



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 29, 2015
Contact: Kevin McNaney
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RTS No.: 11024
VanRIMS No.: 08-2000-20
Meeting Date: November 17, 2015

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 1335 Howe Street

RECOMMENDATION

- A. THAT the application by 1004347 B.C. Ltd. (Townline Homes Inc.) to rezone 1335 Howe Street [*Lots 27 to 34, Block 111, District Lot 541, Plan 210; PIDs 004-481-488, 004-481-496, 004-481-500, 004-481-518, 004-481-526, 004-481-534, 004-481-569, and 004-481-593 respectively*] from DD (Downtown) District to a CD-1 (Comprehensive Development) District, to increase the floor area from 5.0 FSR to 12.12 FSR and the height from 91.4 m (300 ft.) to 115.2 m (378 ft.) to permit the development of a 40-storey residential tower with 264 strata residential units, with a seven-storey podium containing 109 secured market rental units and retail and service uses at ground level, be referred to Public Hearing, together with:
- (i) plans prepared IBI/HB Architects, received January 26, 2015;
 - (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, 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, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.
- E. 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.
- F. THAT Recommendations A through E 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 by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of 1004347 B.C. Ltd. (Townline Homes Inc.); 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 1335 Howe Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 40-storey residential tower with a seven-storey podium, including retail and service uses at ground level. Through the application review process, the mix of uses has changed slightly. A childcare facility originally proposed as part of this application has been eliminated, and the number of residential strata units has been decreased to achieve 109 secured market rental units.

The application has been assessed and the uses and form of development proposed are supported, 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 allocated to the purchase of additional heritage density, the transfer of fee simple title to the property at 1210 Seymour Street and 560 Davie Street to the City for a nominal amount, and towards the provision of childcare in and around Downtown South. The future childcare, together with the secured market rental units, would achieve key housing and social objectives in the Downtown South neighbourhood. In addition, a purchase of heritage density will help support citywide heritage conservation by contributing to the reduction of the "heritage bank".

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Downtown Official Development Plan (1975)*
- *Downtown South Guidelines (1991; last amended 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 (2011)*
- *High Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezonings (2010; last amended 2014)*
- *Vancouver Neighbourhood Energy Strategy (2012)*
- *Downtown South Public Benefits Strategy (2007 - 2021) (2007)*
- *Transfer of Density Policy and Procedure (1983; last amended 2013)*
- *Community Amenity Contributions - Through Rezonings (1999; last amended 2014)*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The Acting General Manager of Planning and Development Services RECOMMENDS approval of the foregoing recommendations.

REPORT

Background/Context

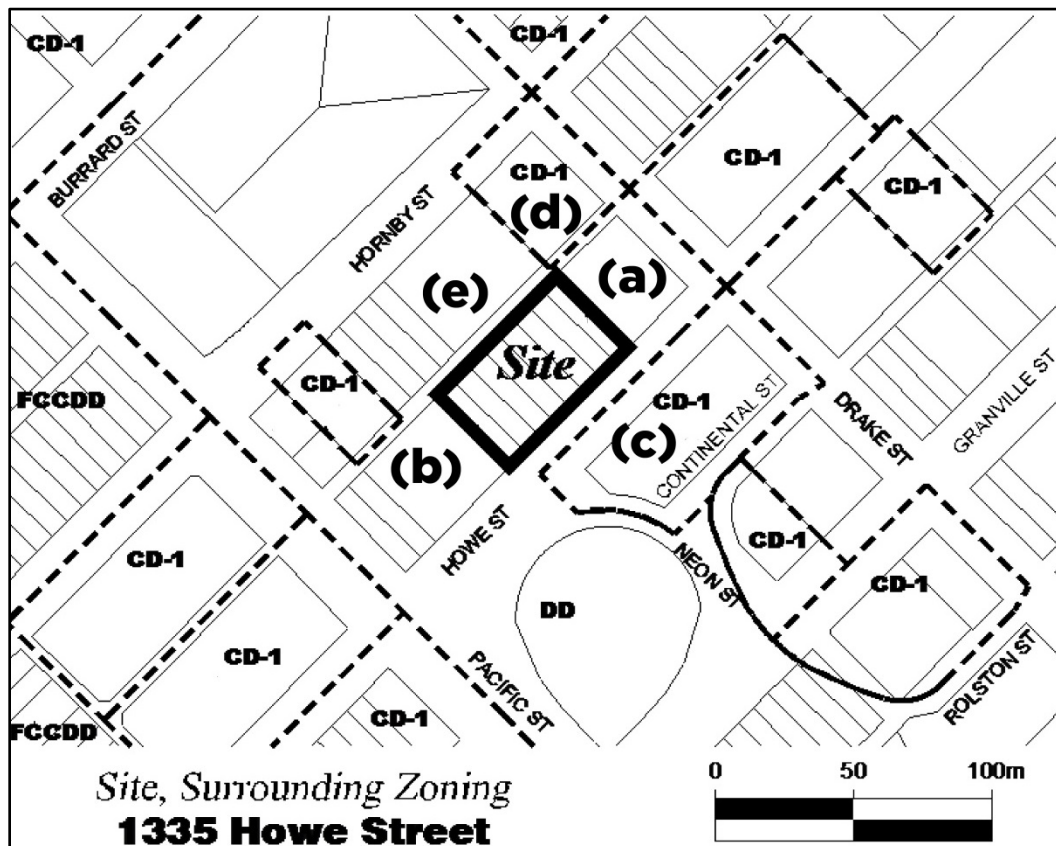
1. Site and context

This 2,230 m² (24,000 sq. ft.) site is situated mid-block on the west side of Howe Street, between Drake and Pacific Streets (see Figure 1). The site is comprised of eight legal parcels and has 61 m (200 ft.) of frontage along Howe Street. The site is currently occupied by the seven-storey former Quality Inn Hotel, which is currently leased to the City for two years for use as non-market transitional housing, operated by the Community Builders Benevolent

Foundation. The City will work with the Community Builders, BC Housing and other community partners to relocate the current residents to appropriate accommodation in accordance with the terms of the lease. Directly in front of the site is the Howe Street on-ramp to the Granville Bridge.

The blocks surrounding the subject site contain a variety of building types including small-scale commercial buildings, mid-rise residential buildings, high-rise hotel and rental buildings, and newer tower and podium residential developments, which are up to 94 m (309 ft.) in height. Buildings immediately adjacent to the site include (see Figure 1):

Figure 1: Site and Surrounding Zoning



- (a) the “Viva Tower” residential rental building (17 storeys) with a commercial podium containing office and retail;
- (b) the “Portofino/Executive Hotel”, a residential and hotel building (18 storeys);
- (c) the “Maddox” residential tower (32 storeys) with townhouses and amenity space in a three-storey podium element fronting Drake Street;
- (d) the “Salt” residential tower (31 storeys) with retail at grade; and,
- (e) the “Hornby Court” mid-rise residential building (11 storeys) with retail at grade.

Strategic Analysis

1. Proposal

The application proposes a residential development having a total floor area of 27,028.9 m² (290,937 sq. ft.), comprised of a 40-storey residential tower with a seven-storey podium including retail and service uses at the ground level. A childcare facility, located on the podium, was originally proposed as part of the application. Through the application review process, the childcare facility has been eliminated, and the space is now proposed as amenity space for the building residents. It is standard for major rezonings to provide a minimum of 25 per cent family units that have two-bedrooms or more and are considered appropriate for families with children. Appendix B includes recommendations for further design development to achieve a minimum of 25 percent of the secured market rental units as family units, including some three-bedroom units. Further, the number of residential strata units has been decreased to achieve 109 secured market rental units located on levels two through seven.

2. Land Use

The rezoning site at 1335 Howe Street is located in the Downtown District (DD) zoning district, in an area known as Downtown South, and is regulated by the *Downtown Official Development Plan* (DODP). The DODP is structured in such a way that if a site within its boundaries is rezoned to Comprehensive Development (CD-1) District, the rezoned site is automatically removed from the Downtown District (DD) zoning district (no amendments to the DODP are required) and, as a result, the DODP no longer applies to the rezoned site. Although no longer part of the DODP, the DODP urban design and land use policy considerations (in this case those of Downtown South) are applied where possible in creating the new CD-1.

The site is located in the Hornby Slopes area (DODP Area N) of Downtown South, where the applicable land use policy endorses high-density residential development, with limited commercial uses. Development of this site is further informed by the *Downtown South Guidelines* that provide direction regarding urban design and open space.

The DODP sets limits for retail and services uses with the objective of protecting retail viability in the area's key shopping streets and maintaining the downtown core as the city's primary office area. In Area N, retail and service uses are limited to a maximum of 2,500 sq. ft. and to corner sites. While this is a mid-block site, given the context and challenges to the livability of at-grade residential units, retail and service uses in the CD-1 by-law are supported to potentially allow for the inclusion of at-grade retail or service uses, subject to approval at the Development Permit stage.

The proposed land uses are supported, consistent with the intent of the DODP and the Downtown South Guidelines, achieving primarily residential development with ground level uses that help animate the pedestrian experience for passersby.

3. Rental Housing

On July 29, 2011 Council endorsed the *Housing and Homelessness Strategy*, 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.

While this application has not come in under the City's rental housing programs, and no incentives are being requested, 109 (28 per cent) of the 373 residential units, are proposed as non-stratified secured market rental housing. The minimum net floor area of the secured market rental housing would be 61,123 sq. ft., located within the podium of the building on levels two through seven. 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 per cent family units that have two-bedrooms or more and are considered appropriate for families with children. This requirement is included in the draft CD-1 By-law in Appendix A. Further, Appendix B includes recommendations for further design development to achieve a minimum of 25 percent of the secured market rental units as family units, including some three-bedroom units. While the rezoning anticipates the securing 109 market rental units, including approximately 27 percent family housing, conditions in Appendix B allow this number to be varied at the discretion of the Chief Housing Officer to allow for the possibility of more family units to be achieved through design development and refinement.

Adding 109 new units to the City's inventory of secured market rental housing contributes toward the near-term and long-term targets of the *Housing and Homelessness Strategy* (see Table 1).

Table 1: Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)*

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	830	1,453	2,048	4,331	798 Below Target

*Unit numbers in Table 1 exclude the units proposed at 1335 Howe Street, pending Council approval of this rezoning application.

Density and Form of Development

The site is located within the DODP Area N, where the density and height provisions are not prescribed by frontage or site area. The site qualifies for consideration of a floor space ratio (FSR) of 5.0 and a height of 91.4 m (300 ft.). 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.

Density – The maximum density allowed on the site under the existing DD zoning is 5.0 FSR. The application proposes an increase in density to 12.12 FSR. While the proposed density is higher than that permitted under the existing zoning, the density is comparable to other Downtown South developments that have sought increased densities. An urban design

assessment (see Appendix D) concludes that the proposed total floor area can be accommodated in this location, subject to the design development conditions in Appendix B.

Form of Development – The application proposes a 40-storey residential building with a seven-storey podium (see Figure 2). While the proposed height at 115.2 m (378 ft.) is somewhat taller than could be achieved under the 91.4 m (300 ft.) height limit in this area of the DODP, the other elements in the form of development are generally in line with urban design guidelines for the area. A detailed analysis of the proposed form of development is included in Appendix D while the key aspects are summarized below.

Height – DODP Area N allows for a basic maximum height of 91.4 m (300 ft.). Unlike most other areas of the DODP, there is no provision for a conditional increase by the Development Permit (DP) Board. 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. The application proposes a height of 115.2 m (378 ft.), an increase of 23.8 m (78 ft.) beyond that permitted under the existing zoning. Staff have considered the likely effects of the proposed height, as noted below and in Appendix D, and concluded that it can be accommodated here.



Figure 2: Proposed Building (Photocomposite)

Shadowing – Shadow impact is typically measured at 10 am, noon, 2 pm and 4 pm at the spring and fall equinox (March 21st and September 21st). Among the various urban spaces that may be affected by shadowing, the Downtown South guidelines assign the highest importance to any public open spaces, followed by commercial shopping streets. The nearest parks are Sunset Beach, May and Lorne Browne, and Emery Barnes. Diagrams provided by the applicant indicate these spaces are not affected by the proposal at standard times. Staff have also considered the potential impact to the Granville Street shopping area at 5:00 pm, and note that while there is a marginal effect starting at 5:00 pm on the autumn equinox, there is no effect in the spring equinox.

With regard to private spaces, concerns were raised by neighbouring residents that the development would result in a loss of sunlight for their buildings. In particular, the existing building at 1330 Hornby Street immediately west across the lane would be significantly affected by the proposed tower between 9:00 am and 2:00 pm. Shadowing is clear of this

neighbour by 3:00 pm. It should be noted that given the proximity of the subject site and the heights permitted under zoning in the area, redevelopment of this site under existing zoning would also have a significant effect on the closest neighbours. However, there is no additional impact to these properties as a result of the incremental increase in height of 23.8 m. The tower cannot be adjusted in position without affecting the minimum horizontal distances required to provide air and tower separation for liveability.

Views and Privacy – There are no identified views from public vantage points that would be affected by the proposal, as the proposed height is below the lowest view cone in the area (3.2.1, Queen Elizabeth Park). With regard to distant private views, the proposal primarily impacts existing views from units in the closest neighbouring towers, with incremental reductions in the total view ranging from 2.5 percent (1330 Hornby Street and two others) to zero percent (from 789 Drake Street) when compared to a building built under the existing zoning. The limited amount of additional impact may be attributed to a tower width that is very similar to what could be built under the DODP, as the additional density is primarily located in additional storeys at the top, rather than in a larger floor plate.

Nearby views and privacy are also affected by the horizontal separation between towers. To this end, the *Downtown South Guidelines* recommend that towers more than 21.3 m (70 ft.) in height be located at least 24.4 m (80 ft.) from each other. In the case of the subject site, there are existing towers on either end of the block at 1311 and 1379 Howe Street. The proposed building is located more than 24.4 m (80 ft.) away from both neighbouring towers, and meets the guidelines on tower separation.

One novel aspect of the proposal is an unusually high ratio of open balconies around the tower perimeter. Depending on their design and extent, balconies can affect private views significantly, as their guards and slabs obstruct a portion of the view. Staff have evaluated the proposed design and note that proposed tower balconies, while extensive in total area, are limited in horizontal projection to no more than 1.83 m (6 ft.) and are staggered from floor to floor, which affords a more open view past the development than with a conventional layout.

In general, the building's performance in terms of views and privacy is considered to be acceptable in the context of this relatively dense area.

Built Form "Fit" – While the proposed tower is taller than would result under the existing zoning, the height and dimensions of the proposed tower are in line with the range established by area guidelines, as well as more recent towers in the adjacent area (see Table 2 for examples from the local area, and Appendix D for plate sizes).

The proposed tower height is comparable to recent approvals such as the Tate building at 1265 Howe Street and is somewhat below rezoning examples such as the Burrard Gateway tower at Drake and Hornby Streets. The resulting built form is not considered to be out of context with the scale of existing and anticipated buildings in the area.

Table 2: Neighbourhood Towers

Address and Name	Height (ft.)	Built	FSR	Floor Plate (sq. ft.)
789 Drake Street (Century Tower)	172	1990	5.37	4,769
1330 Hornby Street (Pendrell Place)	102	1986	2.84	5,610
1311 Howe Street (Viva Tower)	185	1992	4.46	4,096
1379 Howe Street (Executive Hotel)	200	1994	5.67	5,797
718 Drake Street (Best Western Hotel)	117	1997	5.21	4,819
1455 Howe Street (Pomaria)	300	2007	4.95	4,750
1351 Continental Street (Maddox)	300	2013	7.03	5,980
1308 Hornby Street (Salt)	309	2014	12.44	5,085
1289 Hornby Street (Burrard Gateway A) <i>Approved</i>	526	-	18.37	9,140
1290 Burrard Street (Burrard Gateway B) <i>Approved</i>	184	-	7.16	12,158
1281 Hornby Street (Burrard Gateway C) <i>Approved</i>	360	-	15.34	7,189
1400 Howe Street (Vancouver House) <i>Approved</i>	493	-	5.08	5,159 to 11,625
1265 Howe Street (Tate On Howe) <i>Approved</i>	375	-	9.15	6,840
1335 Howe Street (Current Application)	378	-	12.05	6,509

Architecture – The proposed architectural design is characterized by a simple, rectangular tower form articulated with staggered balconies over a podium element that fits into the street wall established by its neighbours. Sliding screens at the podium level add variety to the lower floors. The design is generally compatible with the exterior design of nearby podium and tower forms.

Public Realm Interface – The minimum street setback in the Hornby Slopes area of Downtown South is 1.83 m (6 ft.) for the front yard (Howe Street). The intent of this setback is to provide an attractive space as a transition from the public sidewalk to typical residential frontages. The application proposes a range of urban uses on Howe Street, including an art installation, entry lobby, residential units, and an amenity room to animate the street edge. The lane side has been designed with a range of active uses and landscaping to support pedestrian level interest.

Urban Design Panel Review – The application was reviewed and supported by the Urban Design Panel (UDP) on April 22, 2015 (see minutes in Appendix E).

In summary, the proposal's tower height is greater than that which would occur under the existing zoning. However, a review of its effect indicates that the proposed height can be accommodated here. The review also indicates that the effect on views and shadowing from the tower will not unduly harm the livability and environmental quality of the neighbourhood. The form of development is considered to be acceptable in this context and it is recommended, subject to the Public Hearing, that the form of development be approved subject to conditions which seek additional design development at the development permit stage (see conditions in Appendix B).

4. Parking, Loading and Circulation

The application illustrates six levels of underground parking, accessed off the lane, providing a total of 437 parking spaces, which exceed the requirements of the Parking By-law. Engineering staff recommend that the development meet the parking, loading, and bicycle requirements of the Parking By-law.

The site is well served by sustainable modes of transportation that reduce its traffic impact, including a major transit corridor on Granville Street, the Yaletown-Roundhouse Canada Line station within approximately 750 metres walking distance of the site, and a separated bicycle lane on Hornby Street.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Rezoning Policy*, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, would be eligible for a LEED® Gold rating.

One of the strategies of this policy is the provision of low carbon energy. The *Greenest City Action Plan* seeks to reduce citywide greenhouse gas emissions by 33 per cent or 1,110,000 tonnes of CO² per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11 per cent of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. In October, 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Downtown as a target area for NES development. The City is working with utility partners on expanding downtown NES and converting them to low carbon energy by 2020. Increasing the amount of connected floor area will effectively improve the business case for the fuel switch and associated GHG reductions. Conditions are set out in Appendix B.

PUBLIC INPUT

Public Notification — The rezoning application was submitted on January 26, 2015. A rezoning information sign was installed on the site on March 5, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A community open house was held on March 31, 2015 at the Holiday Inn Hotel and Suites Vancouver Downtown (1110 Howe Street). Notice of the rezoning application and an invitation to the community open house was mailed to 4,696 surrounding property owners and an additional 5,941 postcards were sent as unaddressed airmail to inform non-owner (renting) occupants. Staff, the applicant team, and a total of approximately 31 members of the public attended the open house.

Public Comments — In response to the rezoning application, the City received a total of 20 written responses, including open house comment sheets, online survey responses and email correspondence. Approximately 30 per cent supported the proposal, 45 per cent expressed concerns and 25 per cent were neutral or undecided. The following key concerns were expressed about the application:

- *Height and density* – that the proposed building is too tall and too dense for the neighbourhood, with specific concerns including lack of sunlight, shadowing, and the loss of views and privacy.
- *Community amenities* – that the proposal does not provide enough community benefits in return for the proposed density increase, with additional amenities suggested including green space, park, school, and community centre.
- *Urban design* – that the design of the proposed building is not imaginative or inspirational enough. Also, that improved design could solve privacy issues and provide a sense of community.
- *Parking and traffic* – that the proposal would cause more traffic congestion and parking issues since it does not include visitor parking.

Summary of comments from those supporting the application:

- *Height and density* – that the proposed building is of appropriate height and density for the neighbourhood.
- *Community amenities* – that the proposed childcare facility and the public art component will benefit the neighbourhood.
- *Urban design* – that the architecture of the proposed building is strong and provides interesting variety on each floor. Also, that the streetscape along Howe Street will be enhanced.

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, including the height and density of the proposed development, are reasonable subject to the conditions of approval contained in Appendix B;
- 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 childcare spaces and the need for childcare facilities in Downtown South.

PUBLIC BENEFITS

In response to City policies that address changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Required Public Benefits

Development Cost Levies (DCL) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various 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 \$196.45/m² (\$18.25/sq. ft.). It is anticipated that the new floor area of 27,028.9 m² (290,937 sq. ft.) will generate DCLs of approximately \$5,309,827.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. This application qualifies the project for a public art contribution. Public art budgets are based on a formula (2015) of \$1.81 sq. ft./19.48 m² for areas contributing to the total FSR calculation of 27,028.9 m² (290,937 sq. ft.). On this basis, a public art budget of approximately \$526,596 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

The new *Public Art Policy* adopted by Council on July 23, 2014 applies to this rezoning application. As a result, a *Civic Program Contribution* of 10 per cent of the proposed public art budget is to be attributed towards the *Public Art Program* prior to Development Permit (DE) issuance. The applicant is instructed to contact the *Public Art Program* regarding options for new assessment.

Offered Public Benefits

Community Amenity Contribution (CAC) – In the context of the City's Financing Growth Policy, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The applicant has offered to transfer to the City for a nominal amount the fee simple title of the property at 1210 Seymour Street and 560 Davie Street, free of encumbrances and environmental contamination, valued at \$13,125,000. The site is located in Downtown South and is subject to the regulations in DODP Area L1, which allows residential development up to a maximum of 36.6 m (120 ft.) and an FSR of 5.0 if the project includes more than two-thirds of the floor space as social housing. Staff assessed the development potential of the site and determined that it could include approximately 6,708 m² (72,225 sq. ft.) of residential floor area above street-fronting retail space with a potential unit yield of approximately 100 to 120 social housing units.

Heritage Conservation – In accordance with the City's *Transfer of Density Policy*, the applicant has offered to purchase heritage density with a value of \$780,130 – equivalent to approximately 1,115.0 m² (12,002 sq. ft.) of floor area. The purchase of heritage density is allowed under the existing zoning for 1335 Howe Street: the Downtown Official Development

Plan (DODP) allows a transfer of heritage density equivalent to 10 percent of the permitted FSR, or a maximum of 0.5 FSR and 1,115.0 m² (12,002 sq. ft.) of floor area for this site.

As part of the Community Amenity Contribution (CAC), the applicant has offered to purchase additional heritage amenity with a value of \$2,324,140 – equivalent to approximately 3,321.8 m² (35,756 sq. ft.) of floor area.

These purchases would help support citywide heritage conservation by contributing to the reduction of the Heritage Density Bank. This allocation towards heritage density is supported as part of the public benefits associated with this application and, if this application is referred to Public Hearing, a letter of intent (Letter A) must be submitted prior to the Public Hearing.

In addition, the applicant has offered a cash CAC contribution of \$3,150,860 to be allocated towards off-site childcare in and around Downtown South.

Including the transfer of the property at 1210 Seymour Street and 560 Davie Street valued at \$13,125,000, the purchase of heritage density with a value of \$2,324,140, and a cash CAC contribution of \$3,150,860, the total CAC package is valued at \$18,600,000.

Real Estate Services has 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, the applicant has offered a CAC package valued at \$18,600,000, comprised of:

In-kind CAC:

- Transfer of the fee simple title of the property at 1210 Seymour and 560 Davie to the City for a nominal amount, free of encumbrances and environmental contamination, valued at \$13,125,000; with the potential to yield approximately 100 to 120 social housing units depending on unit size. Staff will report back to Council when the site is ready for development.
- Purchase and transfer of heritage density valued at \$2,324,140 which will reduce the density bank by approximately 3,321.8 m² (35,756 sq. ft.) of floor area.

Cash CAC:

- \$3,150,860 to be allocated towards offsite childcare facilities in and around the Downtown South area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

If the rezoning application is approved, 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 \$526,596.

In accordance with the City's *Transfer of Density Policy*, the applicant has offered to purchase heritage density with a value of \$780,130, equivalent to approximately 1,115.0 m² (12,002 sq. ft.) of floor area.

The site is subject to the Downtown South DCL and it is anticipated that the applicant will pay \$5,309,827 in DCLs.

CONCLUSION

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 and childcare objectives.

The Acting General Manager of Planning and Development Services recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the Acting General Manager of Planning and Development Services that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

* * * * *

1335 Howe 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 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 2,230 m², 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 12.12, of which 1,931.7 m² is limited to open balcony space.
- 4.3 Floor area for Retail and Service Uses must not exceed 511 m².
- 4.4 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.
- 4.5 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 area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit;
- 4.6 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 m²; and
 - (b) floor area used as a Child Day Care Facility.
- 4.7 The use of floor area excluded under section 4.4 or 4.5 must not include any use other than that which justified the exclusion.

Building Height

- 5.1 The building height, measured above base surface, must not exceed 115.2 m, except that the building must not protrude into the approved view corridors, as set out in the City of Vancouver's View Protection Guidelines.

Horizontal Angle of Daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.
- 5.2 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.
- 5.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 5.4 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.

- 5.5 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 (___).
- 5.6 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 m².

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

* * * * *

1335 Howe 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 IBI/HB Architects, and stamped "Received Planning & Development Services (Rezoning Centre) January 26, 2015", provided that the Acting 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 Acting General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

- 1. Design development to improve livability of the townhouse units facing Howe Street and the lane.

Note to applicant: This can be achieved by improving security and privacy through measures such as additional landscape buffering in balance with CPTED principles. The design of the public realm interface should more clearly delineate public, semi-public and private areas. Consideration should be given to more generous front patio space that would allow for passive seating in a private setting. Enlarged sections from the public to private realm should be provided to illustrate proposed improvements.

- 2. Confirmation that balconies meet the setbacks recommended for this neighbourhood.

Note to applicant: The development should provide a minimum of 6 ft. and a maximum of 20 ft. from Howe Street.

- 3. Design development to the rooftop play area enclosure to be more compatible with the exterior expression of the building.

Note to Applicant: This can be accomplished by the use of similar patterns, forms and materials.

4. Design development to balcony screens at the podium level to ensure the openness of these outdoor spaces.

Note to applicant: Intent is to avoid any unintended enclosure or increased massing while still providing a degree of shading and privacy screening for the lower levels. Screens should be noted as metal mesh, open to air flow, and not to be enclosed, with dimensions to show that when extended the screens occupy less than half of the balcony width.

5. Design development to the location of balconies to reduce potential effects on private views or shadowing to semi-private open space.

Note to applicant: This may be accomplished without reducing the overall amount of balcony area by relocating portions away from the corners of the building, or by varying proportions.

6. Design development to mitigate privacy and overlook toward existing residents.

Note to applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings to illustrate specific built features such as translucent guards on balconies that face other residential properties, taller plantings, or similar features.

7. Provision of a high quality exterior design.

Note to applicant: Intent is to maintain the proposed quality at rezoning. The development permit application should indicate how this quality has been continued. Features noted in the rezoning applications included a waterfall, pool, wood decks, a bridge, an artistic installation and soft landscaping along Howe Street.

Crime Prevention Through Environmental Design (CPTED)

8. 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;
- (d) mischief in alcove and vandalism, such as graffiti.

Sustainability

9. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The design strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape

10. Design development to expand programming by the provision of urban agriculture in the form of edible landscaping and including some areas (planters or plots) suitable for urban agricultural activity. The necessary supporting infrastructure, such as tool storage, hose bibs and a potting bench should be provided. The design should reference the *Urban Agriculture Design Guidelines for the Private Realm* and should maximize sunlight, integrate into the overall landscape design, and provide universal access.
11. Design development to ensure there is adequate depth of soil available to carry out the proposed design intent of planting over structures.

Note to applicant: Provide typical sections through the planted areas at the time of development permit application, to show adequate depth of soil for the type of trees proposed, in order to allow for better root development and therefore healthier trees in the future.

Housing Policy and Projects

12. Design development to ensure that a minimum of 25 per cent of the proposed market strata units and the secured market rental units are designed to be suitable for families with children, including some three bedroom units.
13. The building is to comply with the *High Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
14. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

Engineering

15. Engineering Services is not pursuing a PBS station at this location so it can be removed from drawings.

16. 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:

- Number and dimension all stall types, dimension column encroachments into stalls, and provide gridlines.
- Remove the shift in the maneuvering aisle, adjacent to the elevator core.

Note to applicant: If the elevator core cannot be relocated to eliminate the shift, a corner cut to the elevator core is required to improve maneuvering for the adjacent parking stalls.

- Provision of additional design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to applicant: Additional design elevations are required at the bottom of the ramp and the corner cut to calculate the slope and cross fall.

- Remove the column encroachment into the parking stall, north of the elevator core.
- Provision of a 1.2 m access aisle for the bicycle room at the northeast corner of P1.

Note to applicant: Providing a notch in the adjacent bicycle room would achieve this.

- Provision of automatic door openers on the doors providing access to the bicycle room(s).
- Provision of the required stall widths and throats for the Class B loading spaces.

Note to applicant: Class B loading spaces require 3 m of width and 2.7 m is shown. Additional loading bay width for the second and subsequent loading spaces must be 3.8 m wide. Show the loading throat for both spaces. Refer to the Parking and Loading Design Guidelines

- Provision of a consistent streetscape on all plans.

Note to applicant: Drawings A1.05 and L1.01 show different setbacks, streetscape, designs and the location of the bicycle spaces.

- Modify the ramp slope to 12.5% as indicated.

Note to applicant: Using the design elevations of 74.51' and 73.75', the ramp slope calculates to 15%.

- Modify column placement to comply with the requirements of the Parking and Loading Design Supplement.

Note to applicant: A column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1'. Confirm that no columns are required for the parking stalls along the south PL as none are shown.

- Provision of the minimum vertical clearance for the main ramp and security gates.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. 2.3 m of minimum vertical clearance is required for access and maneuvering to all disability spaces.

- Clarify if the tree planters in the drop-off area accessed from the lane are raised. If so, provision of a radius rather than a corner to improve maneuvering is required.

Neighbourhood Energy

17. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services. The building's heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

- Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.

- Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the *Neighbourhood Energy Connectivity Standards - Design Guidelines*.
- Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

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 Acting General Manager of Planning and Development Services, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 27 to 34, Block 111, DL 541, Plan 210 to create a single parcel.
2. Release of BC Hydro Right of Way 321681M, and the removal or relocation of any services within the right-of-way area. Written confirmation from BC Hydro is required confirming their agreement to the discharge of the right-of-way.
3. Provision of a building setback and a surface Statutory Right of Way (SRW) to achieve a 5.5 meter distance from the back of the City curb to the building face. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade but the encroaching building portions shown at the 3rd storey and above will be accommodated within the SRW agreement.
4. 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.
 - 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.

- Provision of improved sidewalks adjacent the site that meet the *Downtown South Guidelines* for the public realm in "Hornby Slopes".
 - Provision of a new curb along the full length of Howe Street adjacent to the site.
 - Provision of a new and relocated crosswalk and curb ramp connection across Howe Street to the bridge sidewalk, extension northerly of the sidewalk "nose" and a widened bridge sidewalk and protective barrier on the bridge ramp to meet the existing barrier to the south to improve pedestrian safety.
 - Provision of street trees adjacent the site should space permit.
5. 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.

Neighbourhood Energy

6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), which may include but are not limited to agreements which:

- Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available.

Note to applicant: The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available or appropriate, a deferred services agreement or similar agreement will be required.

- If the development is required by the General Manager of Engineering Services to connect to an NES, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services,

other than conventional electricity and natural gas supply, unless otherwise approved by the General Manager of Engineering Services.

- Grant the operator of the City-designated NES access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the applicant.

Housing

7. Make arrangements to the satisfaction of the Chief Housing Officer and the Director of Legal Services to secure 109 units as rental housing (minimum net floor area 5,678.5 m²/61,123 sq. ft.) within an airspace parcel in the new development, subject to a registered covenant on title to maintain such units/airspace parcel for rental housing for the longer of 60 years or the life of the building, subject to the following additional conditions in respect of those units:
 - That the airspace parcel may not be subdivided.
 - That no such units may be separately sold.
 - That none of such units will be rented for less than one month at a time.
 - That such units shall be designed in accordance with Appendix B (b), conditions 12, 13 and 14.
 - Such other terms and conditions as the Chief Housing Officer 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.

Heritage Density Transfer

8. Secure the purchase and transfer of a total of 4,436.8 m² (47,758 sq. ft.) of heritage density (which has a total value of \$3,104,270) from a suitable donor site (or sites).

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.

Community Amenity Contribution (CAC)

9. Transfer to the City for a nominal amount the fee simple title to those lands and improvements at 1210 Seymour Street and 560 Davie Street [Lots 1 to 5 BLOCK 104 DISTRICT LOT 541 PLAN 210] (the "Subject Property") prior to enactment of the rezoning by-law, which transfer will be in accordance with the City's standard Contract of Purchase and Sale, which Contract will provide, among other things, that:
 - a. title to the Subject Property will not be subject to any charges other than Easement BJ33026 registered on title to Lot 5 of the Subject Property;
 - b. the owner will not enter into any new leases of all or part of the Subject Property without the prior written consent of the City; and
 - c. the owner will represent and warrant that the Subject Property and its surrounding environment are and have been free from Contaminants and no Contaminants have migrated from the Subject Property or to the Subject Property from other lands, and such other additional representations and warranties as required by the City with respect to Contaminants. And further that the owner will indemnify the City if the City incurs any costs, claims, etc., in connection with any inaccuracy or untruth of any such representations and warranties.
10. Pay to the City the CAC of \$3,150,860, which the applicant has offered the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and allocated towards childcare in and around Downtown South.
 - a. Of the heritage density transfer referred to in condition 8 above, \$2,324,140 is offered as part of the CAC.

Public Art

11. 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

12. If applicable:

- Submit a site profile to the Environmental Protection Branch (EPB);
- 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; and
- 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 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 to applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as 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-law.

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.

* * * * *

1335 Howe Street
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 6510

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

"1335 Howe 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 #] 1335 Howe Street"

* * * * *

1335 Howe Street
URBAN DESIGN ANALYSIS

Introduction

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 of the proposed form of development was conducted, including an assessment of urban design impacts beyond that contemplated for development under current zoning. This involved a comparison of the proposed building massing against potential building massing under the Downtown District zoning and *Downtown South Guidelines* in terms of impacts on views, shadows, livability and the overall fit of the proposed built form within the neighbouring context.

Zoning and Guidelines

The Downtown District is regulated by the *Downtown Official Development Plan (DODP)*, which permits a density up to 5.0 FSR as a conditional approval for Area N. This translates to a potential floor area under the current zoning of up to 11,148.4 m² (120,000 sq. ft.) on the subject site. In terms of height, the DODP permits a basic maximum height of 91.4 m (300 ft.) or roughly 27 storeys on this site. Unlike other areas of the Downtown South, there is no restriction in Area N in terms of minimum frontage or site area to qualify for a 5.0 FSR development, meaning it has a greater zoning capacity than neighbourhoods like New Yaletown. In addition, sites in the Downtown District may increase their permitted density by a heritage transfer of up to 10% of the floor area. The resulting total density permitted for this site under current zoning is up to 5.5 FSR.

Context



A	Burrard Gateway Tower A	526 ft
	1281 Hornby St	
B	Burrard Gateway Tower B	184 ft
	1290 Burrard St	
C	Burrard Gateway Tower C	360 ft
	1281 Hornby St	
D	The Salt	309 ft
	1304 Hornby St	
E	Tate On Howe	375 ft
	1265 Howe St	
F	Maddox	300 ft
	738 Rolston St	
G	1400 Howe	493 ft
	1400 Howe St	
H	1349 Granville	70 ft
	1349 Granville St	
I	Rolston	250 ft
	1300 Granville St	
J	Modern	154 ft
	1305 Burrard St	
K	Howe & Pacific	300 ft
L	Mark	390 ft
	Proposed Building	378.11 ft
	1335 Howe St	

Figure 2: Context

The blocks surrounding the subject site are characterized by tall buildings and substantial podium levels, both built and approved in principle (see Figure 1). Within this block and the eight surrounding it, there are six towers in excess of the 300 ft. limit. Specific heights vary from mid-rise forms like 1330 Hornby Street (102 ft.) to the Burrard Gateway building at 526 ft. Figures 2 and 3 below show the range of built forms in the area. Table 2 in the body of this report lists the height, age, density and plate size as well.



Best Western Hotel - 718 Drake Street (117 ft high) 5.21 FSR: DD



Century Tower - 789 Drake Street (172 ft high) 5.37 FSR: DD



Salt - 1308 Hornby Street (309 ft high) 12.44 FSR: CD-1



Viva Tower - 1311 Howe Street (185 ft high) 4.46 FSR: DD

Figure 3: Local Buildings



Maddox - 1351 Continental Street
(300 ft high) 7.03 FSR: CD-1



Executive Hotel - 1379 Howe Street
(200 ft high) 5.67 FSR: DD



Pomaria - 1455 Howe Street
(300 ft high) 4.95 FSR: CD-1



Current Application - 1335 Howe Street
(378 ft high) 11.2 FSR: DD (CD-1 Proposed)

Figure 4: Local Buildings

Assessment of Proposed Built Form

In order to better understand the relative impacts of the proposal over that generated by development forms possible under current zoning, a comparative assessment of shadows and views was conducted. The core question is whether the extent of additional impacts generated by the proposed greater building massing on this particular site would unduly harm the livability and environmental quality of the surrounding neighbourhood. The proposed building form was compared to a sample building form at the outright height and a high tower with an FSR of 5.5 (see Figure 4).

1. 91.4 m (300 ft.) comparison building (28 storeys including podium). This is a hypothetical form that could be built under the conditional zoning. In this example, height is maximized to take advantage of private views. The tower portion as seen from Howe Street would be about 80 ft. wide overall and 60.5 ft. in depth, with an enclosed area of about 4,600 sq. ft. Nearby examples of this form include the Maddox at 738 Rolston Street, and The Salt building at 1304 Hornby Street. The tower plate dimension of this example is very similar to The Salt building (see Figure 5).
2. 115.2 m (378 ft.) proposed building (40 storeys including podium). The proposal meets the required setbacks in the zoning, as well as the separation guidelines to provide 24.4 m (80 ft.) between portions of towers taller than 21.3 m (70 ft.). The proposed tower is 90 ft. wide overall and 73 ft. in depth, with an enclosed area of about 6,500 sq. ft. Nearby examples of this form include the Maddox and The Salt. Similar tower plate dimensions may be seen in the approved design for the Tate on Howe building at 1265 Howe Street, and building C at Burrard Gateway on 1281 Hornby Street (see Figure 6).

The proposed podium element (the lower seven storeys) and the tower element have both been assessed. The podium responds well to its adjacent context, filling in the street wall intended in the *Downtown South Guidelines* and meeting the approximate podium heights on either side. With regard to the tower element, it is concluded that it can be generally accommodated on this site given the range of building scales in the area (Figures 5 and 6) and its similarity to the width and depth of a tower that could be built within the permitted density in the DODP and the *Downtown South Guidelines*. The specific impacts to private views are assessed separately in the following section.

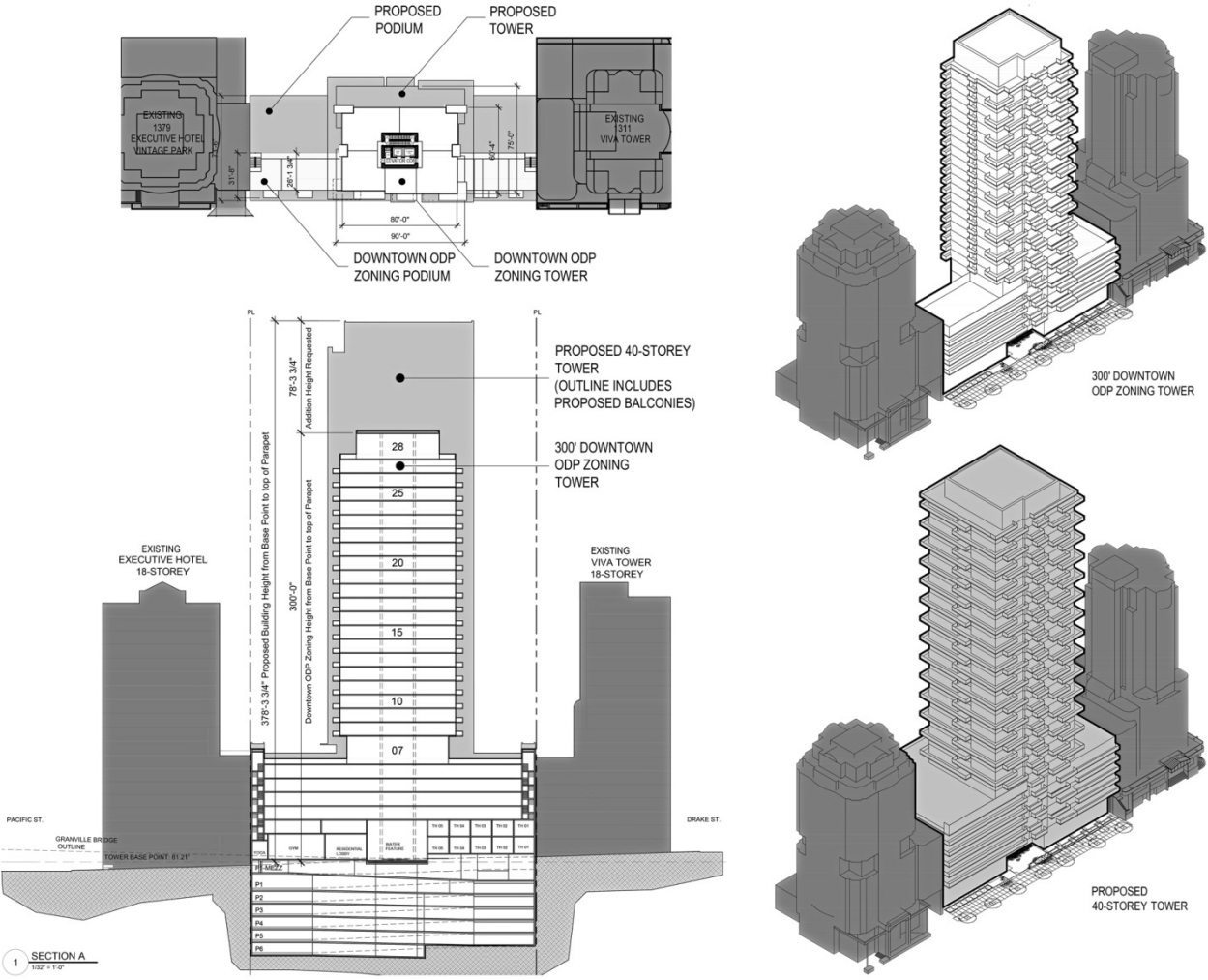
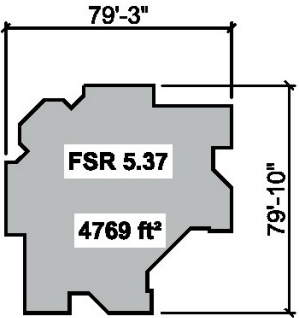
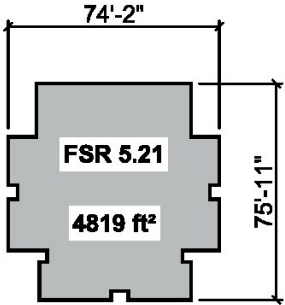


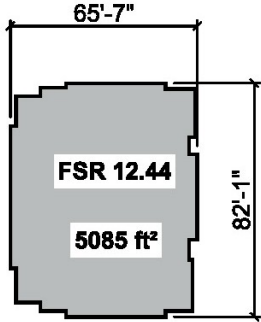
Figure 5: Built Form Comparison



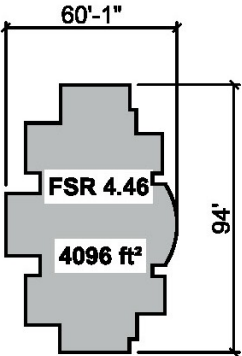
CENTURY TOWER
(789 Drake Street)
20-Storeys
172 ft



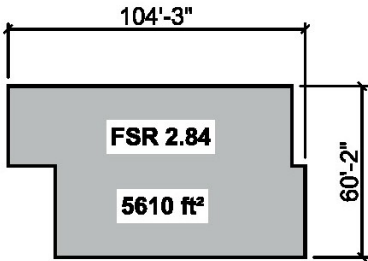
BEST WESTERN HOTEL
(718 Drake Street)
12-Storeys
117 ft



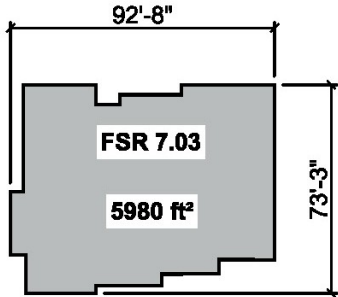
SALT
(1308 Hornby Street)
31-Storeys
309 ft



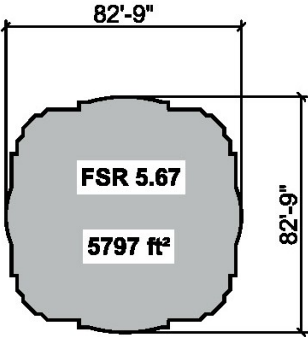
VIVA TOWER
(1311 Howe Street)
18-Storeys
185 ft



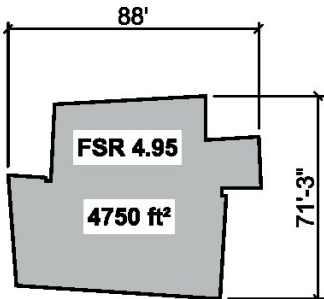
HORNBY COURT
(1330 Hornby Street)
12-Storeys
102 ft



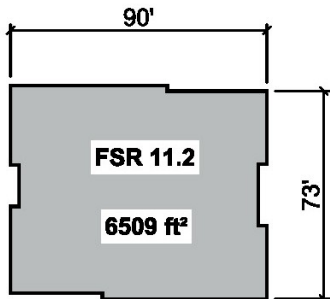
MADDOX
(1351 Continental Street)
32-Storeys
300 ft



EXECUTIVE HOTEL
(1379 Howe Street)
18-Storeys
200 ft



POMARIA
(1455 Howe Street)
30-Storeys
300 ft



CURRENT APPLICATION
(1335 Howe Street)
40-Storeys
378 ft

Figure 6: Floor Plate Comparison

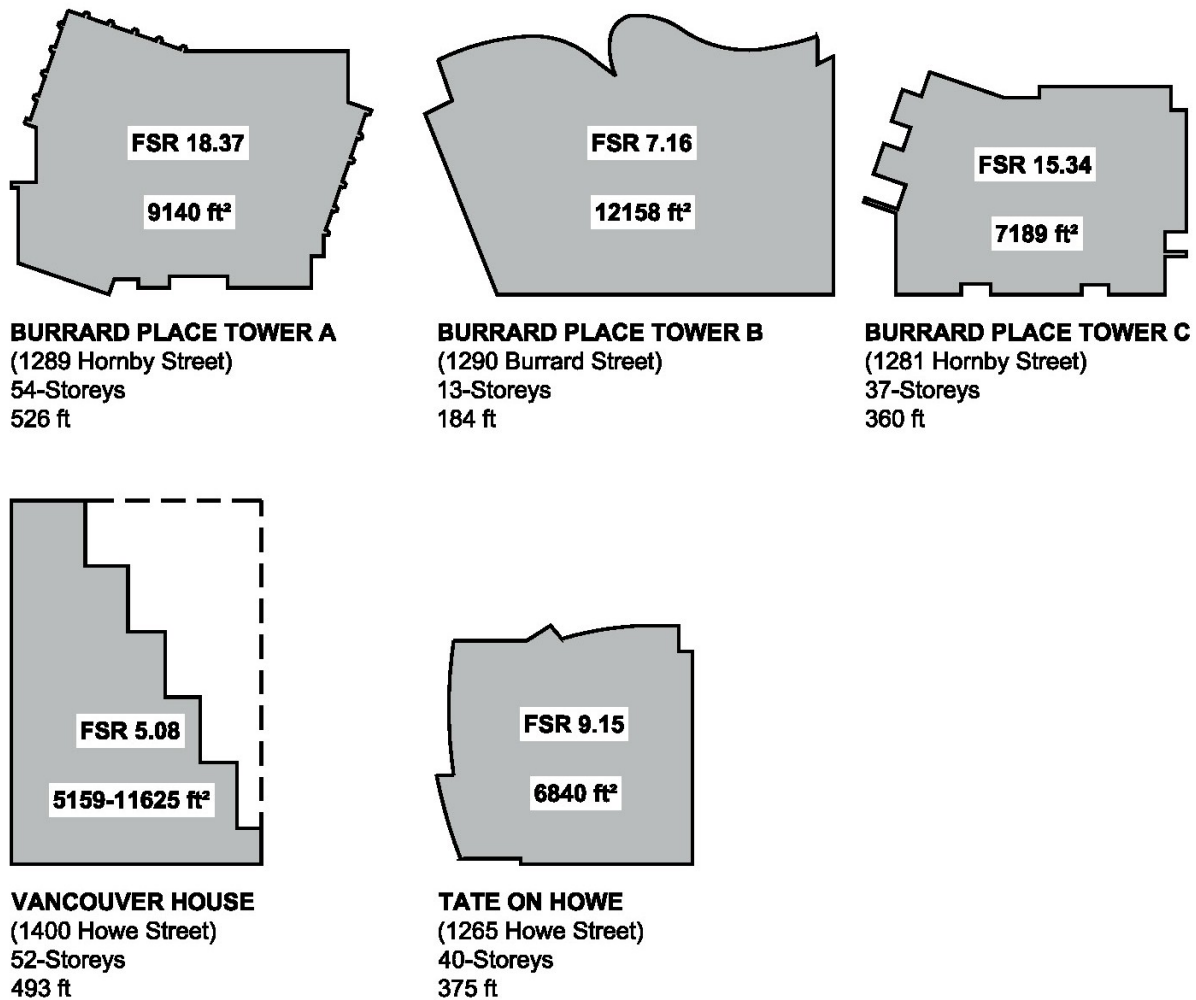
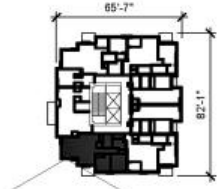


Figure 7: Floor Plate Comparison

Private Views

Consideration of the proposed tower form must also include the potential effects on private views into the distance. View studies that use a constant angle of view that includes a hypothetical tower built under the current Downtown District zoning, in comparison to the view with the proposal included, may be used to evaluate this effect in numerical terms. The difference between the view impact of the hypothetical and proposed tower is the incremental difference that may be expected to result from this rezoning application.

VIEW ANGLES FROM SALT CONDOS - 1308 HORNBY ST



Angle of View: 120°

- View Shed
- Proposed Tower View Blockage
- ⋯ ODP Zoning Building View Blockage
- Existing View Blockage
- Proposed Building
- Allowable Tower Under ODP Zoning

FLOOR PLATE AREA*: 472m² (5085ft²)
*May include extensions not indicated in drawings.

STORIES: 31

VIEW BLOCKAGE

Observation Height	Level 16
Proposed Building View Blockage	28.3%
ODP Zoning Building Blockage	26.7%
Incremental Difference	1.6%

REMAINING VIEW

Proposed Building	17%
ODP Zoning Building	16%

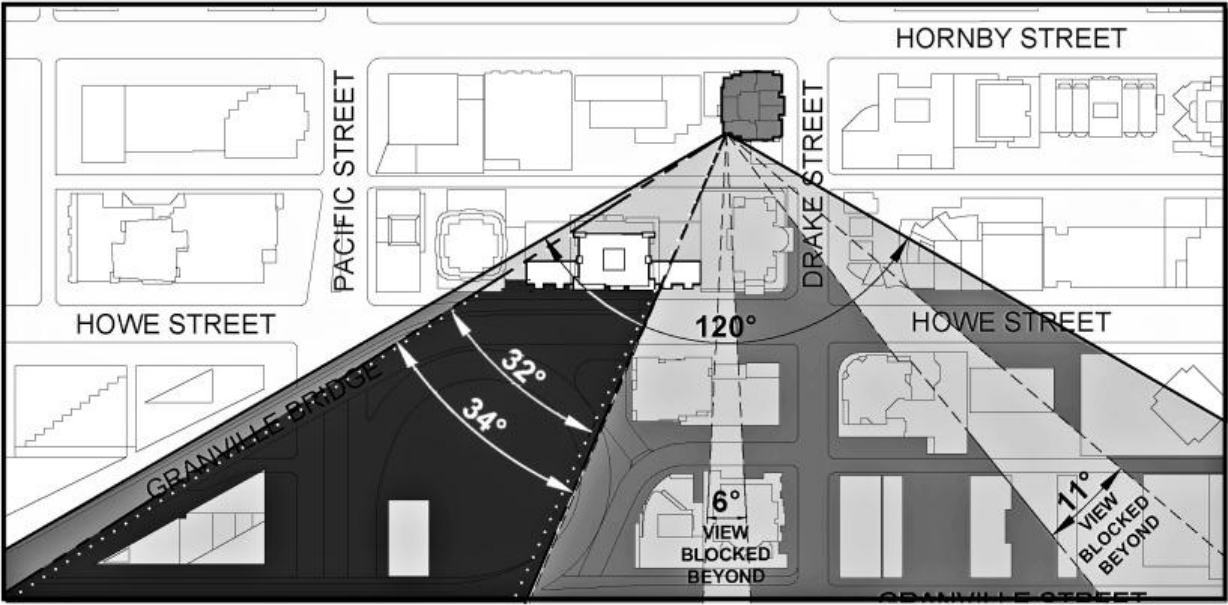


Figure 8: Views from Salt

VIEW ANGLES FROM HORNBY COURTS - 1330 HORNBY ST

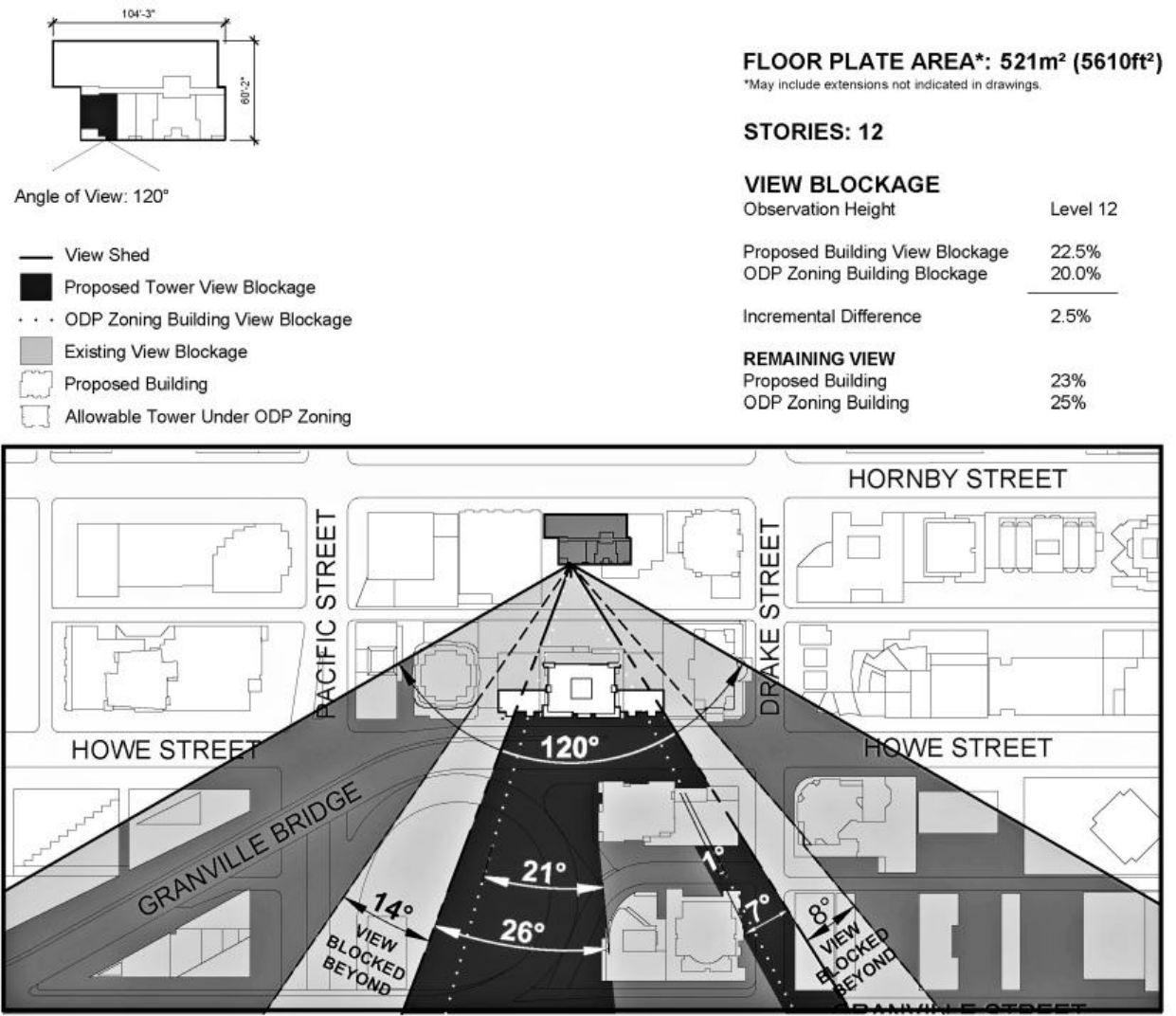


Figure 9: Views from Hornby Court

VIEW ANGLES FROM EXECUTIVE HOTEL - 1379 HOWE ST

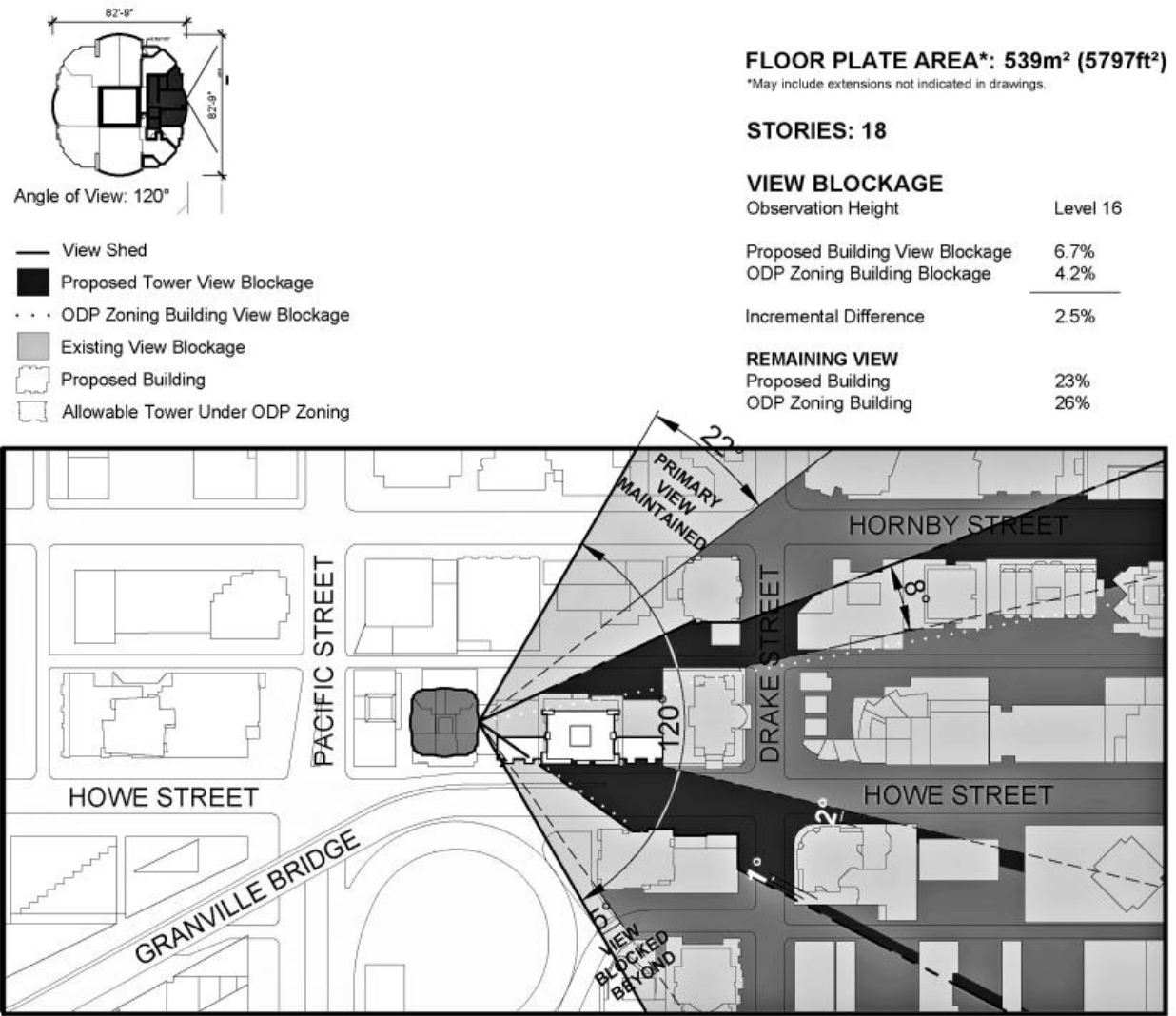
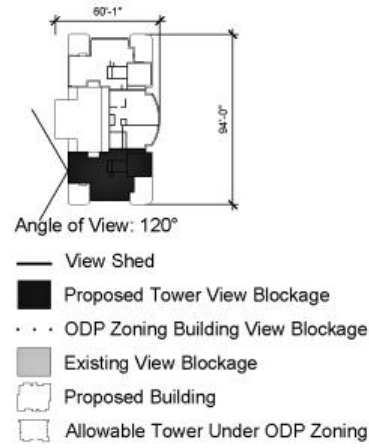


Figure 10: Views from Executive Hotel

VIEW ANGLES FROM VIVA TOWER - 1311 HOWE ST



FLOOR PLATE AREA*: 380m² (4096ft²)

*May include extensions not indicated in drawings.

STORIES: 18

VIEW BLOCKAGE

Observation Height	Level 16
Proposed Building View Blockage	4.2%
ODP Zoning Building Blockage	3.3%
Incremental Difference	0.9%

REMAINING VIEW

Proposed Building	42%
ODP Zoning Building	44%

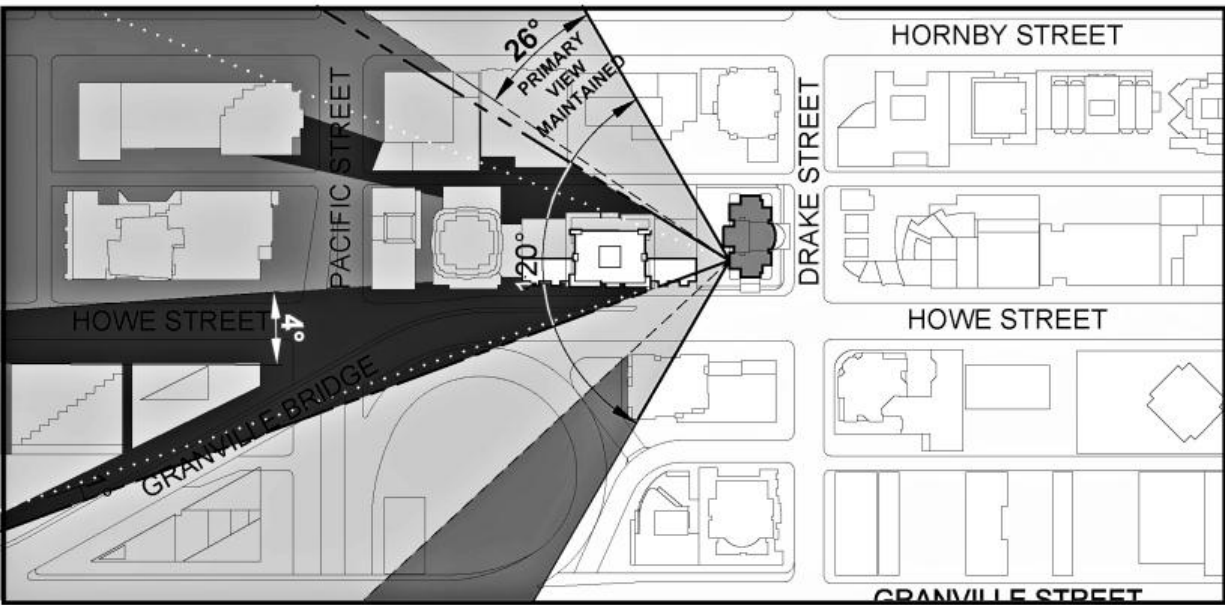
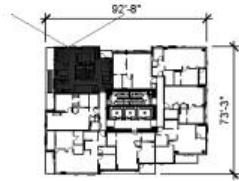


Figure 11: Views from Viva Tower

VIEW ANGLES FROM MADDOX - 1351 CONTINENTAL ST



Angle of View: 120°

- View Shed
- Proposed Tower View Blockage
- ⋯ ODP Zoning Building View Blockage
- Existing View Blockage
- Proposed Building
- Allowable Tower Under ODP Zoning

FLOOR PLATE AREA*: 556m² (5980ft²)
*May include extensions not indicated in drawings.

STORIES: 32

VIEW BLOCKAGE

Observation Height	Level 16
Proposed Building View Blockage	36.7%
ODP Zoning Building Blockage	34.2%
Incremental Difference	2.5%

REMAINING VIEW

Proposed Building	4%
ODP Zoning Building	7%

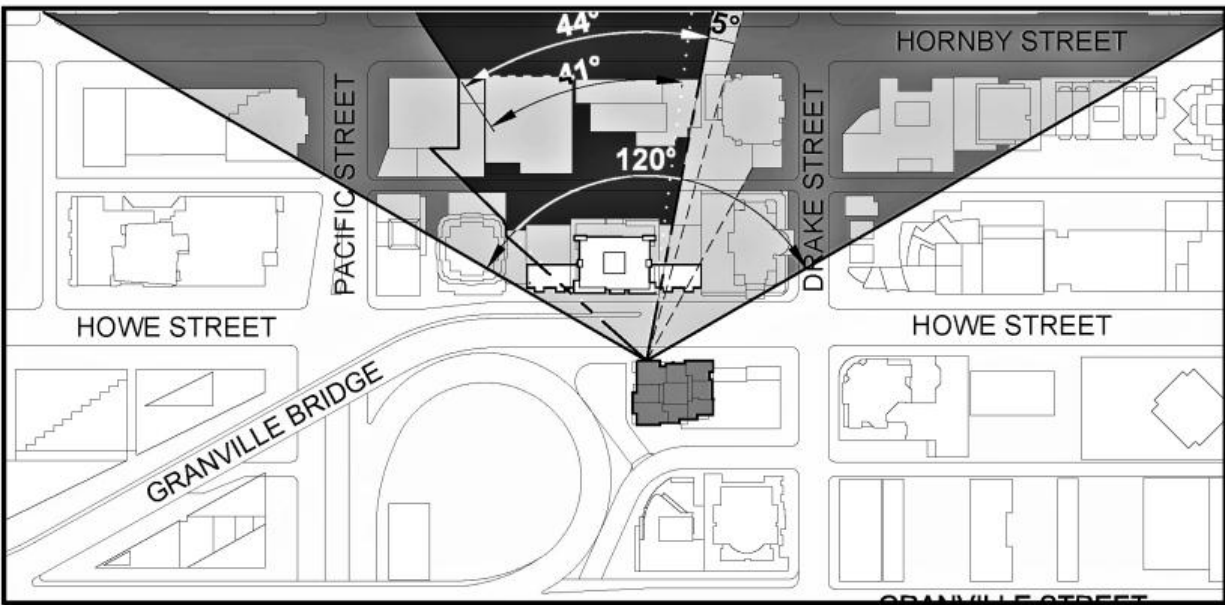


Figure 12: Views from Maddox

VIEW ANGLES FROM BEST WESTERN HOTEL - 718 DRAKE ST

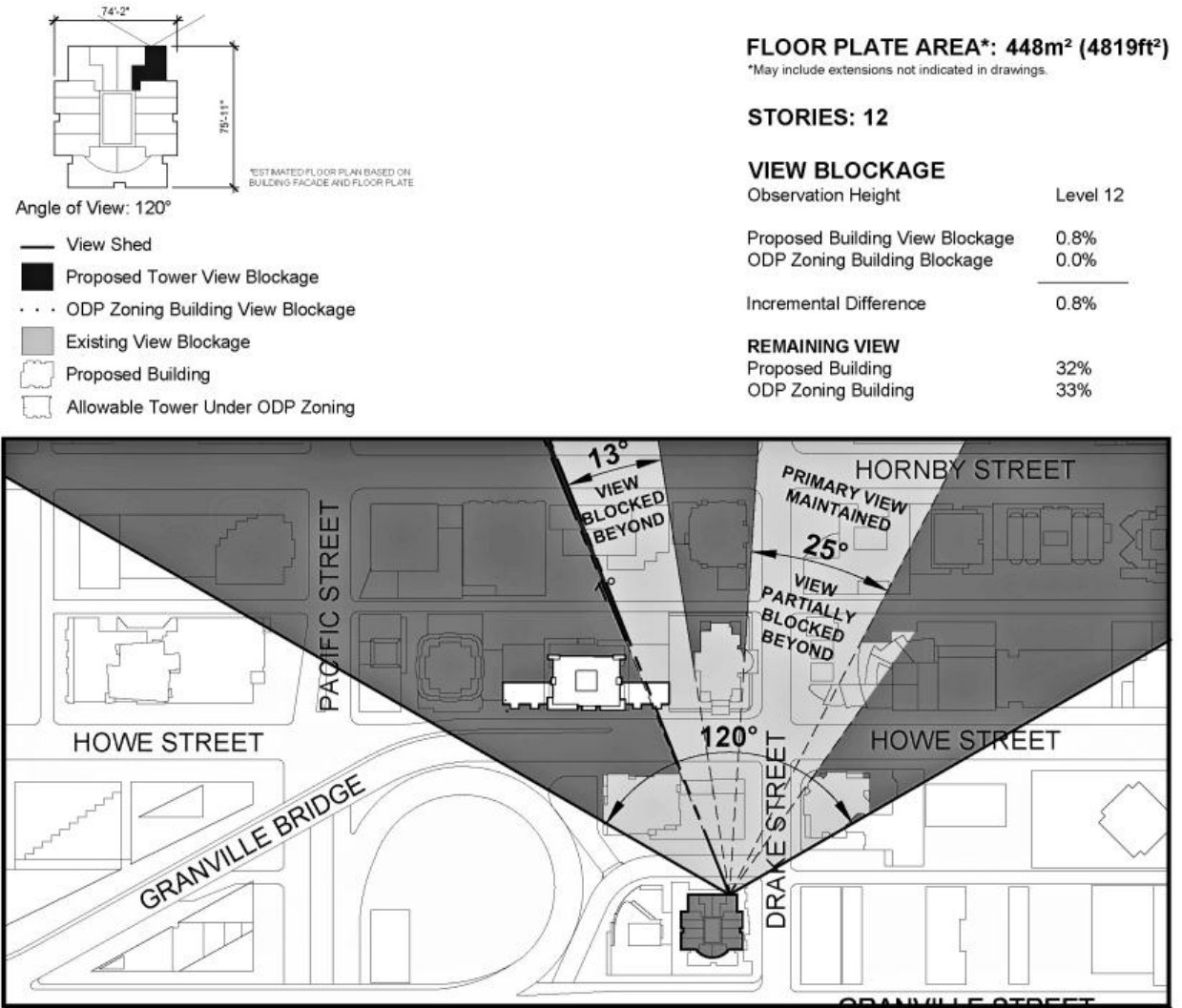
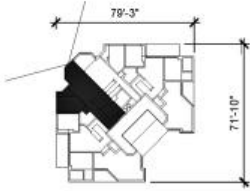


Figure 13: Views from Best Western Hotel

VIEW ANGLES FROM CENTURY TOWER - 789 DRAKE ST



Angle of View: 120°

- View Shed
- Proposed Tower View Blockage
- ⋯ ODP Zoning Building View Blockage
- Existing View Blockage
- Proposed Building
- Allowable Tower Under ODP Zoning

FLOOR PLATE AREA*: 443m² (4769ft²)
*May include extensions not indicated in drawings.

STORIES: 20

VIEW BLOCKAGE

Observation Height	Level 16
Proposed Building View Blockage	1.7%
ODP Zoning Building Blockage	1.7%
Incremental Difference	0%

REMAINING VIEW

Proposed Building	33%
ODP Zoning Building	33%

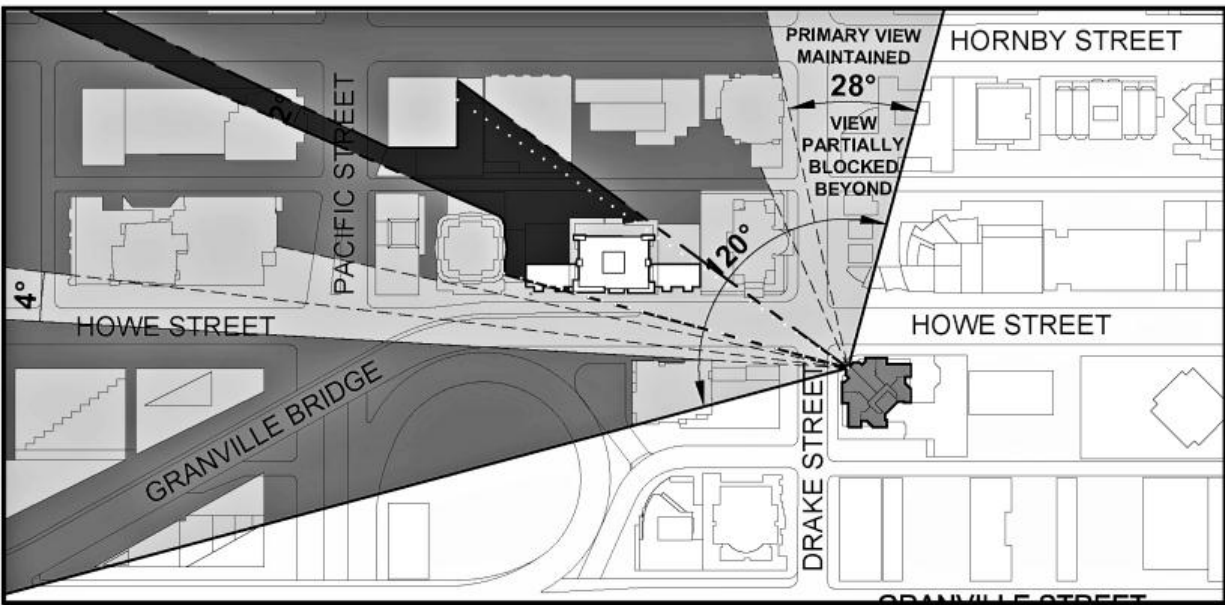


Figure 14: Views from Century Tower

VIEW ANGLES FROM POMARIA - 1455 HOWE ST

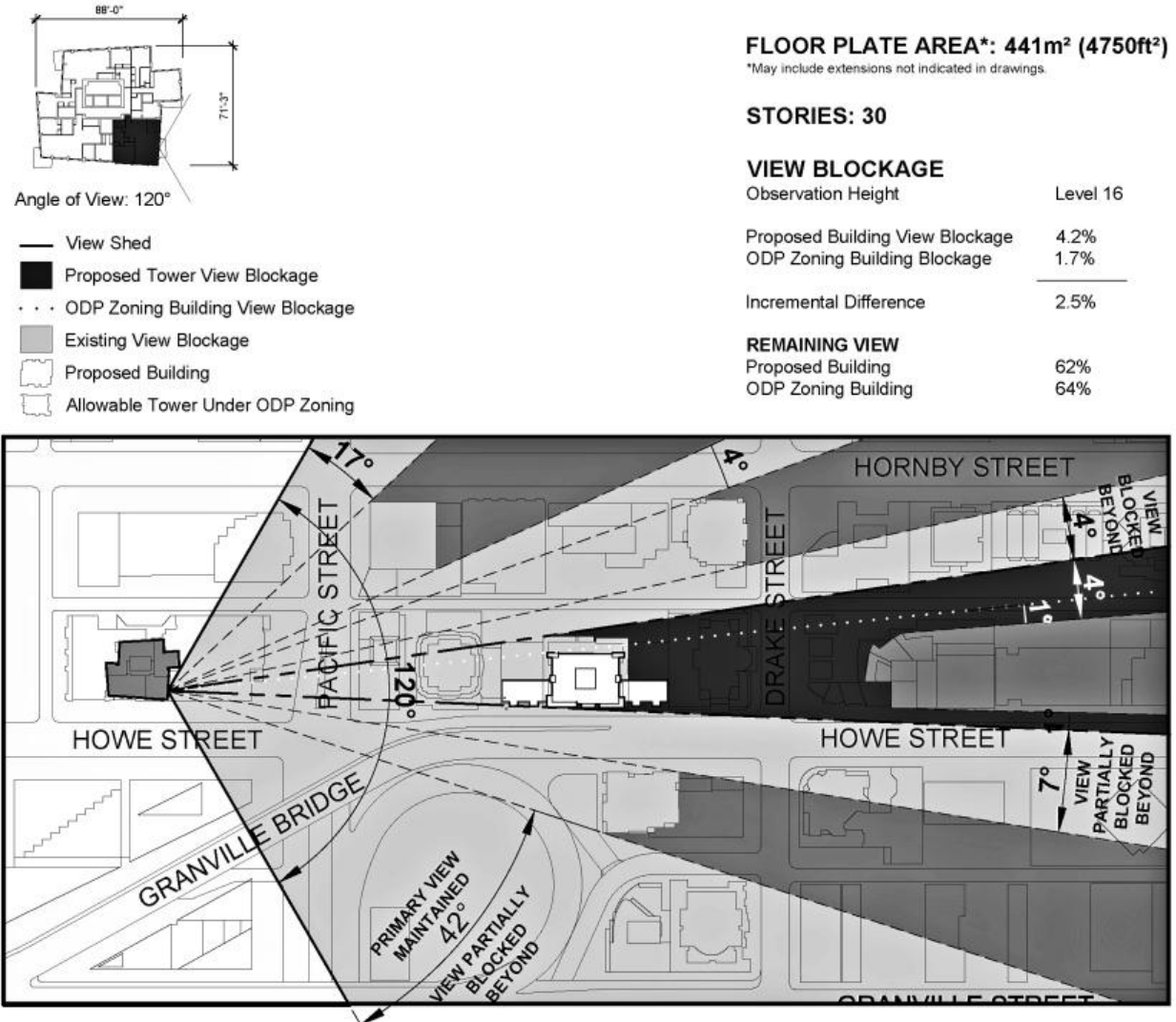


Figure 15: Views from Pomaria

Taking the nearest residential tower on the same block face, the Viva, as an example, the view blockage likely to result from a tower built under the current zoning is about 3.3% of a fixed angle of view of 120 degrees (see Figure 10). The view blockage likely to result from the proposed tower is about 4.2% of 120 degrees. The incremental view impact, therefore, is 0.9%.

In this application, the incremental view impact to nearby residential towers ranges from 0% (in the case of the Century Tower) to a maximum of 2.5% of the view (in the case of the Pomaria, Hornby Court, and the Maddox). In the case of the Century Tower, there is no incremental impact from the proposal because distant views in the direction of the subject site are already blocked by nearby towers. The primary existing views are in a different direction. In the case of the Maddox and Hornby Courts, both buildings are located relatively

close to the subject site and are positioned to face the broader side of the tower. In contrast, the similarly close Viva tower has a smaller view impact of 0.9% because it faces the narrower side of the proposal.

While the impact to existing residents must be acknowledged, it is noted that the area was planned as one of the highest density sub-areas allowing residential development within the Downtown District. Limitations on the number of sites eligible for high rise tower development that exist in the sub-areas of New Yaletown, for example, do not apply to this neighbourhood. Given the maximum effect of the proposed rezoning is at most an additional 2.5% of the view angle, the proposed form will not create disproportionate impacts to private views in comparison to the current zoning.

Shadowing

The likely effect of the proposed form of development through shadow diagrams at the times of 10 am, noon, 2 pm and 4 pm at the Equinox (see Figure 15) have been assessed. In these diagrams, the black shadow represents a hypothetical building that could be built under the current zoning, while the incremental effect is indicated with a hollow outline.

When examining the effect at these standard times, there is a significant impact to the semi-private and private open space of residential properties immediately to the north of the site, similar to what could be expected under the existing zoning. However, the incremental height proposed in the rezoning does not create an undue impact. There is no effect on public open spaces, such as parks, from the proposed form of development.

Tower Shadow Studies

(Comparison between ODP Zoning @ 300' & rezoning at 378')

EXISTING SHADOWS 300' ODP ZONING BUILDING 378' PROPOSED RE-ZONING BUILDING

VERNAL EQUINOX (March 21st)

AUTUMNAL EQUINOX (September 21st)



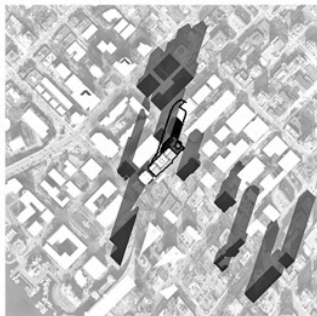
10 am

10 am



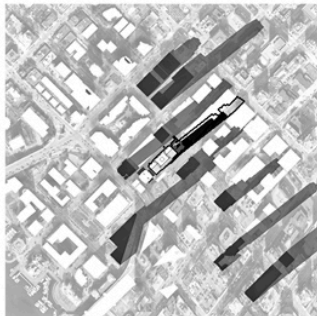
12 pm

12 pm



2 pm

2 pm



4 pm

4 pm

Figure 16: Shadow at Equinox, Allowable under Current Zoning versus Proposed Zoning Application

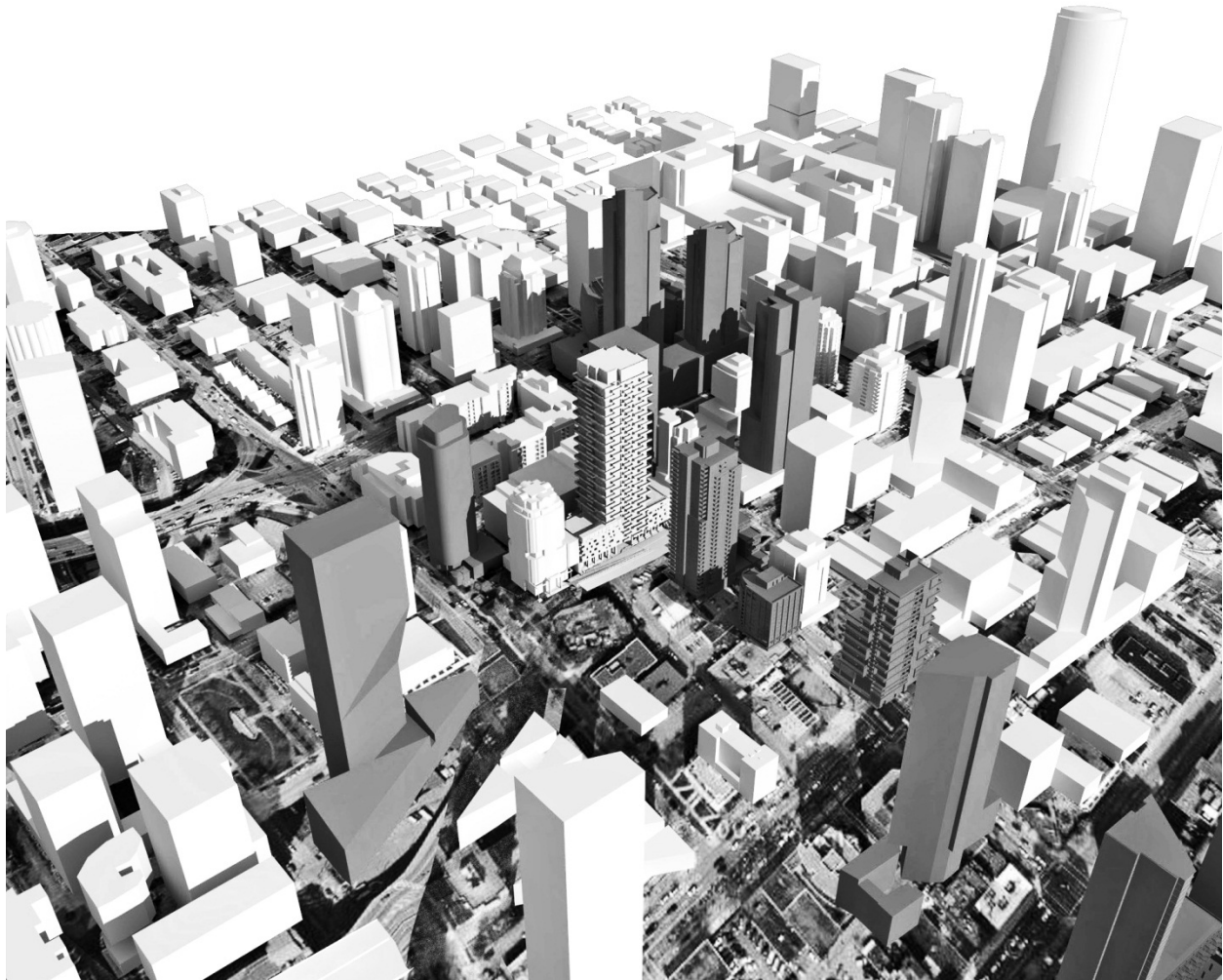


Figure 17: Proposal in Context

In conclusion, while the proposal's tower height is greater than that which would occur under the current zoning, a review of its specific effects indicates that the application is responsive to the *Downtown South Guidelines* and other urban design principles for the area, and the increased height can be accommodated here. The proposed form of development is supported in this neighbourhood context.

* * * * *

1335 Howe Street
ADDITIONAL INFORMATION

1. Urban Design Panel (April 22, 2015)

EVALUATION: SUPPORT (5-0)

- **Introduction:** John Grottenberg, Rezoning Planner, introduced the proposal for a rezoning application in Downtown South for a mid-block site on the west side of Howe Street, between Drake and Pacific Streets, adjacent to the Howe Street on-ramp to the Granville Bridge. The site currently includes the former Quality Inn Hotel, which is being leased to the City for use as transitional housing for two years. The proposal is to rezone the site from DD (Downtown District) to CD-1 (comprehensive Development) to increase the density and height beyond that permitted under the current zoning. The intent is to build a 40-storey building with a 7-storey podium. The tower and podium will contain 389 strata residential units and a 37-space childcare facility will be on the eight floor with outdoor play area on the podium roof. Mr. Grottenberg described the policy that applies to the site noting that the zoning is regulated by the Downtown Official Development Plan (DODP). The site is in Area N of the DODP or the Hornby Slopes sub-area of Downtown South. The policy in this area endorses high density residential development with limited commercial uses. In 2008, as part of the Downtown Benefit Capacity Study, Council endorsed the consideration of rezoning applications in Downtown South seeking additional density height up to the underside of approved view corridors. The intent of this policy was to support public objectives such as provision of affordable housing, heritage restoration and the development of cultural, recreational or other community facilities. All zonings are subject to the Green Building Policy for Rezoning which requires the proposal to achieve LEED™ Gold, with a specific emphasis on optimized energy performance. Registration and application for certification of the project are also required.

Sailen Black, Development Planner, further described the proposal and mentioned that there is an unusual at-grade context as the public realm interface on Howe Street, especially moving south, is challenged by the bridge on-ramp. He described the Downtown South Guidelines which includes a minimum six foot front yard on Howe Street, preservation of existing neighbours access to daylight and sun and provision of lanes as a relatively green and open space with substantial setbacks and landscaping at ground floor. The site is limited to a height of 462 feet as the Queen Elizabeth Park View cone crosses the site. The proposal will contain 389 market dwelling units. At grade there is an amenity room and a childcare facility on the eighth level.

Comments were sought on the overall landscape and architectural design of the rezoning application, and in particular:

- Is there support for the proposed form of development, including the height (378 feet), setbacks and density (11.2 FSR) shown?
- Is there support for the streetscape and public realm interface proposed along Howe Street, considering the uses, setback, and range of forms shown?
- Comments on the proposed design and extent of the balconies.
- Preliminary advice on the liveability of the lower residential units.

Mr. Grottenberg and Mr. Black took questions from the Panel.

- **Applicant's Introductory Comments:** Martin Bruckner, Architect, further described the proposal noting that there is no limit to the number of towers allowed on the block face and meets the 80 foot separation to the neighbouring building. He mentioned that the townhouses are only on the north end portion of the podium. This is before the ramp would have a negative effect on frontage.

Gwyn Vose, Architect, mentioned that design wise the bottom of the tower is challenging. To address the challenge they have set back the townhomes on the first floor to create more of an open space and on the upper portion of the podium the large balconies have a sliding screen to create more privacy and bit of a buffer from the traffic noise. Every unit in the building has a substantial balcony. He noted that the owner is looking for a unified expression on the building and that would involve architecturally keeping a parti of half-light/half-dark to create a vertical element. As well they are looking at having unified street furniture and outdoor deck furnishings. As well lighting is a feature that is proposed for the balconies and as well as underneath the building. The daycare has a screen and the upper two floors are 2-storey units. He added that there will be a bike share facility on the site. Mr. Vose described the material palette noting the two tones of metal panel, two tones of spandrel glass as well as a frit for the balcony glass.

Chris Phillips, Landscape Architect, described the landscaping plans and mentioned that the whole Howe Street configuration is really challenged for pedestrian since there is barely a sidewalk presently. This project is responding to setting up a much better public realm and pedestrian connection. They are planning to animate the ground floor to make it interesting to pedestrians. The lane will be a well-considered front door and drop off for the building.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to improve the lower residential unit's livability;
 - Consider adding outdoor amenity space;
 - Design development to improve the security and privacy of the townhouse units.
- **Related Commentary:** The Panel supported the proposal and commended the applicant for the clarity of their submission booklet.

The Panel thought it was a well-considered design approach and supported the form of development, height, density and setbacks. Most of the Panel thought the lower residential units were challenged for livability. A couple of Panel members suggested adding retail as this would be a better use of the space although they weren't sure it would be viable in this area.

The Panel supported the streetscape and public realm interface as proposed and agreed that the design for the balconies was successful. They liked the staggering 2-storey volume and thought they would shade the façade well. It was suggested that there be a small place for a drop off by pushing the bike share further to the amenity room or move it to the lane. A couple of Panel members thought there was a lack of outdoor amenity

space although they noted that the size of the indoor amenity space might compensate for this lack.

Some Panel members were concerned with the townhouse expression noting that there aren't any barriers between them and the street. As well they thought they were challenged for light and security.

The Panel supported the material and colour palette and liked the striation of light to dark on the tower. However they noted that the whiteness of the tower ends abruptly. As well they liked the light installation and thought it would be an interesting piece.

Regarding the water feature on Howe Street, some Panel members thought that from a sustainability point of view, that it was expensive to pump water from the cistern to the feature. One Panel member suggested the applicant finds ways to limit the amount of evaporation.

- **Applicant's Response:** Mr. Bruckner thanked the Panel for their encouragement and for being supportive of the open balconies. He said that would consider a way to address the lack of common outdoor space.

2. Public Consultation Summary

Public Notification

The rezoning application was submitted on January 26, 2015. A rezoning information sign was installed on the site on March 5, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). Notice of the rezoning application and an invitation to the community open house was mailed to 4,696 surrounding property owners and an additional 5,941 postcards were sent as unaddressed airmail to inform non-owner (renting) occupants.

March 31, 2015 Community Open House

A community open house was held from 5:00 to 8:00 pm on March 31, 2015 at the Holiday Inn Hotel and Suites Vancouver Downtown (1110 Howe Street). Staff, the applicant team, and a total of approximately 31 people attended the open house.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the March 31, 2015 open house, a total of 9 comment sheets were submitted from individuals.
- A total of 11 comments were submitted by email or online survey.

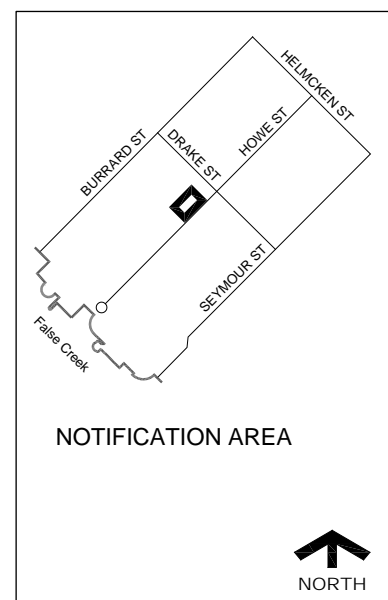


Figure 1: Notification Area

Overall, approximately 30 per cent supported the proposal, 45 per cent expressed concerns and 25 per cent were neutral or undecided.

Below is a summary of all feedback (both online and from the open house) related to the proposal. Comments are summarized and ordered by topic:

Height and Density

There were concerns that the proposal is too tall and too dense for the neighbourhood. Particular concerns included lack of sunlight, shadowing and the loss of views and privacy. There was some concern there was not adequate infrastructure to support this development. Several people also said there was not enough distance between this development and neighbouring buildings. There was one comment supporting the proposed height and density.

Community Amenities

There was concern that the development is not providing enough community benefits in return for the proposed density increase. Additional amenities suggested included green space, park, school and community centre. Several comments also suggested social housing should be included. Other comments were positive about the proposed tree lined streets, green space, public art piece and the childcare.

Urban Design

There was divided support for the urban design of the proposed building. Several comments said the architecture was strong and showed interesting variety on each floor (e.g. through placement of balconies), although one comment suggested something to push the geometry facing Howe Street (e.g. with opacity or colour). Others felt the design was not imaginative or inspirational enough. Another comment suggested better urban design could solve privacy issues, while also providing a sense of community.

Parking and Traffic

There was one comment that the proposal would cause more traffic congestion and parking issues since the proposal does not include visitor parking.

Miscellaneous Comments

- Concern for depreciating value of units in the Maddox.
- Concern for the tidiness of the area around the existing building (e.g. garbage and graffiti).
- Concern the outdoor area of the childcare will be noisy for neighbouring residents.
- Support for ground-level uses.
- Support for more housing.
- Oppose building more market housing.

* * * * *

1335 Howe Street
FORM OF DEVELOPMENT



Figure 1: Tower and Podium Rendering



Figure 2: Ground Floor Plan

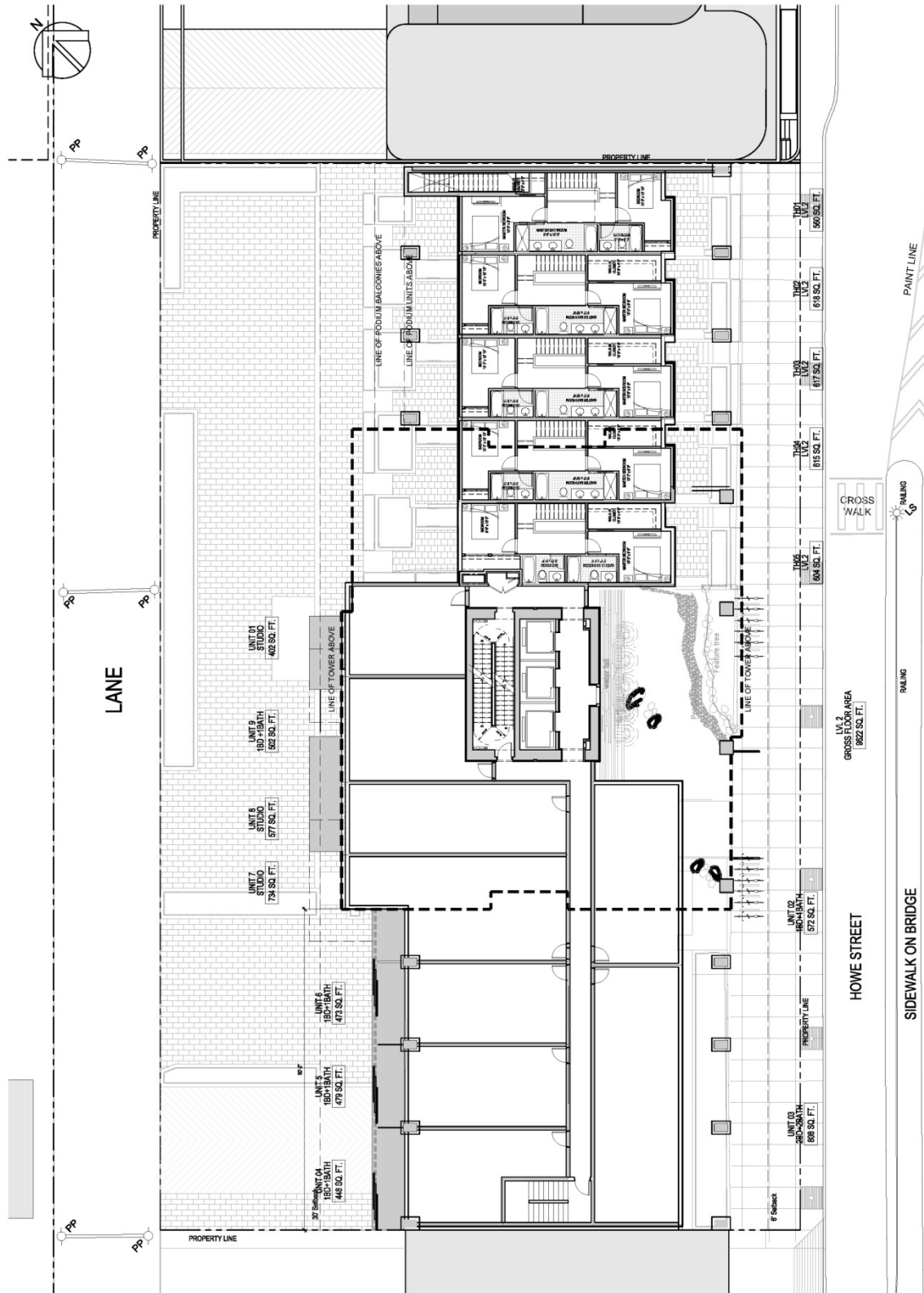


Figure 3: Podium Level 2 Plan

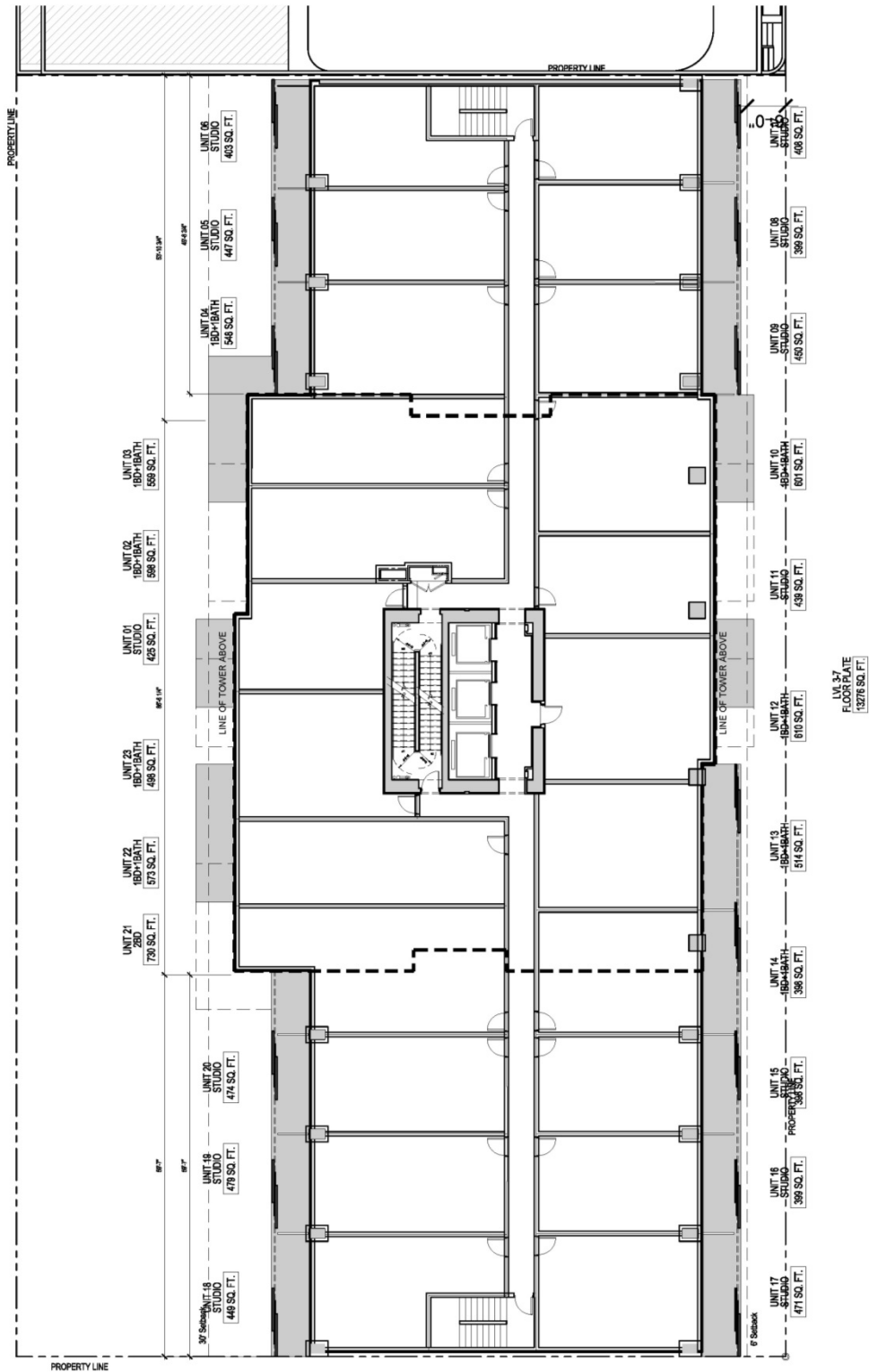


Figure 4: Typical Podium Floor Plan

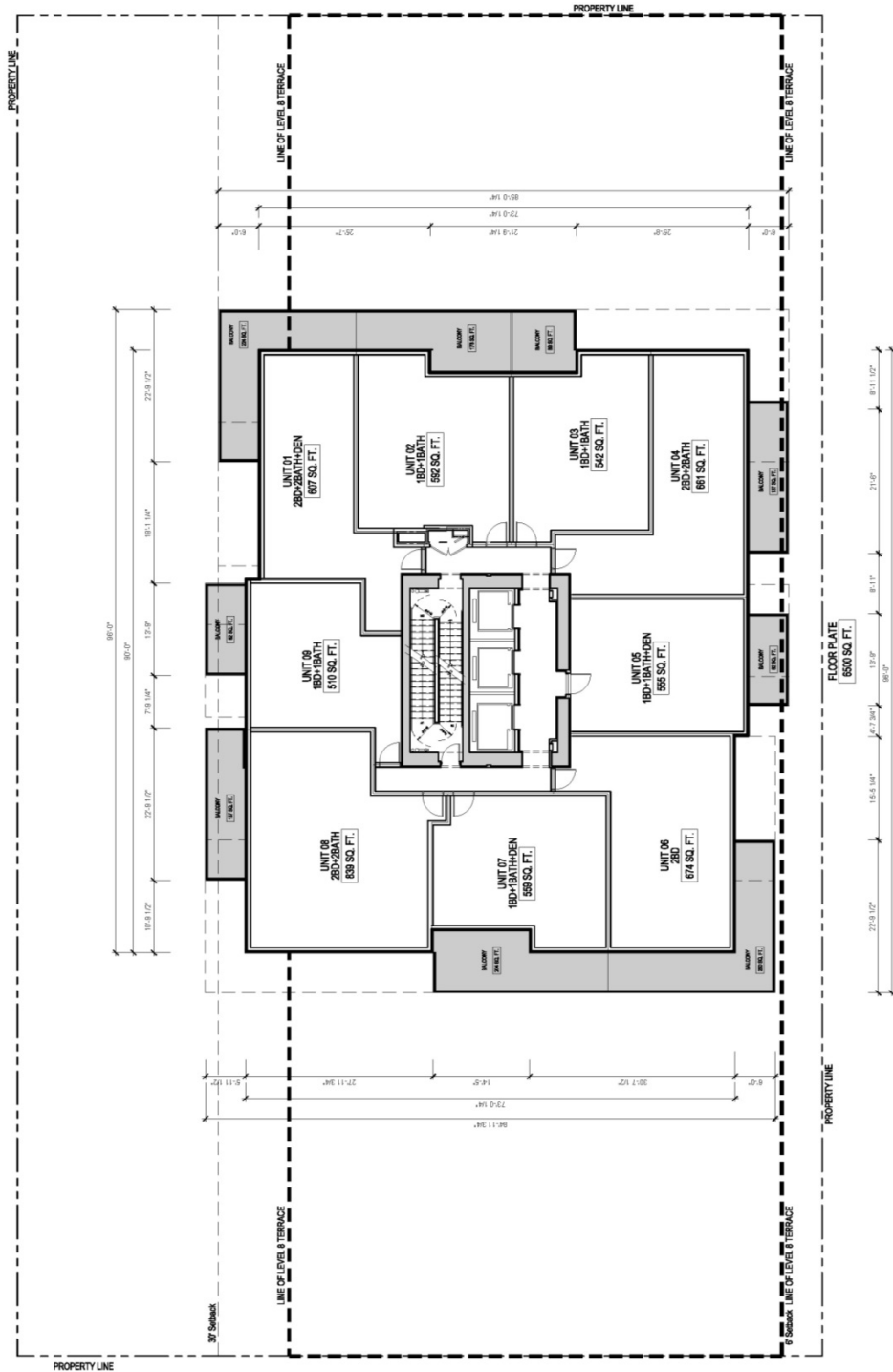
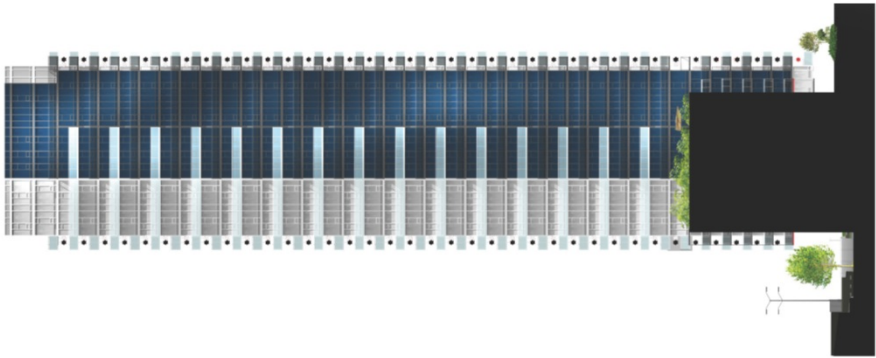
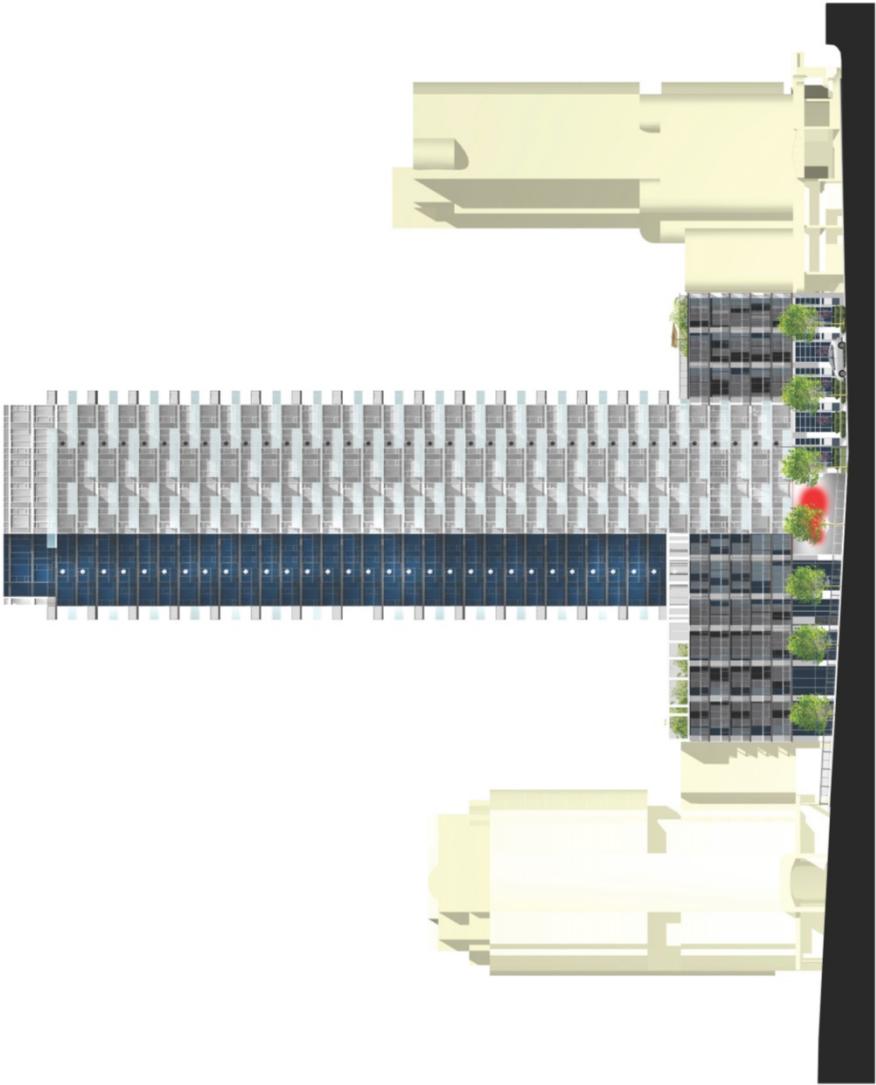


Figure 6: Typical Tower Floor Plan

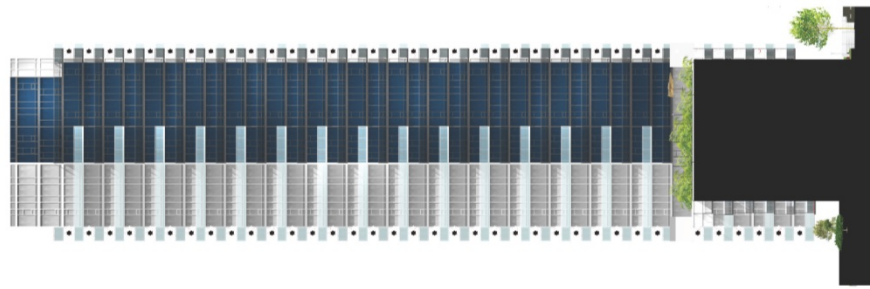


North Elevation

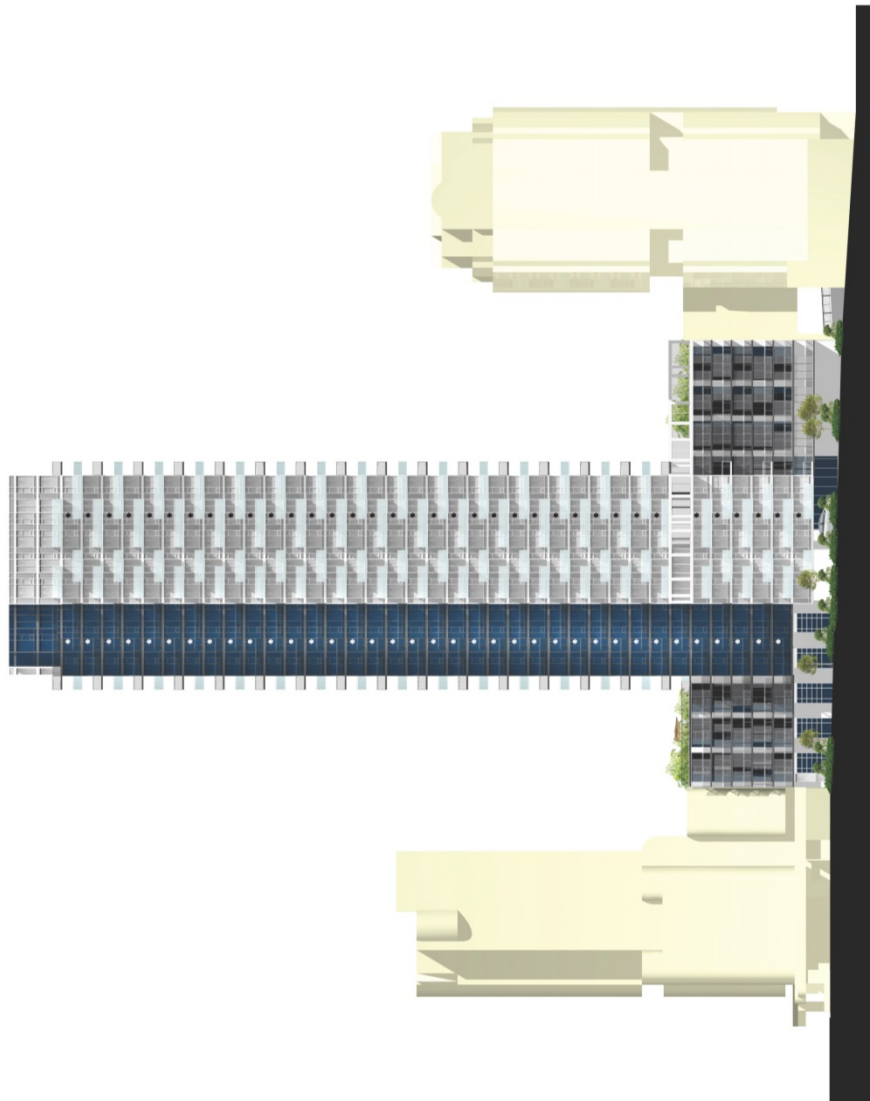


East elevation (Howe Street)

Figure 7: East (Southeast) and North (Northeast) Elevations



South Elevation



West elevation (lane)

Figure 8: West (Northwest) and South (Southwest) Elevations

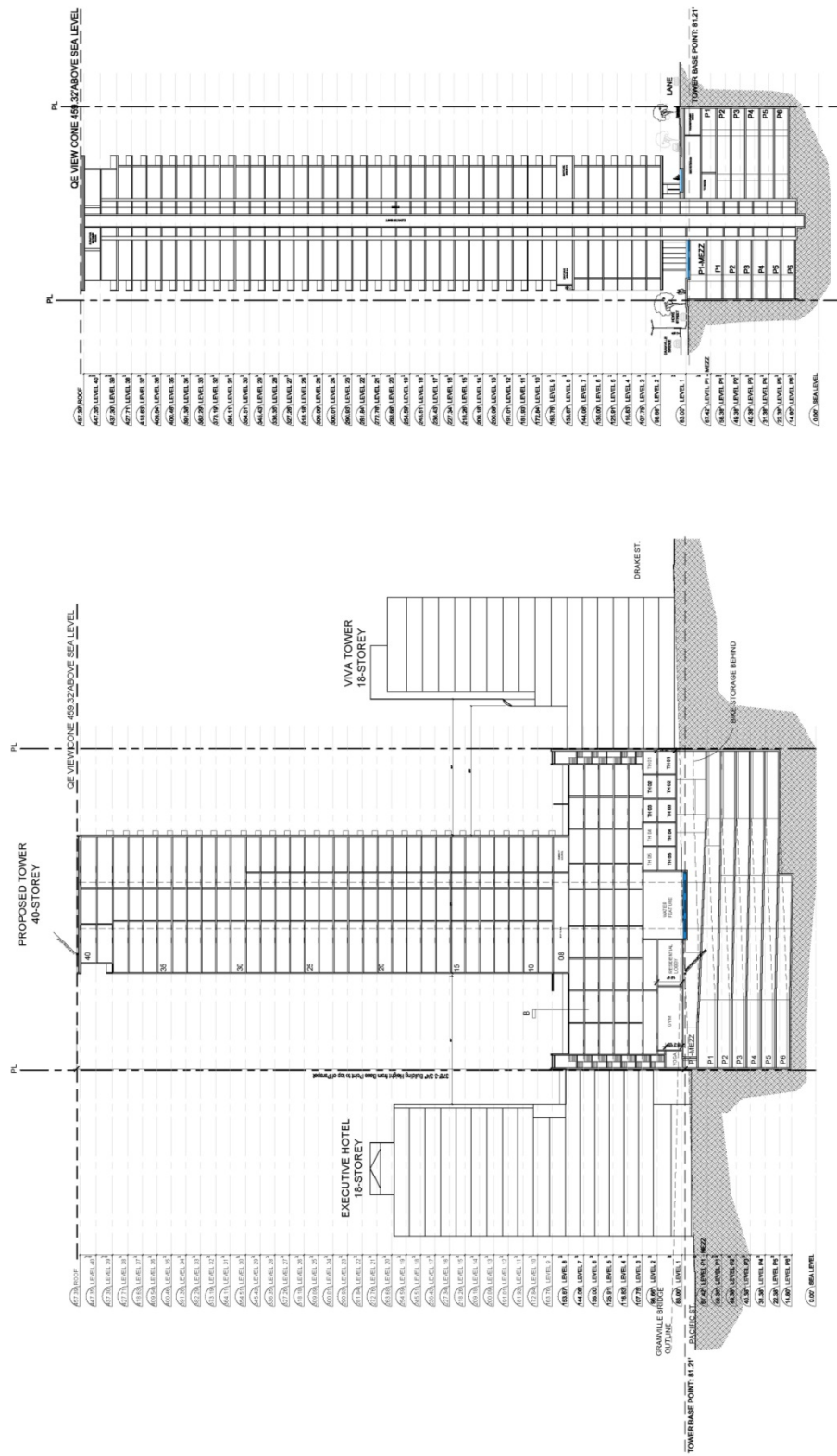


Figure 9: Tower Elevations

* * * * *

1335 Howe Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential strata tower with podium containing secured market rental units.

Public Benefit Summary:

In-kind CAC of property in Downtown South; cash CAC for off-site childcare in Downtown South; transfer of heritage density; public art; and DCLs.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
FSR (site area = 24,000 sq. ft.)	5.00	12.12
Buildable Floor Space (sq. ft.)	120,000	290,937
Land Use		

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide) (\$12.87/sq. ft.)		
	DCL (Area Specific) (Downtown South) (196.45 m ² /18.25/sq.ft.)	2,190,025	5,309,827
	Public Art (\$1.81/sq. ft.)		526,596
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage (including the purchase of heritage density as part of the CAC)		3,104,270
	Childcare Facilities (cash)		3,150,860
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other (in-kind property)		13,125,000
TOTAL VALUE OF PUBLIC BENEFITS			\$25,216,553

Other Benefits (non-market and/or Rental 100 components):

109 secured market rental housing 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%).

1335 Howe Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1335 Howe Street
Legal Description	<i>Lots 27 to 34, Block 111, District Lot 541, Plan 210; PIDs 004-481-488, 004-481-496, 004-481-500, 004-481-518, 004-481-526, 004-481-534, 004-481-569, and 004-481-593</i>
Applicant/ Property Owner	1004347 B.C. Ltd. (Townline Homes Inc.)
Architect	IBI/HB Architects

SITE STATISTICS

AREA	2,230 m ² (24,000 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Zoning	DD (N)	CD-1	
Uses	Cultural and Recreational, Residential, Institutional, Office	Residential	
Dwelling Units		Market strata: 373	
Dwelling Types			Reduce strata residential to 264 units (minimum of 61,123 sq.ft.). Add secured market rental units: Studio 30 1-Bedroom 49 2-Bedroom 25 3-Bedroom 3 Total 373 Minimum 25% family housing requirement.
Floor Space Ratio (FSR)	5.0 or 5.5 with 10% transfer of heritage density	12.05	12.12/ 1,931.7 m ² is limited to open balcony space.
Floor Area		Strata 209,021 sf Rental 61,123 sf Balcony overage 20,793 sf 290,937 sf	
Maximum Height	300 ft. View cone limit: 380 ft.	378 ft. 40 storeys	May not intrude into view cone.
Parking Spaces	199	430	
Loading	Class B: 2	Class B 2	
Bicycle Spaces	Class A: 486 Class B: 6	Class A: 486 Class B: 12	