing suitable service point. 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 transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.

Note to applicant: Consideration to underground the services attached to the existing wood poles on Richards Street between Pacific Street and the north side of Drake Street. The existing wood poles appear to serve only this development site, as a result of the project these services will likely be discontinued and the wood poles would no longer be necessary. Please give strong consideration to removing these wood poles and undergrounding the associated utilities as part of this project.

7. 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 as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to

secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

### Heritage Density Transfer

8. Secure the purchase and transfer of 1,393.5 m<sup>2</sup> (15,000 sq. ft.) of heritage density (which has a value of \$975,000) from a suitable donor site.

Note to applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to applicant: "Letter B" in the City's standard format is to be completed by both the owner of the subject site, also referred to as the "receiver" site, and the owner of the "donor" site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

### Housing

9. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services to enter into a Housing Agreement securing up to 130 residential units with a minimum total area of 8,604 m<sup>2</sup> (92,618 sq. ft.) and related parking and other amenity space, for 60 years or the life of the building, whichever is greater, as rental housing, and subject to the following additional conditions in respect of those units:
  - (a) that all such units will be contained within a separate air space parcel;
  - (b) that such air space parcel may not be subdivided by deposit of a strata plan;
  - (c) that none of such units may be separately sold;
  - (d) that none of such units will be rented for less than one month at a time; and
  - (e) on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion require.

Note to Applicant: this condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

### Childcare Facility

10. Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the Director of Real Estate, Managing Director of Social



Development and Director of Facility Planning and Development, for the provision of an Air Space Parcel comprising a fully fit, finished, equipped and supplied, childcare facility of no less than 520 m<sup>2</sup> (5,600 sq. ft.) of at-grade indoor space with adjacent outdoor space of approximately 401 m<sup>2</sup> (4,320 sq. ft.), and seven dedicated parking stalls, all to meet the intent of the City of Vancouver Childcare Design Guidelines and Technical Guidelines, as part of the development at 1396 Richards Street. This childcare facility must also be licensable by meeting Childcare Licensing Regulations of Community Care Facilities Licensing.

The agreement between the City and the owner will include an option to purchase the air space parcel in favour of the City, which may be exercised by the City upon acceptance of the childcare facility by the City in turn-key condition. The City will pay its contribution of \$2,581,116 to the owner upon acceptance of the childcare facility and transfer of the air space parcel to the City.

11. Prior to enactment, provide the City a \$1,174,000 cash contribution, of which \$74,000 shall go to operational start-up costs of the childcare facility, \$550,000 to the Childcare Reserve, and \$550,000 to the Facility Reserve.

#### **Public Art**

12. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application

#### **Soils Agreement**

13. If applicable:
  - (a) Submit a site profile to the Environmental Protection Branch (EPB).
  - (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
  - (c) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any

buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

\* \* \* \* \*

1396 Richards Street  
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

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

"1396 Richards Street [CD-1#]                      [By-law #]                      B (DD)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#]                      [By-law #]                      1396 Richards Street"

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking requirements
1396 Richards Street	( )	( )	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of enactment of CD-1 by-law)</i> except that:  Provision of Class A loading at a rate of 0.01 per dwelling unit up to 299 dwelling units and 0.008 space per dwelling unit for 300 dwelling units and above.

\* \* \* \* \*

## 1396 Richards Street URBAN DESIGN ANALYSIS

### Site

The site is situated on the north-east corner of Richards and Pacific Streets. The site is comprised of a single legal parcel and has a 91.4 m (300 ft.) of frontage along Richards Street and a 30.5 m (100ft.) frontage along Pacific Street. The site area is 2786.7 m<sup>2</sup> (29996 sq. ft.).

### Context

The blocks surrounding the subject site contain a variety of building types ranging from small scale commercial buildings to newer tower and podium developments, generally up to 91.4 m (300 ft.) in height, with a combination of townhouse and retail uses at street level. Buildings within the immediate context include:

- To the north, remainder of the 1300 Richards block, a development site for which a rezoning application is currently under review.
- 1303 Homer, "Pacific Point", 27-storey and 19- storey with 5- storey mixed-use podium.
- 1321 Richards, 12-storey social housing building.
- 501 Pacific, "The 501", 31-storey residential tower with a 3 storey mixed-use podium.
- 483 and 583 Beach Crescent, "Azura I and Azura II", 36-storey and 37-storey respectively, residential towers in the Beach neighbourhood.
- 1295 Richards, "Oscar", 23-storey residential tower with 3 storey podium.

### Urban Design Assessment

The first test in assessing a proposal seeking a substantial increase in density is to determine from an urban design standpoint if the site can, within its surrounding built context and zoning, accept the additional density appropriately. An analysis and assessment of the proposed form of development was conducted, including any urban design impacts beyond that contemplated for development under existing zoning. This involved a comparison of the proposed building massing against potential building density and massing under DODP zoning and guidelines in terms of impacts on views, shadows, livability and overall built form "fit" within the neighbouring context.

### DODP - Sub Area L1 Zoning

Density and Height: This site is located with the DODP sub area L1. Within sub-area L1, the density and height provisions are prescribed by both site frontage and site area. In general, a corner site with a frontage of 53.3 m (175 ft.) and a minimum site area of 1951 m<sup>2</sup> (21,000 sq. ft.) or more qualifies for an FSR of 5.0 and a height of 91.4 m (300 ft.), for which this site qualifies with a frontage of 91.4 m (300 ft.) and site area of (29,996 sq. ft.).

Furthermore, under Council's policy report, "Potential Benefit Capacity in Downtown" a further increase in density and height beyond the 91.4 m (300 ft.) prescribed in the DODP, could be considered, to the underside of the approved corridors. The site is restricted by view cone 3.2.1 Queen Elizabeth to Downtown & North Shore, limited the overall height of the building to 127.4 m (418 ft.).

The application proposes a density of 8.87 FSR and a height of 126.6 m (415.3 ft.) to the top of the mechanical parapet.

Staff have assessed the impacts resulting from the increase in height and are satisfied that it will not result in any significant shadowing on public open spaces. Staff are also satisfied that the additional height, up to the underside of the view cone, contributes to the overall skyline composition.

Uses: The DODP limits the provision of retail uses to a maximum of 233 m<sup>2</sup> (2500 sq. ft.) on corner sites. The application proposes a commercial retail unit at the ground level with a total floor area of approximately 162 m<sup>2</sup> (1,753 sq. ft.) along the Richard Street frontage.

The application also incorporates a 37-space daycare located on the ground floor of the building that includes approximately 520.2 m<sup>2</sup> (5600 sq. ft.) of at grade indoor space with adjacent outdoor space of approximately 401.3 m<sup>2</sup> (4320 sq. ft.), that has demonstrated the minimum required access to daylight criteria for the outdoor space.

Staff support the proposed uses which are consistent with the intent of the DODP and the Downtown South Guidelines, achieving a primarily residential development with ground level uses that provide for local needs while also providing an animated pedestrian interface.

#### **Downtown South Guidelines**

The Downtown South Design Guidelines set out performance and prescriptive criteria, for achieving high quality development through the provision of maximum tower floor plates, setbacks, tower separation, podium heights and high quality architectural and public realm design. In general, the guidelines seeks 24.38 m (80 ft.) minimum tower separation, slim tower floor plates of 604 m<sup>2</sup> (6500 sq. ft.) and 3.66 (12 ft.) setbacks along street frontages.

Tower Siting and Built Form: The guidelines state that new development should be massed as compactly as possible and situated so that significant distant views can be shared between a proposed project and existing and future developments on surrounding sites. This is to be achieved with slim compact towers that maximize views between buildings rather than wide towers that block views, and with appropriate height, siting and spacing of towers in relation to other existing and proposed developments. On those sites affected by Council approved view cones, variations from the guidelines may be considered, subject to maintaining livability.

As noted above the tower height is restricted by view cone 3.2.1, however, the site is also restricted by several other view cones. The northerly portion of the site is restricted view cone B1- Charleson Seawall to the Lions and C1 - Laurel Landbridge to the Lions, the more restrictive of which limits the height to approx. 34.14 m (112 ft.).

The tower placement is restricted on this site to the corner of Richards and Pacific Street to respect the view cones (B1 and C1), limiting the ability to offset the tower placement with other nearby residential buildings. The tower has provided the public realm setbacks of 3.66 m (12 ft.) along Richards and Pacific Street frontages. The guideline recommended tower separation of 24.4 m (80 ft.) has been exceeded between the proposed tower and nearby residential towers, in particular, the 501 across Richards Street with a tower separation distance of 27.97 m (91.75 ft.).

The guidelines call for a 9.144 m (30 ft.) setback from the rear property line for those portions of the building above 70 ft. high. This would typically provide, combined with the lane width 6.1 m (20 ft.) and similar rear yard setback with tower developments across the lane, the recommended tower separation of 24.4 m (80 ft.).

The proposal provides for a 3.048 m (10 ft.) rear setback for the tower. With respect to the existing neighbouring buildings, "The Pointe" at 1303 Homer Street, this neighbouring site has been developed with the lower podium buildings immediately across the lane from the proposed development and the provision of the required setback has been reconsidered within this specific context as it does not generate any undue privacy impacts to nearby adjacent neighbours.

The tower shaping results in overall dimensions of 23.77 m (78 ft.) by 23.79 m (78.1 ft.), and a typical tower floor plate (level 11-42) of only 438 m<sup>2</sup> (4722 sq. ft.), well within the guideline recommended maximum dimension of 27.4m (90 ft.) and maximum tower floor plates of 604 m<sup>2</sup> (6500 sq. ft.). The preservation of the view cones imposes limitations to the size of the tower floor plate that can be achieved on this site, while the reduction in the rear yard setback contributes in achieving a viable tower floor plate.



Tower placement within local context

Architectural Quality and Green Building Performance: The general intent contain in the Downtown South Guidelines is for slim towers to continue the tradition of creative architectural expressionism achieved through high quality detailed design and material treatments. The application, indicates at this rezoning stage, a well resolved modern expression and provision of high quality material treatments. The architectural expression is further enhanced by the canting of the tower corner generating a dynamic corner expression for the building, enhancing its overall slimness.

To ensure street definition and continuation of the streetscape, the guidelines seek to create a strong streetwall with podium heights ranging between 9.14 m to 21.34 m (30 to 70 ft.) This application proposes a 9 storey podium with a total height of 27.25 m (89.4 ft.). The upper massing of level 9 has been set back 2.75 m (9 ft.) to emphasize an 8- storey podium cornice line at 24.3 m (79.75 ft.). Staff are recommending further design development to the podium to reduce its overall height and to increase the upper storey setback from the Richards Street façade to better reflect the scale of podiums anticipated within the Downtown South Guidelines. In addition, staff are also recommending further design development to improve the massing transition with the proposed development with the adjacent property to the north (1300 Richards).

The Rezoning policy requires that the proposal meets LEED Gold. The application includes a preliminary LEED scorecard, indicating that the project could attain a minimum of 63 LEED points and therefore would be eligible for a LEED Gold rating.

\* \* \* \*

1396 Richards Street  
ADDITIONAL INFORMATION

1. Comments – Building Code Review

The following comments are based on the preliminary drawings prepared by Dialog dated August 20, 2012 for the proposed Rezoning Application. This is a preliminary review in order to identify issues which do not comply with the Vancouver Building Bylaw #9419 as amended (VBBL), and includes a review of Subsection 3.2.5. "Provisions for Fire Fighting".

1. Building safety facilities such as central alarm and control facility, fire fighter's elevator, and stairwells equipped with standpipe connections shall be coordinated with the location of the firefighters' entrance.
2. The building is required to provide access to persons with disabilities to all public areas, common areas, storage, amenity, meeting rooms, and to areas where work functions could reasonably be expected to be performed by persons with disabilities.
3. Building construction is required to be non-combustible.
4. Highrise building and VBBL 3.2.6. requirements for high buildings apply to the entire building.
5. All entrances, exits, drive aisles and other access to off-street disability parking spaces, and egress therefrom must have a minimum vertical clearance of 2.3 m as required by the Parking By-law.
6. The building is required to provide accessible routes for access to persons with disabilities to all common areas, storage, amenity, meeting rooms, etc.
7. The building is required to meet Enhanced Accessibility provisions [3.8.2.27].
8. Additional exits may be required from storage garage where security gate is provided.
9. Storage garage security shall conform to 3.3.6.7.
10. Future Kitchen Discharge Path. Each CRU is to have a route shown on the plans for future kitchen ventilation system exhausts AT THE BASE BUILDING building permit stage.

Mid-rise buildings, in particular 6 storeys or less, and mid-rise buildings which have residential houses on the other side of the back lane, are to be provided with an interior shaft(s) to enable future kitchen ductwork to reach the highest roof.

Buildings without a shaft to the highest roof are to show a route for ductwork to reach a lane through an ecology unit, except where there is no lane and another discharge location is approved by the Chief Building Official and Director of Planning.

For all buildings regardless of height, an ecology unit for a commercial kitchen ventilation system is required for:

- (a) horizontal discharges,
- (b) vertical discharges that are below and near proposed or existing openable windows such that there is an impact on liveability, including on an adjacent property, and



- (c) situations required by the Director of Planning to reduce negative impacts on liveability or on amenity areas.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

Written confirmation that the applicant has read and has understood the implications of the above noted comments is required and shall be submitted as part of the "prior to" response. If a "prior to" letter is not being sent, the above comments should be sent directly to the applicant.

The applicant may wish to retain the services of a qualified Building Code consultant in case of difficulty in comprehending the comments and their potential impact on the proposal. Failure to address these issues may jeopardize the ability to obtain a Building Permit or delay the issuance of a Building Permit for the proposal.

## **2. Social Infrastructure Comments**

The following comments were provided by Social Infrastructure with regard to the proposed childcare facility:

The availability of adequate space for big-muscle play is important to children's physical development, and as the density of the downtown core limits opportunities for big-muscle play, parents have been requesting an indoor area for gross motor activities.

The Early Development Instrument's (EDI) Community Asset Mapping Project which measures children's development found that children in Vancouver's downtown peninsula are in the second-highest category (12 to 16 percent) of vulnerability on measures of Physical Health and Well Being. This is a measure of children's fine and gross motor skills. Children who are identified as vulnerable on this measure often experience fatigue, hunger, clumsiness, flagging energy levels, and average to below-average overall physical development. Vulnerability over 10 percent, as in the Downtown, is considered avoidable by "establishing family friendly policies, planning to address children's needs, investing wisely, and collaborating for children's benefit".

If the application is approved, staff will work with the applicant team to design the facility to maximize opportunities to encourage big muscle play in recognition of the EDI research that demonstrates that children residing in high density neighbourhoods do not have optimum access to environments that allow them to develop their gross motor skills at a standard rate. Recommended conditions of approval require further design development to ensure that the indoor and outdoor spaces are designed to maximize opportunities for healthy child development while ensuring a financially sustainable facility for the non-profit operator.

## **3. Urban Design Panel (UDP) – Minutes**

This rezoning application was reviewed by the Urban Design Panel on November 7, 2012, and was supported (12-0).

**Introduction:** Karen Hoese, Rezoning Planner, introduced the proposal for a rezoning application for a site at the corner of Richards Street and Pacific Street. The site currently includes a 2-storey commercial building that is being used for self-storage. The rezoning application proposes to increase the density and height beyond that permitted under the current zoning, with the intent to build a 42-storey tower with a 9-storey podium. The tower would contain 139 residential/strata units, and the podium would have retail and a 37-space childcare at grade with 130 market rental units above. Ms. Hoese noted that the existing zoning is the Downtown District South (DTS) which is regulated by the Downtown Official Development Plan. The site is in the L1 or New Yaletown sub-area of the DTS. The policy in this sub-area endorses high density residential development with limited commercial uses.

Ms. Hoese noted that in 2008, as part of the Metro Core “Benefit Capacity Study”, Council endorsed consideration of rezoning applications in the DTS seeking additional height and density up to the underside of approved view corridors. The intent of the policy is to support public objectives such as provision of affordable housing, heritage restoration and the development of cultural, recreational or other community facilities. All rezonings are subject to the Green Building Policy, which requires that rezonings achieve LEED™ Gold, which specific emphasis on optimized energy performance. Registration and application for certification of the project are also required.

Anita Molaro, Development Planner, further described the proposal. She described the context for the area noting a number of towers including the 501 across the street, as well as the Oscar and the Grace. Ms. Molaro also mentioned that the block is unique in downtown south in that it is only 100 feet deep versus the typical depth of 120 feet. The tower has been placed within the small triangle at the southeasterly corner (Pacific and Richards Streets). As a result the tower is very slim with a floor plate under 4,200 square feet which is smaller than the guideline maximum of 6,500 square feet. As well, the DTS guidelines call for a tower separation of 80 feet to allow for access to daylight and privacy. That has been achieved in this proposal through the street width (66 feet) and the setbacks of 12 feet. Ms. Molaro also mentioned that the applicant is proposing a day care on the site at grade.

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

- does the panel support the urban design response developed for this site and its relationship within the surrounding context taking into consideration the following;
  - variants in built form from the Downtown South guidelines:
    - reduction in tower setback from 30 ft. to 10 ft. off the lane;
    - reduction in podium rear yard setback from 30 ft. to 25 ft. including additional balcony projections over play area (safety/shadowing performance);
    - increase in podium height from 70 ft. to 90 ft. (exceeds prevailing maximum podium height in neighbourhood).
  - height increase up to 410 ft. parapet and the increase in density (from 5.0 to approx. 8.615);
  - building siting, tower form and massing, podium form and massing including transition in scale from adjacent development site;
  - neighbourliness issues (shadow and view impacts with nearby existing development);
  - open space and landscape treatments; and
  - LEED™ Gold strategies.

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

**Applicant's Introductory Comments:** Alan Boniface, Architect, further described the proposal noting that the site is very restrictive and they tried to push the boundaries to make the design work on the site. The site will contain market rental housing that will be retained by the Onni Group of Companies. Mr. Boniface described the architecture, noting that they strived for simplicity and to respect the context. He added that they are negotiating with an art provider with respect to filling the site with art. The slot will become a major art focus and an enticement to walk through the site. The adjacent development has an indent where their drop off is located with mature trees on the lane. Their approach to the rear of the building was to try to activate the lane with some units facing onto the lane. In addition the rental units on the upper floors will be able to see over the podium. There is a large sustainable focus on the project. The corner that faces south has the skinniest façade and the southwest side has the core to give more solidity on that façade. Mr. Boniface indicated that they have done a full energy model and are planning to qualify for LEED™ Gold certification. There is some shading from the adjacent buildings and also deck forms and a number of other features as part of the sustainability strategy. Although the proposal is a rezoning, Mr. Boniface mentioned that they have gone to some extent to detail the project in order to present all the ideas they have for it. He described the architectural design noting that they plan to treat the balconies--especially the railings--so they are an animated part of the façade. He added that they are trying to get a café or small retail component on the ground floor to give some life to the internal street.

Gerry Eckford, Landscape Architect, described the landscaping plans for the proposal which is a direct response to the architectural expression. The heritage of the neighbourhood is around the night life that was present in this part of the city. Previously the site was the Richards on Richards night club as well as a number of other clubs. Mr. Eckford mentioned that they plan to have an area that they are calling the chandelier gardens that will include an animated water feature. The podium will have some private open spaces, a landscaped buffer between those units and an urban agriculture component with a big harvest table and smaller seating areas. As well there is a swimming pool with more seating and public spaces off the amenity room. The childcare hasn't been fully resolved at this point but they tried to make sure the area gets as much light as possible. The courtyard has been animated along with a loading and drop off area at the lane. The top of the tower will have a private pool and deck for the Level 42 unit.

The applicant team took questions from the Panel.

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

- Design development to manage the scale of the podium;
- Design development to improve the units in the slot regarding privacy;
- Design development to allow for a barrier free access though the slot area;
- Reconsider the use of a green wall in the slot area.

**Related Commentary:** The Panel supported the proposal and thought it was well handled.

The Panel had no concerns with the requested variances and setbacks and said they looked forward to seeing it at the development permit stage. As well, they welcomed the addition

of the daycare in the project. One Panel member stated that it was a good example of how a site with unbuildable constraints can result in an exciting form of development.

A couple of Panel members were concerned with the liveability of the units that are in the slot and face each other. They thought they would be difficult to market considering the privacy issues. One Panel member suggested the applicant eliminate the slot or find another way to lessen the impact. Another Panel member thought it was important to push the idea of public art in the slot, which could turn a negative into a positive expression. As well they thought there might be some overlook issues with the staggered balconies.

The Panel thought the public art strategy was a rich and promising part of the development.

Several Panel members suggested the applicant find a way to improve the quality of the blank wall expression on the northeast façade. A couple of Panel members though the impact of the height of the podium could be improved by setting back the top two floors.

The Panel supported the landscape plans. Due to the change of grade through the slot area, some Panel members thought it should be better managed by allowing for a barrier free access. As well, they suggested the applicant rethink the use of the green wall considering the amount of shade the area will receive. They also thought there was an opportunity for public art in the plaza at the corner of Richards and Pacific Streets.

Regarding sustainability, some of the Panel thought the requirements would increase by the time the development permit was issued and encouraged the applicant to find ways to improve their sustainability strategy. They did however support the LEED™ strategies and the use of curtain wall.

**Applicant's Response:** Mr. Boniface thanked the Panel for their comments.

#### **4. Public Consultation Summary**

##### **Public Notification**

A rezoning information sign was installed on the site, and notification and application information, as well as an on-line comment form, was provided on the City of Vancouver Rezoning Centre webpage ([www.vancouver.ca/rezapps](http://www.vancouver.ca/rezapps)).

A Community Open House was held on Thursday, October 25, 2012, at the Roundhouse Community Centre. A notification postcard, dated Oct 9, 2012, was mailed to 3,487 surrounding property owners and an additional 7,740 postcards were sent as unaddressed ad-mail. Staff, the applicant team, and a total of approximately 81 people attended the Open House.

##### **Public Response and Comments**

Public responses to this rezoning application, as of March 14, 2013, have been received by the City as follows:

- In response to the October 2012 Community Open House, 23 feedback forms were submitted that included the following feedback regarding the various components of the proposal:

Support	Yes	No	Unsure/ Maybe	No Response
1. Do you support the uses proposed for this site?	7 (30%)	13 (57%)	2 (9%)	1 (4%)
2. Do you support the proposed form of development?	3 (13%)	14 (61%)	2 (9%)	4 (17%)

- A total of 17 letters and emails from individuals were submitted (approximately 76% opposed/24% in favour).

Comments from those opposing the application cited the following concerns, grouped by theme and listed in order of frequency:

#### *Height*

Many commented that the height of the proposed tower is too tall, and is out of character with the surrounding neighbourhood. Many were concerned that the proposed height would negatively impact the Vancouver skyline, and felt that any development on this site should keep to the existing height restrictions.

#### *Views / Light / Privacy*

Many commented that the height of the proposed tower would block the light and views from adjacent buildings. Some were concerned with the height of the podium and how it would affect light and views at street level on Richards St. Some were concerned that the height of the building and its proximity to adjacent buildings would negatively impact privacy for nearby residents. Some were concerned that the proposed building would block views from their home and negatively impact their property values.

#### *Podium Design*

Many expressed concerns with the podium design, commenting that the proposed podium is too tall and is out of character with the neighbourhood. A few commented that the podium design is more interesting on the laneway than on Richards St, and that more design work is needed on the Richards St frontage.

#### *Rental housing*

Many expressed concerns with the rental housing proposed for the site. Some commented that the balcony design is unattractive, and expressed concerns that it would be used as storage for garbage and bikes, negatively impacting the appearance of the neighbourhood. A few commented that the proposed rental housing was unlikely to be affordable, and would not adequately address the City's housing affordability goals.

#### *Traffic*

Some commented that the proposed development would generate additional traffic in an area which already sees a high volume of traffic and conflicts between pedestrians, cyclists, and drivers.

### *Childcare*

Some commented that there already many childcare sites proposed for the surrounding area, and that no more were needed at this location. A few commented that the proposed development was not a suitable location for childcare, with a high level of studio suites in the building, and limited school space nearby.

### *Density*

A few commented that the proposed development would increase the density too much, and that there was no need for more high-rise development in this area.

Other comments cited in opposition were:

- I support the mix of uses (childcare and rental units) but do not support the proposed form.
- Why is there no street level commercial?
- What will the builder do to mitigate the effects of construction on the neighbouring residents?
- This proposal does not consider the neighbourhood residents' feelings, inputs and needs.
- I'm concerned with high volume of new applications and current construction in this neighbourhood.
- I feel betrayed. "The Mark" behind my building and now this new proposal?

Other comments in support were:

- This proposal is an improvement to this area of Richards St. I like the podium with rooftop gardens and greenery, and the proposed art gallery.
- Like the use of the lane for dropping and picking up school children; would like to know more about how cars will be discouraged from using the lane as a cut through?
- Completely in support of a residential building at this site. This is a positive addition to the community.
- This project will be a good addition to the neighbourhood. The site is currently unpleasant to walk by and is an area of concern in the evening hours since it is dark and deserted.
- I support this project and believe that it is generally positive for the area, but would like to see more colour and less parking.
- This is a positive addition to Yaletown.
- Like the smaller footprint of the building and 12' setback.
- Great to see a combination of strata and rental.
- Like the design, would like to see more curves.
- This could be an improvement over what is there now - looking down and over the rooftop gardens would be nice.



1396 Richards Street  
FORM OF DEVELOPMENT

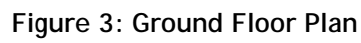


Figure 1: Podium Rendering



Figure 2: Tower Rendering





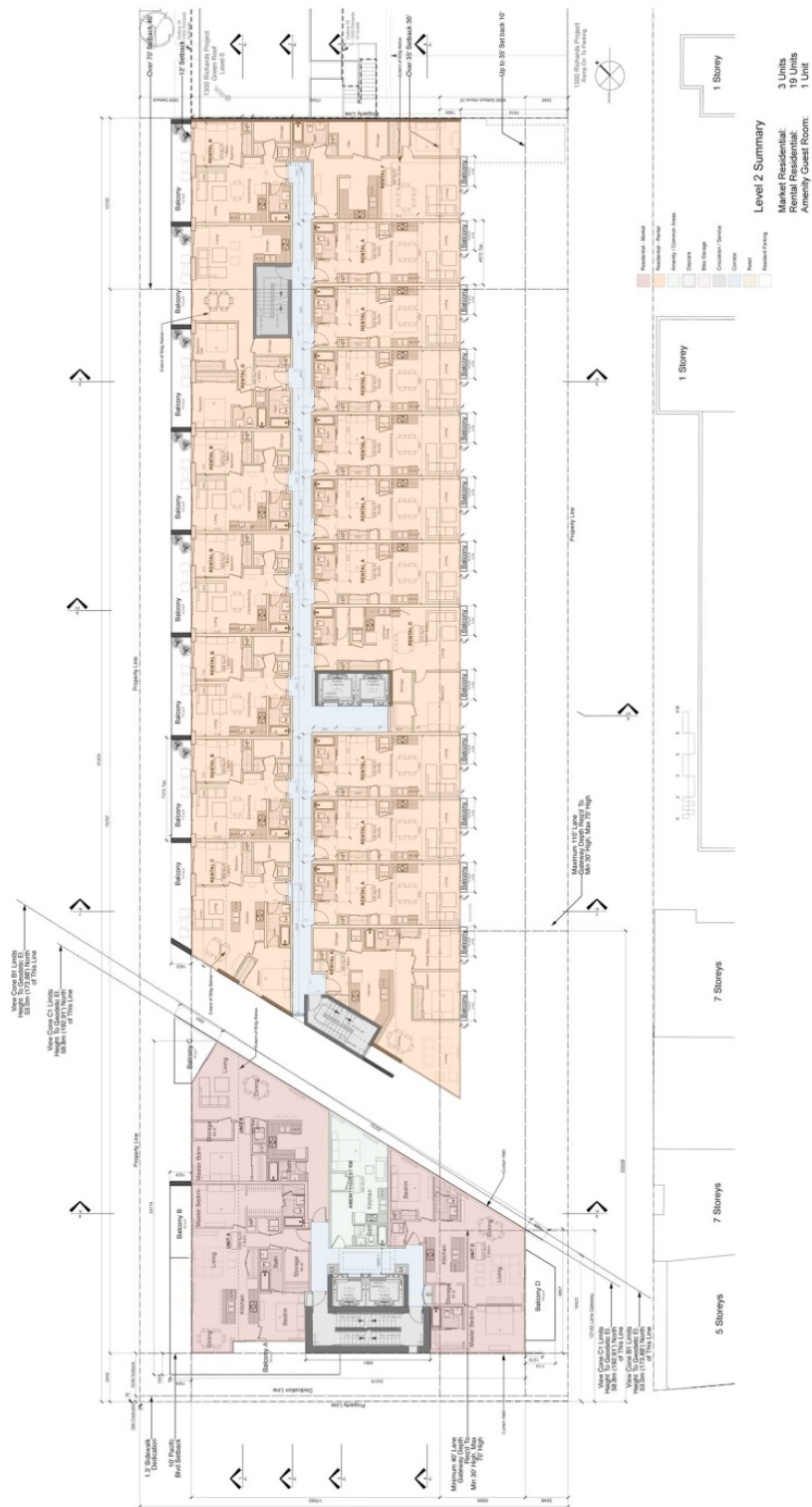


Figure 4: Typical Podium Floor Plan

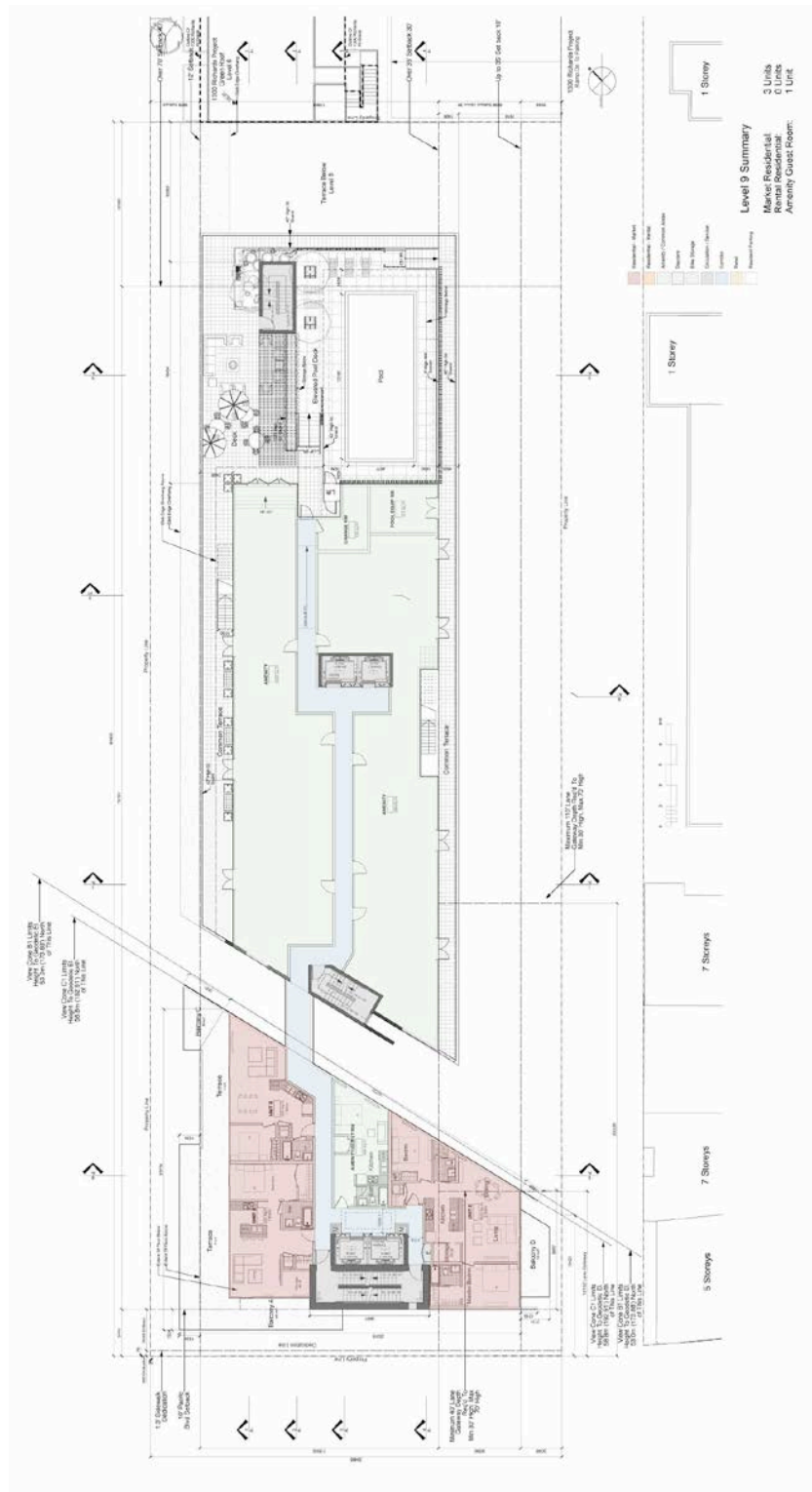


Figure 5: Podium Level 9 Plan

Figure 6: Podium Roof Plan

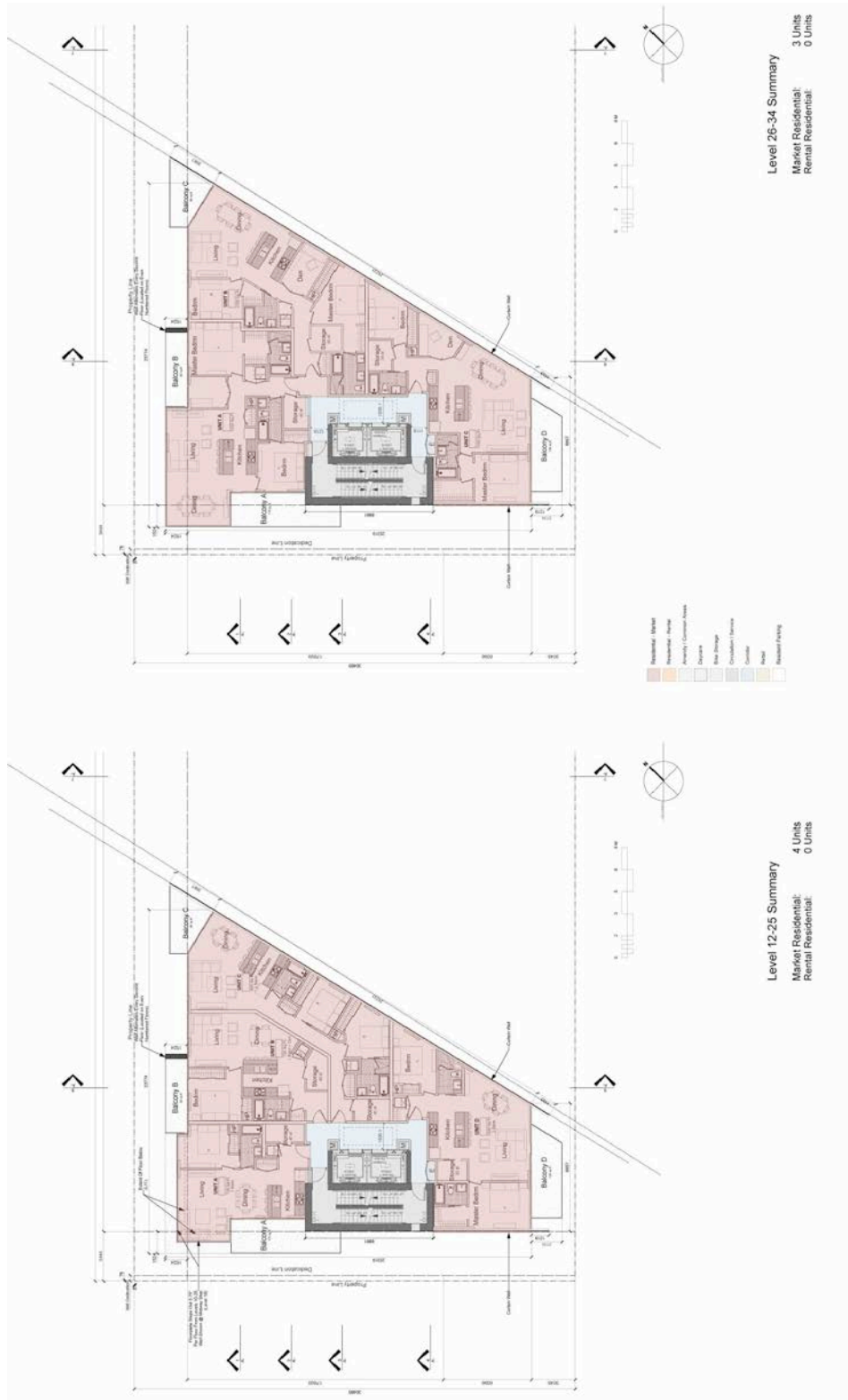


Figure 7: Typical Tower Floor Plan



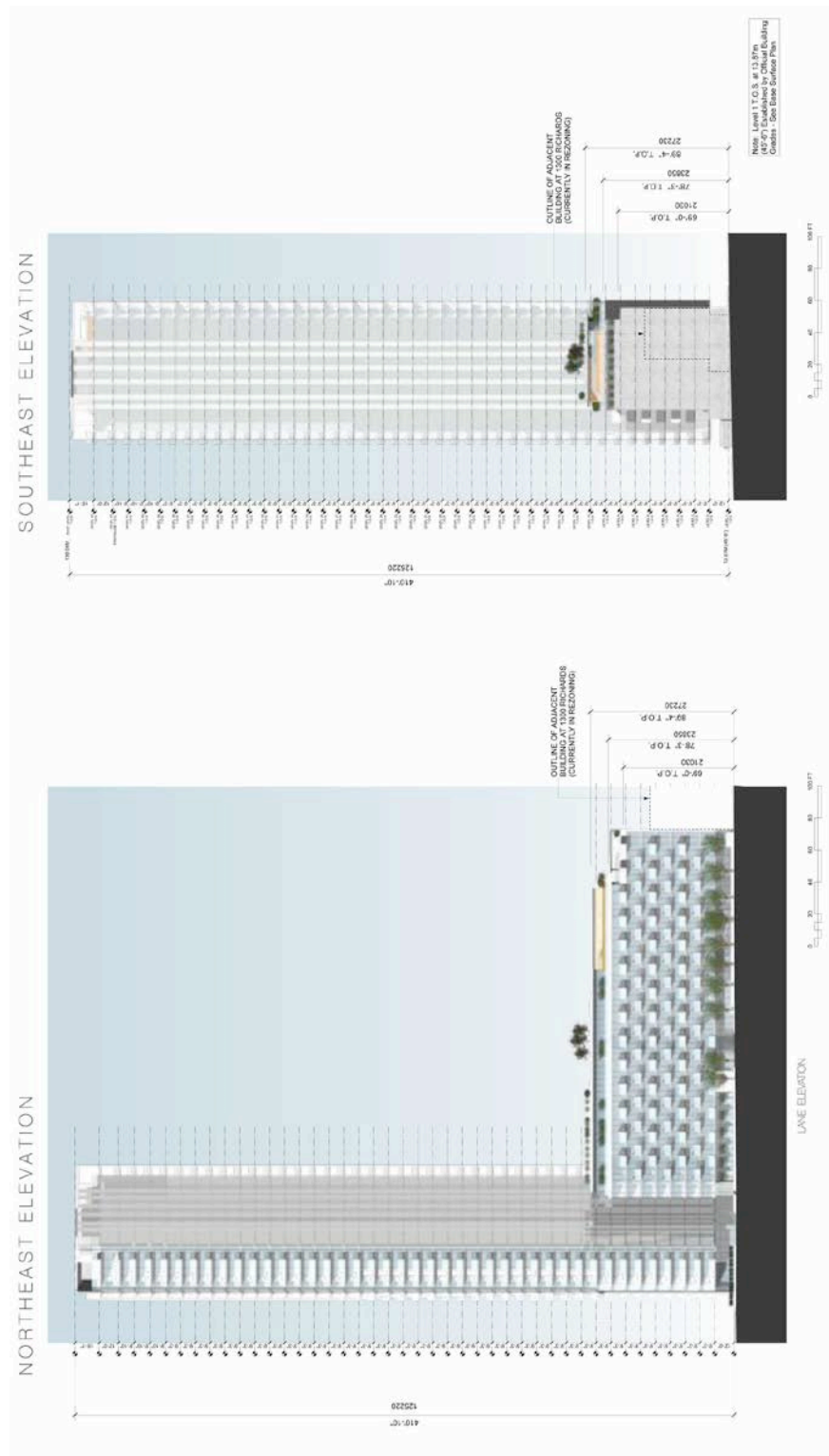


Figure 8: Northeast and Southeast Elevations



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1396 Richards Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Residential strata tower with podium including rental housing, retail use, and a childcare facility.

**Public Benefit Summary:**

In-kind CAC to partially cover on-site childcare construction costs and cash CAC to cover operating and maintenance reserves;  
130 units of secured rental housing; transfer of heritage density; public art; and DCLs.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 30,000 sq. ft.)	5.00	8.87
Buildable Floor Space (sq. ft.)	150,000	265,945
Land Use		

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$12.50/sq. ft.)		
	DCL (Area Specific) (Downtown South)	2,533,500	4,550,319
	Public Art (\$1.81/sq. ft.)		481,360
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage		975,000
	Childcare Facilities (Cash \$1,174,000/in-kind \$1,618,884)	N/A	2,792,884
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			\$8,799,563

**Other Benefits (non-market and/or STIR components):**

130 secured market rental units

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Downtown South DCLs, revenues are allocated into the following public benefit categories: Parks (38%); Replacement Housing (42%); Childcare (13%); and Engineering Infrastructure (7%).



**1396 Richards Street**  
**APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

Street Address	1396 Richards Street
Legal Description	PID: 006-070-914, Lot C, Block 115, District Lot 541, Plan 5210
Applicant/ Property Owner	Richards Street Management Corp. (Onni Group)
Architect	DIALOG

**SITE STATISTICS**

AREA	29,996 sq. ft.
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**DEVELOPMENT STATISTICS**

DEVELOPMENT STATISTICS			
	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Zoning	DD (L1)	CD-1	
Uses	Residential, Retail, Service, Institutional	Residential, Retail, Service, Institutional (Childcare)	
Dwelling Units		market rental 130 market strata 139 Total 269	
Dwelling Types		Strata Rental Studio 6 60 1-Bedroom 40 49 2-Bedroom 91 21 3-Bedroom 2 0 Sub-total 139 130	- 25% family housing (2 bedroom or more) for rental component - Min. unit size 400 sf
Floor Space Ratio (FSR)	5.0 or 5.5 with 10% transfer of heritage density	8.87	
Floor Area		Rental 89,958 sf Strata 172,058 sf Retail 1,753 sf Balcony overage 2,176 sf 265,945 sf  Childcare 5,988 sf	
Maximum Height	300 ft. View cone limit 418 ft	415.3 ft. 44 storeys	418 ft. May not intrude into view cone
Parking Spaces	179	288	
Loading	Class B 2	Class A 2 Class B 1	- Class B: 2 - Class A: 0.01 per dwelling unit up to 299 dwelling units and 0.008 space per dwelling unit for 300 dwelling units and above
Bicycle Spaces	Class A 340 Class B 6	Class A 347 Class B unknown	Class B 6