



CD-1 Rezoning Application 508 Helmcken Street

Public Hearing
April 14, 2015

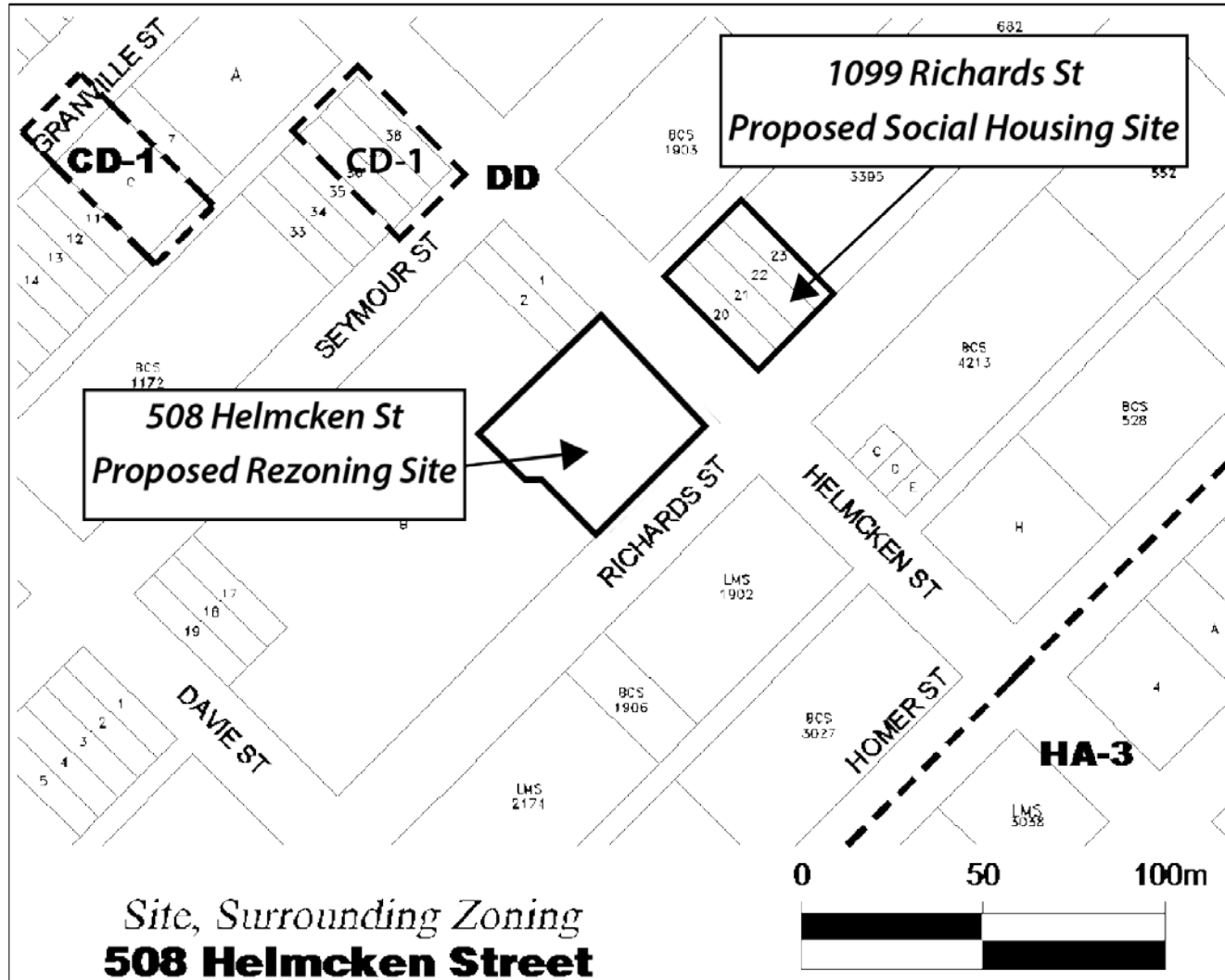
On January 27, 2015, the B.C. Supreme Court:

- Quashed the DODP amendments resulting from the West End Plan implementation.
 - Following a broader public notification, revised amendments were considered and approved by Council on March 24, 2014.
- Quashed the development permit for the social housing under construction at 1099 Richards Street.
 - Reconsidered and conditionally approved by Development Permit Board on April 7, 2015.
 - Council will consider “bonus density” and Housing Agreement on April 15, 2015.
- Quashed the rezoning at 508 Helmcken Street.
 - Following provision of additional information regarding relationship between 508 Helmcken Street and 1099 Richards Street, rezoning referred on March 24, 2015 to a new Public Hearing.

Site Context



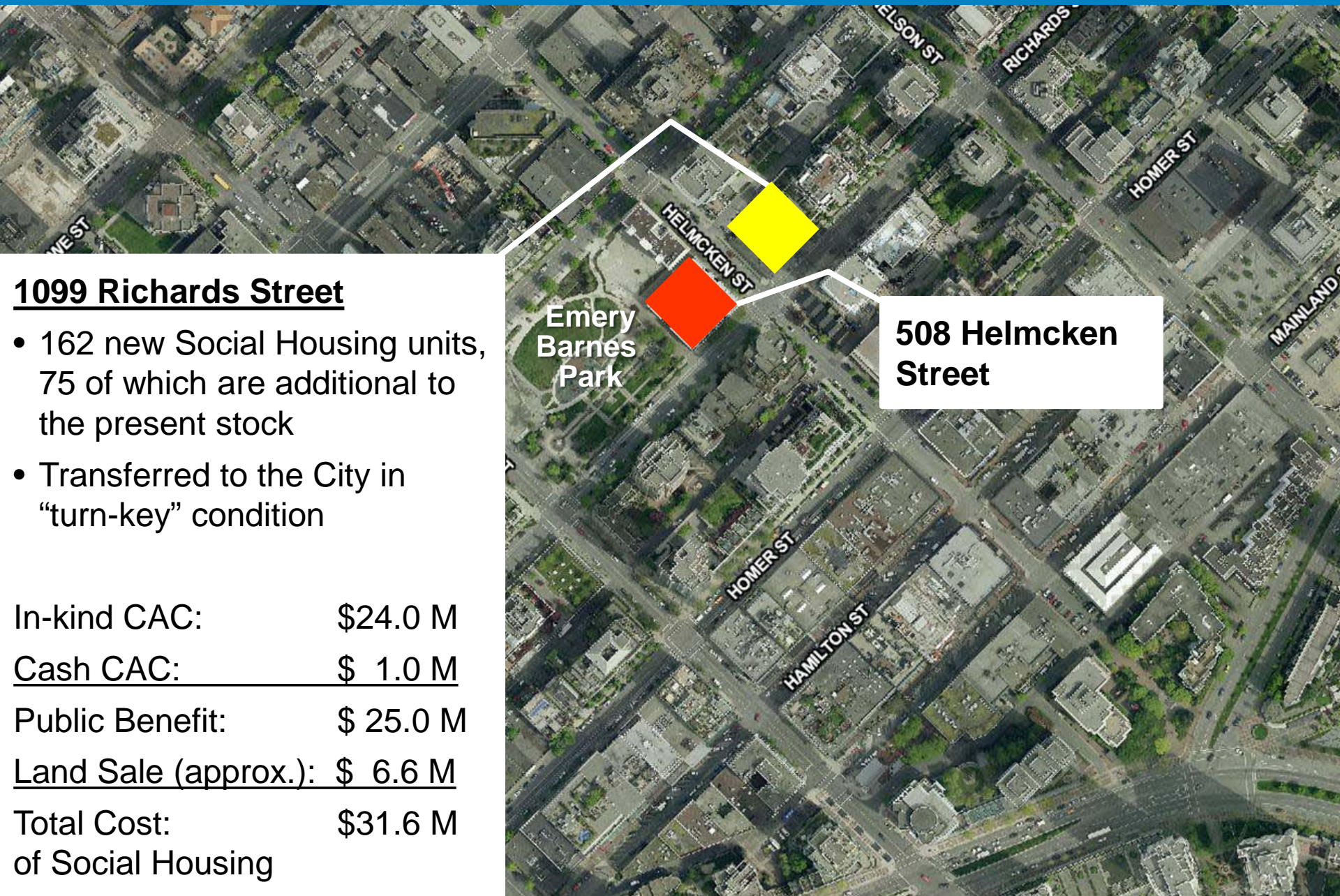
Proposed Land Exchange



Proposal

- 289,775 sq. ft. of residential strata (338 units)
- 63,512 sq. ft. of market rental housing (110 units)
- 37-space private pre-school / kindergarten
- 1,192 sq. ft. of retail





508 Helmcken Street

Emery Barnes Park

1099 Richards Street

- 162 new Social Housing units, 75 of which are additional to the present stock
- Transferred to the City in “turn-key” condition

In-kind CAC: \$24.0 M

Cash CAC: \$ 1.0 M

Public Benefit: \$ 25.0 M

Land Sale (approx.): \$ 6.6 M

Total Cost: \$31.6 M
of Social Housing

City of Vancouver Housing and Homelessness Strategy (2011) Targets (as of March 6, 2015)

	TARGETS		CURRENT PROJECTS	GAP
	Long- Term (2021)	Short- Term (2014)	Proposed, In Progress or Completed	2014 Target
Supportive Housing Units	2,900	2,150	1,846	-304
All Other Non-Market Housing Units	5,000	1,500	1,544	44
Total Non-Market Housing Units	7,900	3,650	3,390	-260

City of Vancouver Rental Housing Targets (as of March 10, 2015)

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	830	1,346	2,026	4,202	798 Below 2021 Target



Key concerns:

1. Form of Development
2. Social Housing
3. Traffic / Parking Impacts
4. Land Exchange Proposal

Urban Design Analysis: Site Context



Downtown South Towers



Brava Towers – 1155-1199
Seymour Street (244 and
301 ft. high) 8.01 FSR



Donovan - 1055 Richards
Street (166 ft. high) 5.00
FSR



Domus – 1055 Homer
Street (241 ft. high)
5.50 FSR



Robinson Tower - 488
Helmcken Street (147 ft.
high to parapet) 5.13 FSR

Existing zoning examples

Downtown South Towers



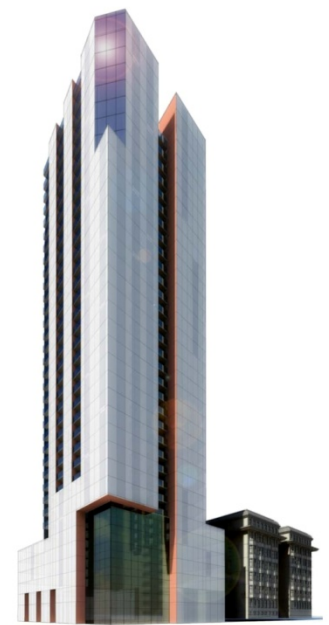
The Pinnacle – 939
Homer Street (303 ft.
high) 5.95 FSR



The Mark - 1372 Seymour
Street (393 ft. high) 7.82
FSR – approved rezoning



1300-1320 Richards Street
(400 ft. high) 11.9 FSR –
approved rezoning

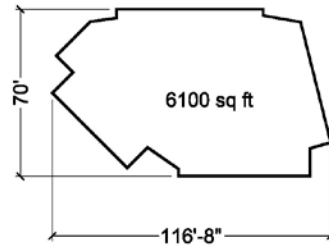


508 Helmcken Street (320
ft. high) 17.10 FSR –
rezoning proposal

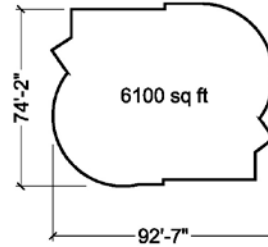
Proposal in its immediate context



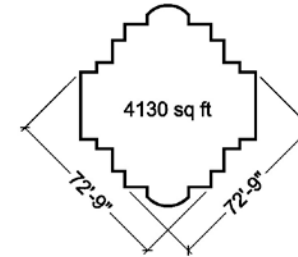
New Yaletown Towers - Floor Plate Comparison



The Mark (rezoned)
1372 Seymour Street



The 501
501 Pacific Street



Grace Tower
1280 Richards Street



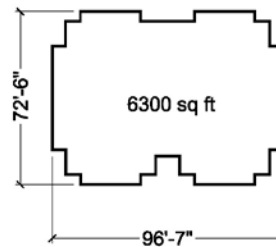
Elan
1255 Seymour Street



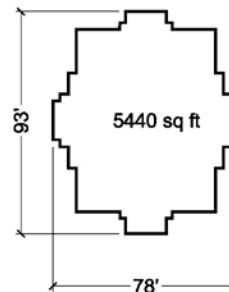
Brava Towers B
1199 Seymour Street



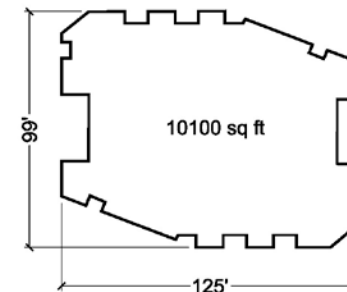
Brava Towers A
1155 Seymour Street



The Donovan
1055 Richards Street

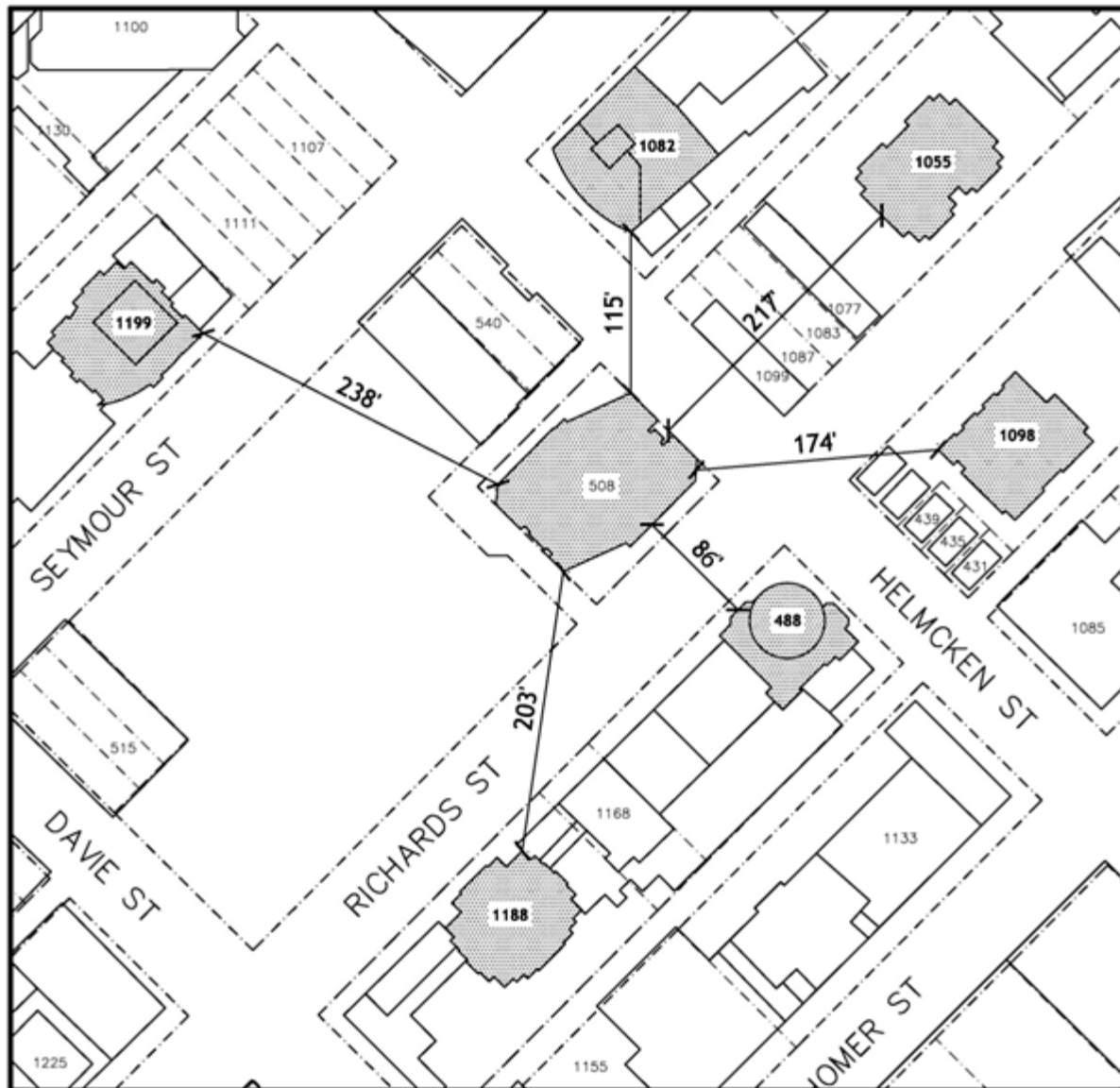


Mondrian2
1969 Richards Street



508 Helmcken
(level 28 to 34)

Tower Separation





View Impact: Robinson - 488 Helmcken Street



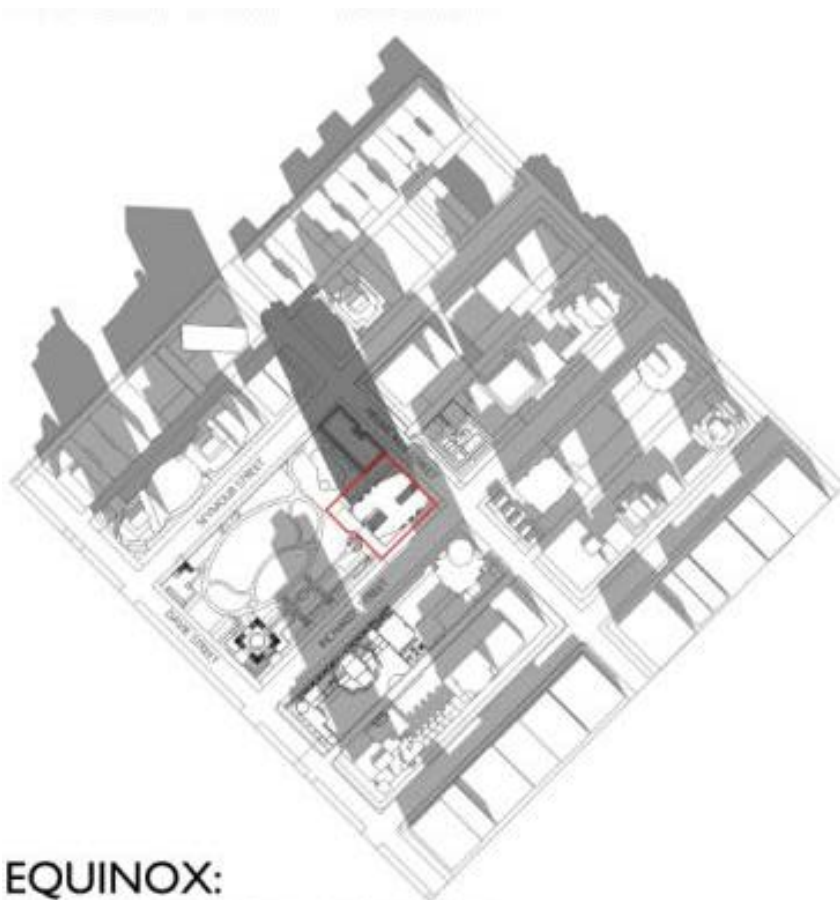

ROBINSON
Height 160'

— Outright zoning height 70'
— Proposed tower height 320'

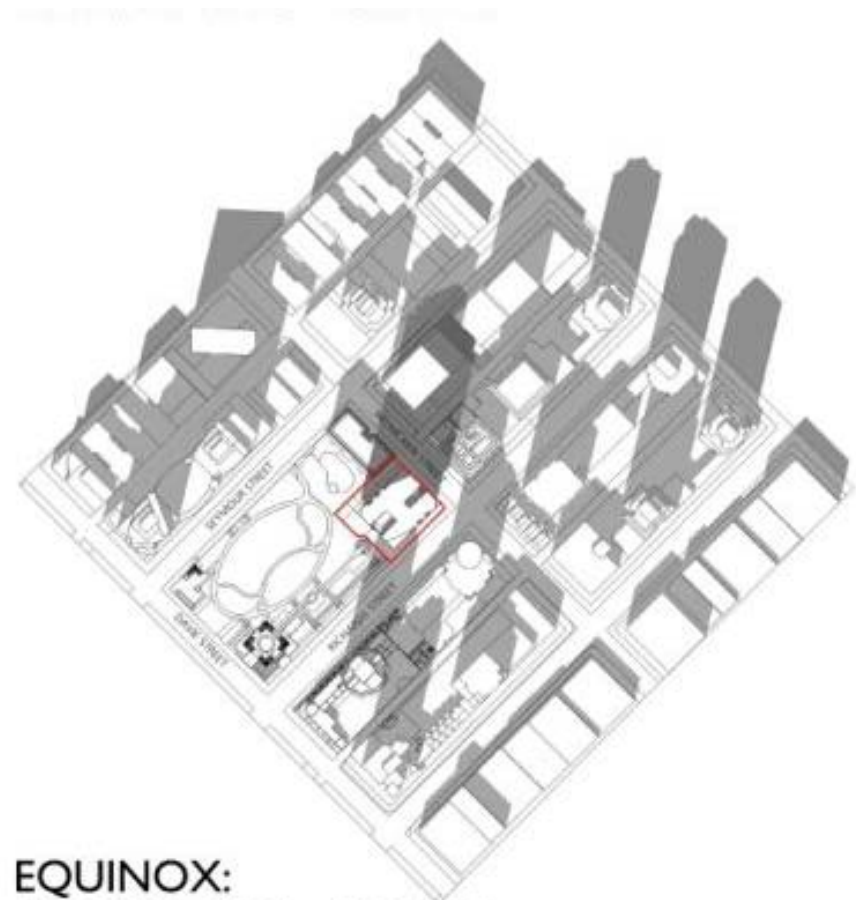
30% of 135 degree view interrupted by proposed development

 Existing view angles
 Existing view angle interrupted

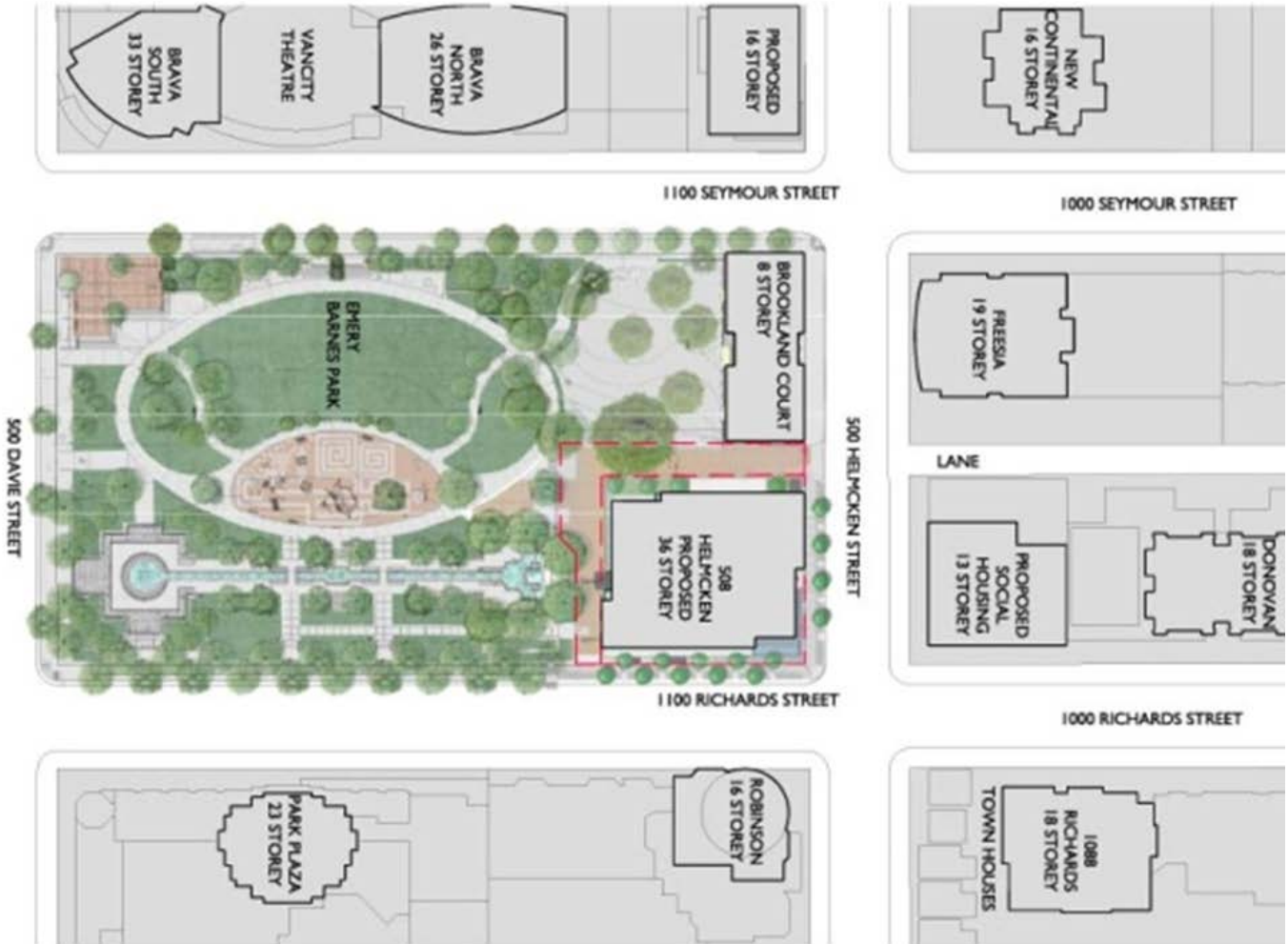
Shadows at Equinox



EQUINOX:
MAR/SEP 21ST - 10.00AM



EQUINOX:
MAR/SEP 21ST - 12.00PM



Northeast Corner – Emery Barnes park



SITE



Photo of Emery Barnes Park from Davie Street




- Historically the Downtown South was a low-income neighbourhood
- Planning policy acknowledged the need to maintain options for low-income people to stay in the neighbourhood
- Downtown South public benefit strategy targeted maintenance of low-income housing stock and replacement of SROs with new social housing
- Low income housing options have increased by around 20% since 1980s
- In comparison, market strata housing has increased by over 2000% in the same period



Emery Barnes Park

SITE

LEGEND

-  Bus Routes
-  Bicycle Routes
-  Comox-Helmcken Greenway

Land Exchange Proposal

After the Court decision, the documents pertaining to the proposed land exchange were made available for viewing on the City website and included:

- Land Exchange Contract
- Development Agreement
- Surrender of Lease Agreement





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