



REFERRAL REPORT

Report Date: May 4, 2021
Contact: Yardley McNeill
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RTS No.: 14426
VanRIMS No.: 08-2000-20
Meeting Date: May 18, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1317 Richards Street and 508 Drake Street

RECOMMENDATION

- A. THAT the application by DA Architects, on behalf of MCYH Multi Generational Housing Society, the registered owner of the lands located at 1317 Richards Street [*Lots 35 and 36 Block 114 District Lot 541 Plan 210; PIDs 012-594-091 and 015-495-523 respectively*], and of Aga Khan Foundation Canada, the registered owner of the lands located at 508 Drake Street [*Lots 37 and 38 Block 114 District Lot 541 Plan 210; PIDs 015-495-540 and 015-495-566 respectively*], to rezone the consolidated lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to increase the permitted floor area from 5,577.1 sq. m to 15,610.6 sq. m (60,010 sq. ft. to 168,031 sq. ft.), building height from 36.6 m to 125.2 m (120 ft. to 410.8 ft.), and floor space ratio (FSR) from 5.0 to 14.0, for the development of a 39-storey mixed-use building with 193 units of social housing and a place of worship, be referred to Public Hearing, together with:
- (i) plans prepared by DA Architects received December 1, 2020 with an addendum received on March 1, 2021;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approving in principle the form of development, subject to the Conditions of Approval 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 after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services.
- C. THAT if the application in Recommendation A is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for the new CD-1, 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.

- D. THAT, subject to approval of the new CD-1 By-law, the Noise Control By-law be amended to establish regulations for the new CD-1 in accordance with 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 new CD-1 By-law.

- E. THAT Recommendations A through D 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; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1317 Richards Street and 508 Drake Street from DD (Downtown District) to CD-1 (Comprehensive Development) District. The proposal is for a 39-storey mixed-use building with a floor area of 15,610.6 sq. m (168,031 sq. ft.) and a floor space ratio (FSR) of 14.0. The proposal contains a residential tower with 193 units of social

housing. The podium consists of a place of worship that offers space for community programming, including a prayer hall, an early learning centre and child-minding space.

This application advances Council's affordable housing objectives as set out in the *Downtown Official Development Plan, Housing Vancouver Strategy, and Affordable Housing Policies*. The provision of a place of worship space with community programming also advances Council's direction for the renewal and expansion of cultural non-profit space. The form of development meets the general intent of the urban design considerations in the *Downtown South Guidelines*.

The proposed uses and form of development are supported, subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Downtown Official Development Plan (1986) – Area L1*
- *Downtown South Guidelines (excluding Granville Street) (1991, amended 2004)*
- *Downtown South Goals and Policies – “New Yaletown” (1991, amended 2004)*
- *Downtown South Public Benefits Strategy (2007-2021) (2007)*
- *Small Development Sites in Downtown South (June 2004 report and May 2011 memo)*
- *View Protection Policies and Guidelines (1989, amended 2011)*
- *Housing Vancouver Strategy and Three-Year Action Plan (2017)*
- *Affordable Housing Policies (1989, amended 1991)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Making Space for Arts and Culture: Cultural Infrastructure Plan (2019)*
- *Culture | Shift Strategy (2019)*
- *Community Amenity Contributions Policy for Rezonings (2020)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2019)*
- *Green Buildings Policy for Rezonings (2009, amended 2019)*
- *Transportation 2040 Plan (2012)*

REPORT

Background/Context

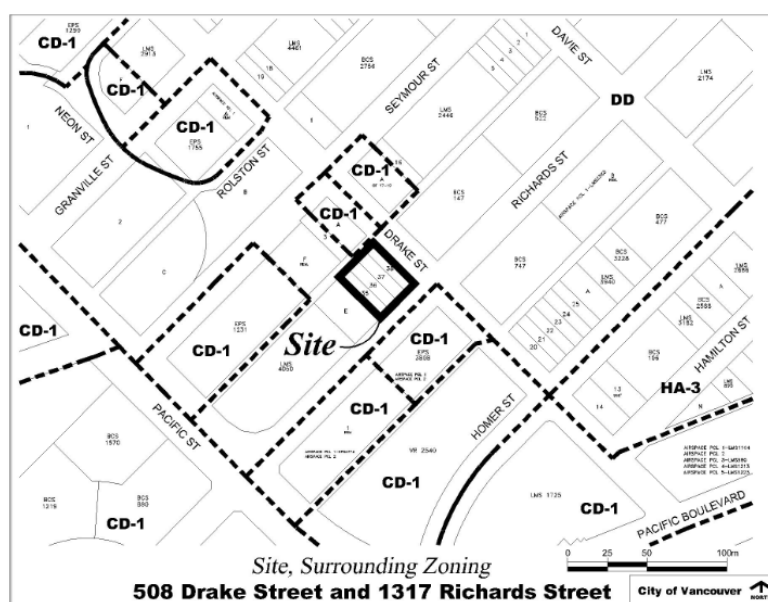
1. Site and Context (Figure 1)

The subject site is located on the southwest corner of Richards and Drake Streets. The site area is 1,115 sq. m (12,002 sq. ft.) consisting of a 30.5 m (100 ft.) frontage along Richards Street and a 120 ft. site depth along Drake Street. Zoned Downtown District (DD), the site is located in Area L1 of the *Downtown Official Development Plan (DODP)*.

The corner parcel addressed as 508 Drake Street contains a 1972 two-storey institutional building owned by the Aga Khan Foundation Canada. While currently vacant due to precautions related to the COVID-19 pandemic, the building served for approximately 40 years as an important place of worship and social gathering space for the Ismaili community. The adjacent parcel at 1317 Richards Street contains a surface parking lot, owned by the MCYH Multi Generational Housing Society, a registered Canadian charity.

The surrounding blocks were developed under DD and CD-1 zoning. To the west are two five- and ten-storey buildings at 530 and 575 Drake Street operated by Covenant House that provide shelter rooms and social service space. Directly south is the 12-storey Kindred Place at 1321 Richards Street with 87 units of supportive housing. The 11-storey Karis Place at 1338 Seymour Street is across the lane with 105 units of social housing. The remaining adjacent blocks primarily contain newer strata and rental buildings from 32 to 43 storeys.

Figure 1 – Subject site and surrounding context



Neighbourhood Amenities – The site is well served by three parks, all within 250 m (820 ft.): Emery Barnes Park, George Wainborn Park, and David Lam Park. The closest community facility is the Roundhouse Community Centre, located 400 m (1,310 ft.) east of the site.

Transportation access is close by with the Yaletown-Roundhouse Canada Line station three blocks to the east and frequent transit bus service provided within the area. Richards and Homer Streets are cycling routes. Richards Street is undergoing improvements, including the addition of a protected bicycle lane.

Local School Capacity – This site is located within the catchment area of Elsie Roy Elementary School at 150 Drake Street and King George Secondary at 1755 Barclay Street.

Per the Vancouver School Board's (VSB) *2021 Long Range Facilities Plan*, enrolment for Elsie Roy in 2019 resulted in an overcapacity of 379 spaces or a capacity utilization of 112%. The plan forecasts by 2029 that the capacity utilization rate will be 133%. King George Secondary is the only public secondary school in the West Annex and Downtown neighbourhood. King George had an overcapacity of 376 spaces, representing a 143% utilization rate. By 2029, the utilization rate is expected to be at 205%.

VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Downtown Official Development Plan (“DODP”) – The site is zoned Downtown District and is located within area L1 of the *DODP*, which is the New Yaletown area of Downtown South. On a corner site with a frontage of less than 53.3 m (175 ft.), the maximum density is 3.0 FSR and maximum height is 21.3 (70 ft.), except that if two-thirds of the floor area is for social housing, the density can be increased to 5.0 FSR and height to 36.6 m (120 ft.). Institutional uses are limited to 1.0 FSR and retail-service uses limited to 232.3 sq. m (2,500 sq. ft.).

The site is located in the Downtown District (DD) in which land use is regulated by the *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 and amendments to the *DODP* are therefore not required. As such, the *DODP* will no longer apply to the rezoned site once the CD-1 By-law is enacted.

Downtown South Guidelines (“Guidelines”) – The *Downtown South Guidelines* set out design considerations for new developments in three areas: New Yaletown, Hornby Slopes, and Burrard-Granville. Provisions within seek to maintain a distinct urban character through design. Direction on form of development include setbacks, floor plate sizes, massing, public realm, and architectural expression.

Housing Vancouver Strategy (“Housing Vancouver”) – Comprising the *Housing Vancouver Strategy* (2018-2027) and the *Three-Year Action Plan* (2018-2020), the policy seeks to achieve the right supply of new homes along a continuum of housing types. Targets are based on the goal of retaining a diversity of incomes and households in the city by shifting housing production towards rental to meet the greatest need. This includes coordinating action with partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted by 2028, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This rezoning application will contribute towards the targets for social housing units to be delivered under the City’s *Social Housing or Rental Tenure* (SHORT) program, a program identified under *Housing Vancouver* such that processing of social housing projects are expedited.

Affordable Housing Policies – This policy document seeks to maintain and expand affordable housing opportunities in Vancouver, with specific reference to increasing low-cost housing in the Downtown area. The policy sets out a city-wide housing objective to support a range of housing forms and shelter costs to meet the needs of residents. Further, it calls for equal distribution of affordable housing across all neighbourhoods rather than a concentration within one area.

Making Space for Arts and Culture: Cultural Infrastructure Plan – This plan sets out a vision to secure, enhance, and develop affordable and accessible cultural spaces. To achieve this objective, staff are developing policies that leverage City tools for the creation and expansion of arts and cultural spaces, including places of worship and community halls.

Strategic Analysis

1. Proposal

The application is for a 39-storey mixed-use building with a residential tower above a six-storey podium (Figure 2). The tower consists of 193 units of social housing and the podium provides a

place of worship space. The place of worship space will offer community programs, including a space for child-minding, an early learning centre, and a multi-purpose space to host programs for different demographic groups, including seniors. A density of 14.0 FSR and a total floor area of 15,610.6 sq. m (168,031 sq. ft.) are proposed.

The building height is 125.2 m (410.8 ft.) to the top of the mechanical enclosure. Four levels of underground parking are accessed from the lane. The entire building will be operated by one registered non-profit organization, the MCYH Multi Generational Housing Society.

Figure 2 – View of proposed building looking southwest



The rezoning application was received in December 2020. Following this submission, staff determined that revisions were required to improve privacy and liveability with adequately sized units and private outdoor space for all residents. In March 2021, the applicant submitted an addendum, which together forms the rezoning application. The addendum includes larger individual units and a redesign of specific units to improve liveability and functionality. Larger and more functional units lowered the number of social housing units from 198 to 193. The addendum also includes regular balconies and Juliet balconies for all of the units to ensure access to private outdoor space. Staff support these revisions to enhance liveability.

2. Land Use

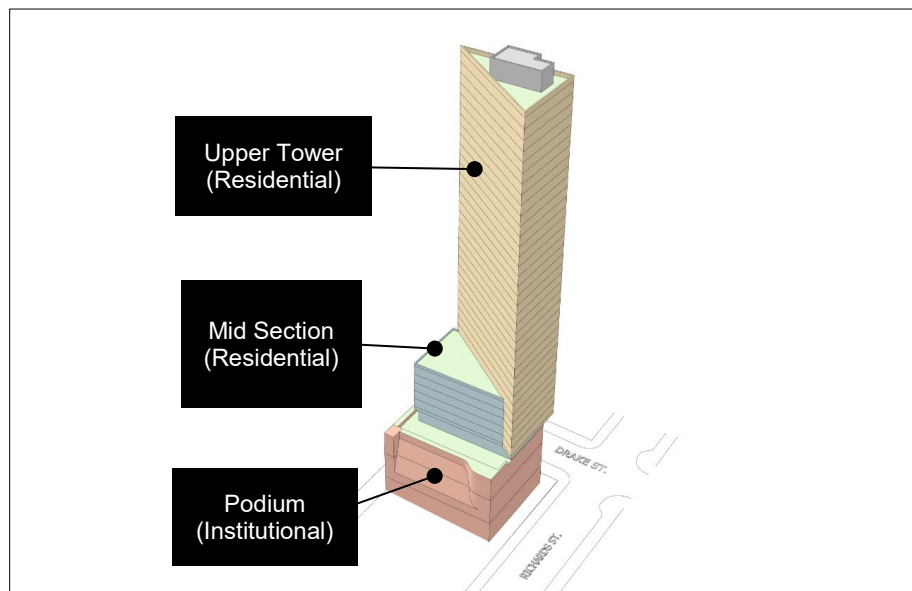
Area L1 of the *DODP* permits high-density residential with some non-residential uses. The application complies with the land use intent of the *DODP* and aligns with the urban design and public realm guidance set out in the *Downtown South Guidelines*.

3. Density, Height and Form of Development (refer to drawings in Appendix D)

The proposal consists of three distinct forms: a six-storey institutional podium, a residential mid section on levels 5 to 9, and a slender upper residential tower on levels 10 to 29 (Figure 3). The

podium contains a place of worship and community programming space. The mid and upper section contains social housing, with the upper tower having a triangular-shaped floor plate in response to the Queen Elizabeth view cone (view 3.2.1 to the North Shore Mountains). Three outdoor amenity spaces, including one children's play area, are provided on levels 4, 10 and above level 39. Level 10 also contains indoor amenity space. The residential entrance is accessed from Drake Street.

Figure 3 – Proposal and three distinct forms



The *DODP* requires a minimum frontage of 53.3 m (175 ft.) or site area of 1,950 sq. m (21,000 sq. ft.) to qualify for a tower. The subject site has a frontage dimension of 30.1 m (100 ft.) and a site area of 1,115 sq. m (12,002 sq. ft.). Further, the proposed building height exceeds the provisions of the *DODP*.

The *Housing Vancouver Strategy* and *Affordable Housing Policies* support the delivery of social housing and recognize the need for affordable housing in Vancouver and the downtown area. As such, the proposal can be considered given that 100% of the residential floor area would be secured for social housing. In addition, the form responds to key urban design expectations of tower separation and respecting view cones. Staff support consideration of a tower form on this site to maximize the delivery of social housing in Downtown South.

Density – Site frontage and site area guide the determination of eligible tower sites for commensurate increases in height and density under the *DODP*. With a frontage of 30.1 m (100 ft.), the subject site is considered a “small development site.” As such, the *DODP* anticipates a maximum density of 3.0 FSR for strata residential or 5.0 FSR where two-thirds (67%) of the total floor area is secured as social housing. Staff support the proposed density of 14.0 FSR to maximize the number of social housing units and support the provision of a place of worship with community-serving spaces, subject to design conditions in Appendix B.

Height – Area L1 in the *DODP* limits small sites to either a height 36.6 m (120 ft.) if two-thirds of the floor area is social housing or a height of 21.3 m (70 ft.) for market residential. The proposal

contains 100% social housing, which exceeds the two-thirds social housing expectations under the *DODP* in which a commensurate increase in height can be considered.

The proposed building height is 125.2 m (410.8 ft.) inclusive of rooftop appurtenances and mechanical equipment, reaching to the underside of the Queen Elizabeth view cone (Figure 4). Further discussion regarding view cones is provided below. The proposed height has been assessed and meets key urban design performance objectives, including no shadowing of parks or public plazas and respects the Queen Elizabeth view cone.

Figure 4 – South elevation (left) and east elevation (right)



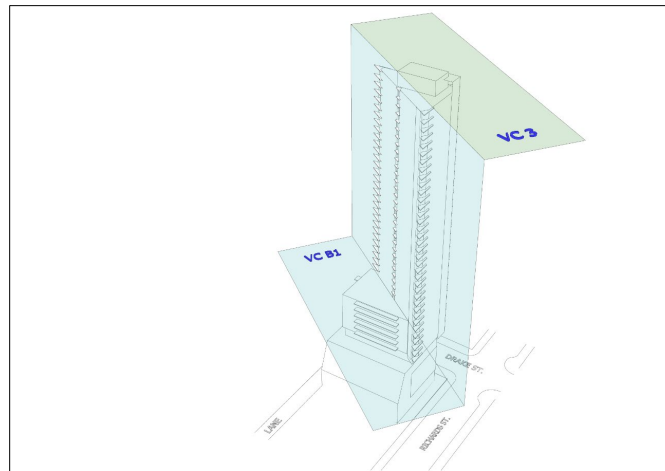
Form of Development – The tower form is primarily shaped in response to view cones, resulting in a distinct flatiron shape and an elegant, slender skyline profile. The building massing is made up of three forms: a non-residential podium base, a mid-rise residential “cube” and the flatiron residential tower expression above.

With the use of unique and varied materials, a custom punched-metal privacy screen is proposed as a signature accent feature on all three elevations of the triangular tower. The façade treatment positively contributes to medium and long views seen from the seawall, Emery Barnes Park and the surrounding area. Urban design condition 1.8 in Appendix B calls for future design development of the façade patterns and materiality to improve the overall architectural expression.

View Cones – The tower’s mid section reaches a height of 38.8 m (127.3 ft.) which is to the underside of the Charleson Seawall view cone. Above that height, the upper tower’s west building face meets the side of view cones B1 and C1 which protect public views of the Lions from the Charleson Seawall and from the Laurel Landbridge. Figure 5 below and Appendix D provide a view of the building with view cones that cross the site.

The proposal has been shaped to eliminate any intrusion into the view cones, except for the minor addition of glass balconies. During the application process, staff determined that each unit would benefit from access to private outdoor space to enhance liveability for all residents. As such, regular balconies and Juliet balconies on the upper tower have been designed with transparent glass material that do not extend any further than 0.6 m (2 ft.) into the side of the Charleson seawall view cone. The addition of balconies have a minimal impact on public views but are critical to ensuring liveability. Given the constraints of the tower, staff support the minor protrusion of the balcony projections, subject to conditions in Appendix B.

Figure 5 – Proposed building and view cones



Floor Plate Sizes – For small sites that are seeking the maximum height under the *DODP*, the *Downtown South Guidelines* recommend a maximum tower floor plate size of 325.1 m (3,500 sq. ft.). The proposed average tower floor plate is 352.0 sq. m (3,800 sq. ft.). While the floor plates are slightly larger than prescribed, the distinct triangular floor plate created by the view cone geometries that cross the site create a slender profile, especially when viewed from the south and west. The proposal has been evaluated based on the intent of a tall, slender building. The additional floor area gained by the floor plates help to support liveable spaces for social housing residents and sufficient space for a place of worship and community programs.

Setbacks and Public Realm – Given the small site and the view cones that cross it, setback relaxations are supported to enable a viable floor plate size for social housing at this location.

The *Guidelines* seek a 3.7 m (12 ft.) public realm setback along both Drake and Richards Streets. The setbacks are intended to extend the full height of a building. For this proposal, the podium up to 24.3 m (80 ft.) maintains the 3.7 m (12 ft.) setback. Above 24.3 m (80 ft.), the residential tower cantilevers a modest 1.8 m (6 ft.) into the setback over the public realm on both street frontages. This cantilever allows for larger floor plates for project viability and also ensures that unit layouts and floor plans are designed to enhance liveability. A cantilever at this height still allows a high-quality public realm for the growth of street trees, access to daylight, and access to views.

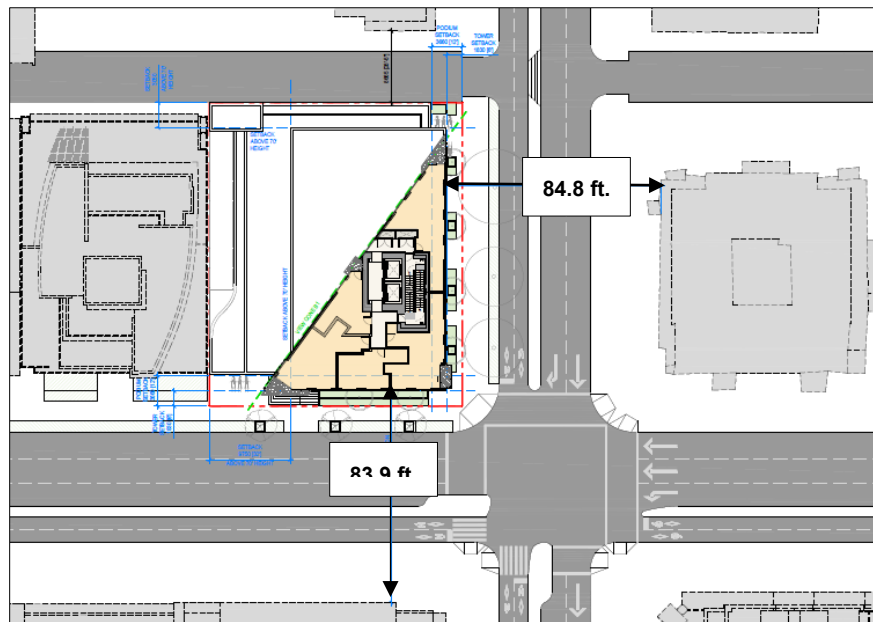
The public realm setbacks serve as a transition to private development while contributing to expanded sidewalk widths for pedestrian comfort. It also provides space for additional

landscaping, public seating and a double row of street trees. Public realm setbacks also intend to achieve a perceived increase in width of the public street enclosed by the buildings.

The Urban Design Panel (UDP) was specifically asked to review the setbacks and public realm interface and, in doing so, supported the proposal unanimously. Staff support the proposal as meeting the *Guidelines* intent for a sense of openness on the street, and provide for a double row of street trees. Further improvements to the public realm design are required and outlined in the conditions of approval in Appendix B.

Tower Separation and View Impacts – The rezoning site is within close proximity to two neighbouring residential towers, the “Peter Wall Yaletown” and the “Oscar.” With the tower placement at 25.6 m (83.9 ft.) and 25.8 m (84.8 ft.) respectively from the neighbouring towers, this separation exceeds the 24.3 m (80 ft.) that is typically required between residential towers (Figure 6). The separation allows sunlight access between buildings and maintains a level of liveability and privacy for residents.

Figure 6 – Proposed building with distances to residential towers



The development potential for adjacent sites was also considered. To achieve adequate tower separation from future towers on adjacent sites, a tower on the subject site would typically be placed no less than 12.2 m (40 ft.) from the shared property line and from the centre of the lane. The proposed tower placement does not achieve the typical 12.2 m (40 ft.) setback from the centre of the lane nor from the shared property line to the south. Staff support the reduced setbacks in this instance, given that the potential for towers on the adjacent sites is restricted by the *View Protection Guidelines*.

While the addition of any tower has the potential to effect private views, the proposal has been adjusted to minimize, where possible, private and public view impacts. Staff have evaluated the overall building form, proposed setbacks, architectural design, and UDP comments, and

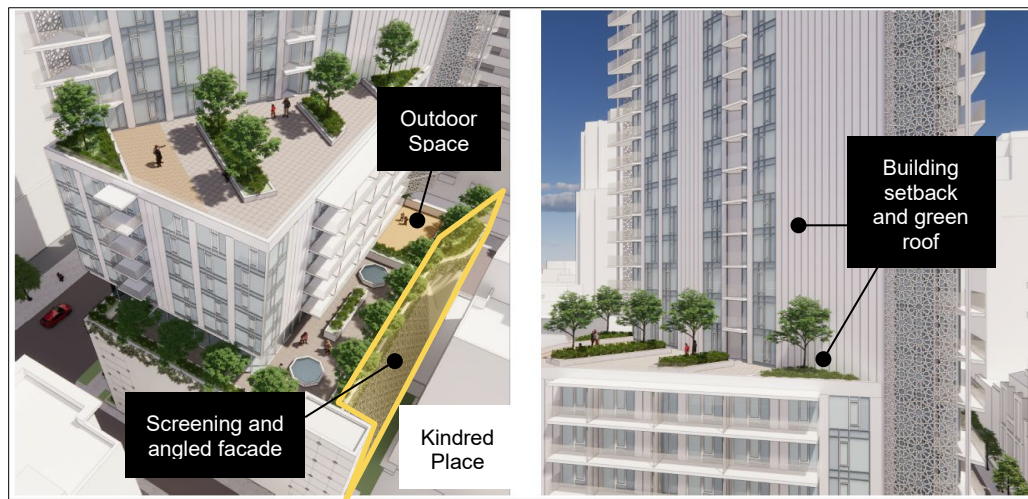
conclude that the visual impact of the tower has been well handled and conforms to the intent of the *Guidelines*. Staff support the form of development, subject to conditions in Appendix B.

Adjacency to Kindred Place – The subject site shares a property line with the Kindred Place, the supportive housing building to the south. Built in 2007 under the DD zoning, this 10-storey building is set back 2.3 m (7 ft. 9 in.) from the shared property line.

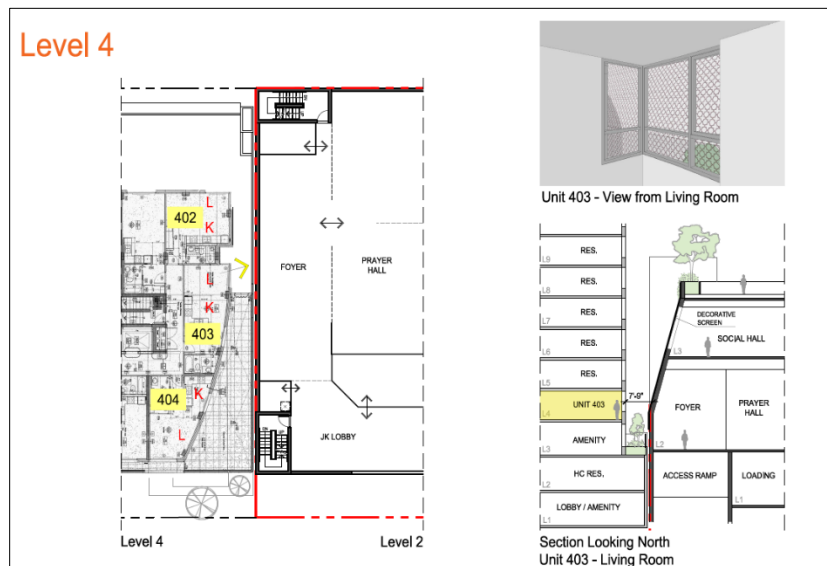
While interior side yards are not required for the podium, the building massing is to maintain a neighbourly relationship to adjacent development sites, taking into account both the existing condition and future condition. The applicant has taken several measures to mitigate privacy and liveability concerns for residents of both buildings.

A folded podium façade is proposed along the shared property line. The façade is angled to provide additional access to light, air and sightlines for the adjacent units (Figure 7). Design conditions require additional measures and landscaping to soften the views for existing residents of Kindred Place.

Figure 7 – Proposed privacy measures



Within Kindred Place, the proposed podium wall impacts only one unit per floor which is oriented solely toward the proposal (Figure 8). The remainder of the units are oriented away from the proposal and as such, the overall impact to sightlines is minimal.

Figure 8 – Proposed building and relationship with Kindred Place

Livability – A number of undersized studio units are currently proposed. All units must meet a minimum unit size of 29.7 sq. m (320 sq. ft.), provided that the Director of Planning is assured that the unit design and location provide satisfactory living accommodation. Staff will review detailed unit layouts as part of the development permit process to ensure satisfactory liveability standards are met.

All of the two- and three-bedroom family-oriented units contain full balconies, along with the majority of units in the upper flatiron tower. All studio and one-bedroom units will be provided either a full balcony or a Juliet balcony to improve light and air circulation to enhance liveability.

A dedicated common indoor amenity for residents is proposed on level 10 with an adjoining rooftop patio. Given the number of units, staff have included conditions in Appendix B to ensure access to common amenity space.

Place of Worship – The proposal contains a six-level podium with a floor area of 2,892.1 sq. m (31,130 sq. ft.). The podium provides space for a place of worship to include a prayer hall, a child-minding space, an early learning centre, and a multi-purpose room. The spaces in the podium will be available for the tenants, the congregation associated with the place of worship, and for the wider community. A rezoning condition ensures that access to community space is provided for residents of the building.

Urban Design Panel – The rezoning application received support with recommendations by the Urban Design Panel on January 20, 2021 (see Appendix F). The Panel recommended additional development of the public realm, further development of the west façade to mitigate privacy for Kindred Place residents, consideration of additional balconies and common indoor space, and enhancements to ensure liveability of the units.

Summary – The height, density, and form of development achieves a number of objectives despite a constrained site and floor plate. The tower siting has maximized its neighbourliness with adjacent development, minimized shadowing impacts, and addressed privacy and overlook

issues between buildings, while improving the overall urban design response. Conditions in Appendix B will secure further design development at the development permit stage.

3. Housing

The entire building, including the place of worship and social housing portion, will be owned and operated by MCYH Multi Generational Housing Society. The society, as a registered charitable organization, will operate the social housing portion with emphasis on providing support to low-income individuals, seniors, families, and people with disabilities.

The project will focus primarily on housing seniors, addressing the need for affordable rental options for seniors to “age-in-place” within the community and be close to amenities, while living within a high-quality and well-maintained space.

This project, if approved, would advance a number of housing policy objectives and strategic directions. This includes the targets in the *Housing Vancouver Strategy* and provincial affordability goals. By delivering 193 new social housing units, the application would contribute to the targets for new social, supportive and co-op housing units (see Figure 9).

**Figure 9 – Progress towards 10-Year Housing Vancouver targets
for non-market Housing as of March 31, 2020**

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	6,103 units (50.8% towards targets)

**Tracking towards 10-year targets began in 2017, figures include Temporary Modular Housing
**Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

If approved, the application would provide:

- New and affordable social housing for seniors and families near a frequent transit route;
- Increased affordable housing options along the housing continuum for residents in and around the area; and
- Provide greater opportunities for seniors and families with fixed and/or limited incomes to remain in the community.

Affordability – The City’s requirement is for social housing buildings to include a minimum of 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels, while the remaining 70% can be up to market rents. This proposal will meet this affordability requirement for social housing. In addition, the applicant is pursuing funding through BC Housing’s Community Housing Fund (CHF) program and, if selected, that funding would allow for deeper levels of affordability for the project. The range of rents prescribed by BC Housing’s Community Housing Fund are as follows:

- 20% of homes will be offered at “deep subsidy” rates;
- 50% of homes will be offered at rent-geared-to-income rates, with an income maximum set at Housing Income Limits (HILS) levels; and
- 30% of homes will be offered at Affordable Market Rents.

The Housing Agreement will secure the property as social housing for 60 years or the life of the building, whichever is greater.

Unit Mix – The project will include primarily studio and one-bedroom units for senior along with 20 family-oriented units, comprised of 10 two-bedroom units and 10 three-bedroom units.

Since the primary target group of the non-profit operator is seniors and people living with disabilities, the proposed unit mix is primarily studios and one-bedroom units. The applicant will be securing the majority of the project, or 136 units, for seniors and persons living with disabilities, per the housing agreement. The remaining 57 units will include 20 two- and three-bedroom units, meeting the family unit mix target of 35% for that component of the project. The amenity spaces in the podium further support residents by providing areas to congregate including a multi-purpose space and learning centres. The inclusion of family units supports the integration of families with children into the development and increases the diversity of tenants.

The applicant has indicated that they will be providing 10 units that are fully wheelchair accessible, targeted to persons living with disabilities. They will endeavor to increase the number of accessible units to the extent possible through the design development process.

Tenants – Since there are no existing residential units on this site, a Tenant Relocation Plan is not required.

4. Transportation and Parking

Parking and loading access is from the lane, leading to four levels of underground parking. A total of 53 standard vehicle parking spaces, which include nine accessible spaces. There are 209 Class A bicycle spaces and 11 Class B bicycle spaces proposed. One Class A and one Class B loading space is proposed, accessed from the lane.

The *Parking By-law* does not contain a minimum vehicle parking requirement for downtown areas, except for the provision of accessible spaces. The applicant is required to meet the requirements of the *Parking By-law* at the time of development permit application.

The applicant will also be required to fund transportation upgrades in the vicinity of the site, including a sidewalk extension and street improvements with street trees. Engineering conditions are provided in Appendix B.

5. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the low emissions green buildings requirements. The low emissions green buildings pathway establishes limits on heat loss, energy use, and greenhouse gases, and draws on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted a preliminary energy modeling analysis detailing for performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

Green Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver’s urban forest and tree canopy. The *Protection of Trees By-law* aims to maintain a healthy urban forest and requires permission for the removal of trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, in the context of development, housing priorities and densification.

There are no existing trees on site. The landscape plan proposes to maximize the three levels of outdoor space with additional planting, seating and urban agriculture. The applicant is proposing a new planted boulevard with street trees along Richards and Drake Streets, per the Downtown South Guidelines which call for a double row of street trees and widened sidewalk. Approximately 12 new on-site trees and street trees, a landscape boulevard and podium, along with urban agriculture plots, are proposed. A design development condition enhances the landscape plan by further enhancing the green elements on site. Landscape conditions of approval are set out in Appendix B.

PUBLIC INPUT

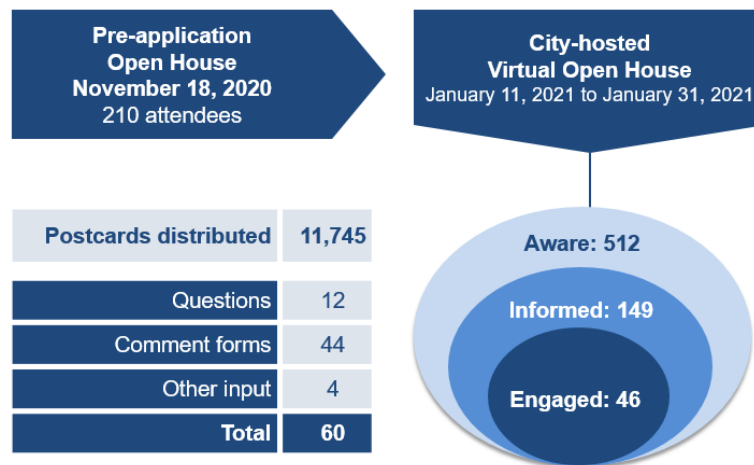
Pre-Application Community Consultation – The applicant held a pre-application Virtual Open House on November 18, 2020 in place of an in-person open house due to restrictions for public gatherings related to the COVID-19 pandemic. The online event took place on an engagement platform. Early feedback included support for affordable housing, culturally appropriate community spaces, and green space. Concerns included the building height and massing, that the area was already built out with towers, and concern with shadow impacts.

Public Notification – A rezoning information sign was installed on the site on December 15, 2020. Approximately 11,745 notification postcards were distributed within the neighbouring area on or about January 8, 2021. Notification, application information, and an online comment form, was provided on the City’s digital engagement platform, Shape Your City Vancouver.

City-Led Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. A virtual open house was held January 11 to 31, 2021 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted, along with a digital model representation of the proposed application.

A virtual engagement strategy was put in place to ensure that the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels, at a time and location of their choosing. A three-week virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and provided public responses to.

Public Response and Comments – Public input was received throughout the application process through online questions, comment forms, email and by phone. A total of 60 submissions were received, shown in Figure 10.

Figure 10 – Overview of notification and engagement

Below is a summary of feedback received from the public by topic and ordered by frequency. Generally, comments of support fell within the following areas:

- **Affordable housing:** This project would provide needed affordable housing to preserve a mix of incomes in the area.
- **Overall support:** The project received overall support.
- **Parking within the development:** The number of proposed parking spaces is appropriate given the site's proximity to public transit. The parking spaces could also include ride share and short-term bicycle parking spaces.
- **Building height and density:** Overall support for the proposed height and density.
- **Building design:** The overall building design is visually pleasing.
- **Neighbourhood context:** This proposal would benefit the community.
- **Demographic mix:** The project would add housing to the community geared to families, seniors and a mix of household incomes.
- **Worship space:** Appreciation for a proposal that contains a worship space.

Generally, comments of concern fell within the following areas:

- **Noise, views, and shadows:** The proposal and its construction period would negatively impact the mental well-being of neighbours since the area already has a lot of construction noise. The project would also block views and result in shadowing.
- **Height and density:** This project would further contribute to the excessive density and height in the area. A low-rise building would also be more appropriate for a social housing development and would result in lower maintenance cost.

- **Social housing:** There is already a large number of social housing buildings in the neighbourhood. New social housing should be located outside of the downtown core.
- **Parking:** There is not enough parking space within the development, especially since the project also includes a place of worship.

A detailed summary of public comments in response are provided in Appendix E.

Response to Public Comments

- **Noise, views, and shadows:** The applicant must comply with the City's *Noise Control By-law* that sets out the time and date for which construction activity can occur. Staff acknowledge that the addition of a tower may impact existing private views. Consistent with best practices and guidelines, the tower has been placed 25.6 m (83.9 ft.) and 25.8 m (84.8 ft.) away from adjacent residential towers to ensure adequate spacing, enhancing privacy and liveability for residents. Further, a tower at this location does not cast any shadow onto Emery Barnes Park, preserving sunlight onto the green space.
- **Height and density:** The provision of 100% social housing allows consideration of a rezoning to exceed the base density maximum of 5.0 FSR and a 36.6 m (120 ft.) building height.
- **Social housing:** The 193 units of social housing will contribute to the targets in the *Housing Vancouver Strategy* and address the objectives of the *Affordable Housing Policies*, both of which support an increased delivery of affordable housing.
- **Parking within the development:** Except for accessible parking spaces, the *Parking By-law* does not contain a minimum requirement for residential parking in the Downtown area. With 53 vehicle parking spaces, the applicant is exceeding what is required under the *Parking By-law*. Further, reduced parking lowers a project's overall cost, allowing for a greater number of social housing units at a deeper level of affordability. The applicant has provided a Transportation Demand Management Plan to explore additional opportunities to enhance sustainable transportation options for the site, which could include a greater number of bicycle spaces. The applicant will be expected to meet the parking requirements under the by-law with a place of worship and community programming spaces at the time of development permit submission.

PUBLIC BENEFITS

City policies addressing changes in land use and density provide the following public benefits:

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

This site is subject to City-wide DCL and City-wide Utilities DCL; however, under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws both the social housing and place of worship components of the project are exempt from DCLs. Based on the rates in effect as of September 30, 2020, the value of the exemptions are estimated at \$3,837,335 for the social housing and \$637,231 for the place of worship.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals with a floor area of 9,290 sq. m. (100,000 sq. ft.) or greater to contribute public art as a condition of rezoning. Social housing is not calculated as part of the applicable floor area under this policy. The remaining floor area for the place of worship space is below the minimum size threshold. No public art contribution will arise from this application.

Community Amenity Contribution (CAC) – In the context of the *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. A CAC is typically made through the provision of either on-site amenities or a cash contribution towards public benefits, taking into consideration community needs, area deficiencies and the impact of the proposed development on City services.

Both the social housing and place of worship space are exempt from delivering a CAC under the City's CAC policy. The public benefits achieved is the social housing component.

Social Housing – The applicant has proposed that the 193 residential units will be delivered and secured as social housing in accordance with the City-wide definition of social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the longer of the life of the building or 60 years.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title. This will include covenants that prohibit the stratification and/or separate sale of individual units, and a rental term of less than one month at a time.

See Appendix G for a summary of all the public benefits for this application.

Financial Implications

The development is exempt from DCLs under the *Vancouver Charter* and the *DCL By-law* for social housing and a place of worship. Based on rates in effect as of September 30, 2020, the value of the exemption is estimated to be \$4,474,566.

The affordability requirements will be secured through a Housing Agreement and Section 219 Covenant in Appendix B, together with a long-term lease to the non-profit housing operator. These ensure that a minimum of 30% of the units are rented to households that earn under the BC HILS levels for rents that are no more than 30% of household income.

Further, the applicant is seeking additional funding through CMHC. If successful, conditions to secure deeper levels of affordability will be a requirement of accepting the funding.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long term and does not require further operating subsidies and tax exemptions from the City. This project, however, is seeking and may qualify for a statutory property tax exemption under provisions of the *Vancouver Charter* administered by the BC Assessment Authority.

CONCLUSION

Staff have reviewed the application to rezone 1317 Richards Street and 508 Drake Street from DD to CD-1 to permit development of social housing co-located with a place of worship space. The proposed development would deliver social housing while expanding the place of worship

space that currently exists. The proposal contains a residential tower with 193 units of social housing. The podium consists of a place of worship that offers space for community programming, including a prayer hall, an early learning centre and child-minding space.

The proposal provides an urban design response that meets the objectives of the *Downtown South Guidelines*. If approved, this application would contribute to the *Housing Vancouver Strategy* by providing 193 new social housing units.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law, as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application, including the form of development as shown in the plans in Appendix D, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

1317 Richards Street and 508 Drake Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any uses in this Section;
 - (b) Institutional Uses, limited to Church, Child Day Care Facility and Social Service Centre;
 - (c) Cultural and Recreational Uses, limited to Arts and Culture Indoor Event; and
 - (d) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. All residential floor area must be used for social housing.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,115.4 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

- 5.2 The floor space ratio for all uses combined must not exceed 14.0.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; 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) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
 - (e) 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.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to the top of the mechanical penthouse, must not exceed 125.2 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.

- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the center of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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.
- 7.5 An obstruction referred to in section 7.2 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 (___).
- 7.6 A habitable room referred to in section 7.1 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

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ()

* * * * *

1317 Richards Street and 508 Drake Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans, prepared by DA Architects received December 1, 2020 and addendum received March 1, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to ensure that any proposed encroachment into view cone B1/C1 (Charleson Seawall/Laurel Landbridge) be no more than a modest 0.6 m (2 ft.) balcony cantilever and the depth of the privacy screening only. This proposed encroachment will be further reviewed and considered at the development permit stage at the discretion of the Director of Planning, and subject to the following:

- (a) Maximize transparency with the use of light construction methods to minimize any framing or non-transparent elements within the view cone.
- (b) Provision of an updated view analysis and 3D model at time of development permit application.

Note to Applicant: The intent is to improve the overall livability of units within the upper tower portion of the proposal.

- 1.2 Design development to ensure compliance with the height limits of view cone 3.1 (Queen Elizabeth Park).

Note to Applicant: No height encroachment into this view cone will be considered through the development permit process.

- 1.3 Design development to ensure the proposed building's cantilever encroaches no more than 1.8 m (6 ft.) into the required 3.6 m (12 ft.) public realm setbacks along Drake and Richards Streets. Any cantilever encroachment into these setbacks must be located at 21.3 m (70 ft.) in height or above.

Note to Applicant: A further minor encroachment of limited balcony width of no more than 0.6 m (2 ft.) into these setbacks may be considered above 21.3 m (70 ft.) in height in

order to improve overall livability of the residential units, generally as shown on the addendum drawings received March 1, 2021.

1.4 Design development to increase the overall amount of indoor common amenity area available to all residents. This may be achieved by:

- (a) Providing additional floor area on level 10 as common indoor amenity by replacing one or more of the three units proposed on this level; and/or
- (b) Providing confirmation that ensures all residents have reasonable access and use for all building amenities, including the institutional space located within the podium levels.

Note to Applicant: The City's best practice seeks to achieve at least 1.39 sq. m (15 sq. ft.) per unit as a generally sufficient amount of common indoor amenity area to serve a variety of functions and resident needs. By this account, the total amount required based on the proposed unit count would be approximately 275.9 sq. m (2,970 sq. ft.). The current proposal is approximately 93.8 sq. m (1,010 sq. ft.) of indoor amenity space on level 10.

1.5 Design development to improve the interface with the public realm through the following:

- (a) Documenting, at the time of development permit application, an architectural study of treatments for the cantilever soffit, cantilevered balconies and screening panels located above the public realm with the intent of providing high-quality materials and design detail intended to act as a feature of pedestrian interest.
- (b) Revisiting the entrance experience and landscape treatment along Richards Street to provide an expanded sidewalk, to increase visual porosity with the ground floor and to further distinguish the institutional nature of the uses within the podium.

Note to Applicant: A minimum 0.6 m (2 ft.) clear sidewalk extension should be provided as per the Downtown South Guidelines. A variation from the guidelines may be explored to better reflect the institutional use rather than the anticipated residential use.

- (c) Enhancing the pedestrian experience along the laneway interface with lighting, planting and materials.
- (d) Providing a conceptual lighting strategy to enhance the public realm environment.

1.6 Design development to improve livability through the following:

- (a) Provision of Juliet balconies for all units that do not have access to private outdoor space.
- (b) Provision of balconies for all family units (two- and three-bedroom units).

Note to Applicant: In accordance with the High-Density Housing for Families with Children Guidelines, each family unit should have a private open space measuring approximately 1.8 m (5.9 ft.) deep by 2.7 m (8.9 ft.). Balcony sizes should be based on performance of comfortably accommodating a table and four chairs. Enclosed balconies are not supportable. Direct access from living room to private open space should be provided.

- (c) Provision of a minimum 3.6 m (12 ft.) clear width and a minimum 29.7 sq. m (320 sq. ft.) area for all residential units.

Note to Applicant: 29.7 sq. m (320 sq. ft.) (excluding in-suite storage) is the minimum unit area that can be considered, if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation with regard to the type of occupancy proposed. Refer to section 11.10 of the Zoning and Development By-law.

Note to Applicant: Provide detailed layouts including furniture for all units at the time of development permit application. Unit layouts will be assessed for livability during the development application review process.

- 1.7 Design development to the west podium elevation, where interfacing directly with the adjacent Kindred Place development, to mitigate any potential impact on existing residences.

Note to Applicant: Measures should include confining light from relevant exterior and interior fixtures, acoustic considerations, and provision of attractive visual screening and treatments with particular consideration for residential units that have only one aspect towards the shared property line.

- 1.8 Design development to improve the architectural expression by exploring opportunities to create a more coherent, elegant, and quality appearance to the overall tower expression, with particular attention to the west façade and top of the tower.

Note to Applicant: Explore window pattern variations and subtle soft color or material variations of the proposed metal paneling for the west tower facade. The top of the tower, including the elevator overrun, roof access, screening structures, etc., should be well integrated into the overall design to avoid detracting from the overall tower parti.

- 1.9 Submission of a bird-friendly strategy for the design of the building.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines. See also landscape conditions for measures in the open space design.

Crime Prevention through Environmental Design (CPTED)

- 1.10 Design development to respond to CPTED principles, having particular regard for:

- (a) Theft in the underground parking and loading areas;
- (b) Residential break and enter;

- (c) Mail theft; and
- (d) Mischief in alcove and vandalism, such as graffiti.

Landscape Design

1.11 Design development to improve the public realm interface on Richards Street:

- (a) To be more inviting and vibrant to the public; and
- (b) To be spacious with enough depth for seating than merely functioning for pedestrian flow.

Not to Applicant: Design the grade changes to integrate entry stairs and ramp with seating areas, to advance the visual interest and contribute to the animation of the public realm. Refer to Urban Design condition 1.5.

1.12 Design development to enhance presentation to the lane by either:

- (a) Providing a trellised area above the parkade ramp, complete with vines; or
- (b) Adding vines to blank wall facades, ensuring the vine support is sturdy and low maintenance by avoiding high maintenance modular "green wall" systems; or
- (c) Adding lighting and special paving material.

1.13 Design development to enhance the west elevation adjacent Kindred Place by providing landscape screening.

1.14 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises.
- (b) Minimize the necessity for hidden mechanical water storage.
- (c) Increase the amount of planting on the rooftop areas, where possible.
- (d) Use permeable paving.
- (e) Employ treatment chain systems (gravity fed, wherever possible).
- (f) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City's Integrated Rainwater Management Plan (IRMP) Vol. 1 and 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early-phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

1.15 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.

- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

Standard Conditions:

- 1.16 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.17 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.18 Provision of a "Tree Management Plan."

- 1.19 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.20 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, provide illustrate irrigation connection points and hose bib symbols accurately with a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.21 Provision of an outdoor Lighting Plan.

Sustainability

- 1.22 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (e.g., Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements (amended April 28, 2017 or later).

Engineering

- 1.23 The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use, prepare a mitigation plan to minimize street use during excavation and construction (e.g., consideration to the building design or sourcing adjacent private property to construct from). A minimum 60 days lead time is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.24 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to the subject site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vancouver.ca for details.

- 1.25 Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

- 1.26 Submission of an updated landscape and site plan to reflect the public realm changes including all off-site improvements sought for this rezoning. Where a design or detail is

not available, make note of the improvement on the site and/or landscape plans. Submit a copy of the updated plan to Engineering Services for review noting the following:

- (a) The following statement is to be added on the landscape plan: "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

- (b) Revision to show sod front boulevard.

Note to Applicant: Artificial turf is not acceptable.

- (c) Delete any stairs, stair handrails, and/or walls from within the required 2 ft. sidewalk extension on Richards Street.

1.27 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

- (a) ACT-02 – Improved Access to Class A bicycle parking

- (i) Provision of concept design for excellent design of lighting, finishes, grades, convenience.

Note to Applicant: The dedicated bicycle elevator proposed is not acceptable as a TDM measure, as it is a requirement of the site.

- (b) ACT-05 – Bicycle Maintenance Facilities

- (i) Note and dimension location of facilities on plans.
 - (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
 - (iii) Provision of an operational plan detailing:
 - A description of the amenities to be provided.
 - A means of providing access to all residents, commercial tenants, and the public (if applicable).
 - Plan for maintaining these amenities.
 - (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or

marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

- (c) SUP-01 – Transportation Marketing Services
 - (i) Provision of a description of the services to be provided.
 - (ii) If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
- (d) SUP-02 – Real-Time Information
 - (i) Identify the general locations for proposed displays on plans.
 - (ii) Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.
- (e) SUP-03 – Multimodal Wayfinding Signage
 - (i) Identify the general locations for proposed displays on plans.
 - (ii) Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

Note to Applicant: Wayfinding signage is to be provided fully on site.

- 1.28 Provision of a TDM Plan targeting 24 points for the place of worship land use. A single TDM measure may count towards multiple land uses if it is usable by each land use.
- 1.29 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
 - (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$2 per sq. m of gross floor area.
 - (b) Secures the provision of TDM measures on the site:
 - (i) ACT-02 – Improved Access to Class A Bicycle Parking.
 - (ii) ACT-05 – Bicycle Maintenance Facility.
 - (iii) SUP-01 – Transportation Marketing Services.
 - (iv) SUP-02 – Real-Time Information.
 - (v) SUP-03 – Multimodal Wayfinding Signage.

- (c) Permits the City to access and undertake post occupancy monitoring of the TDM measures proposed
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.30 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level.

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5 ft. 6 in. x 6 ft. 8 in. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.
 - (b) Provision of a minimum 1.2 m wide access route between the bicycle parking spaces and the outside.
 - (c) Provision of automatic door openers for all doors providing access to Class A bicycle storage.
 - (d) Provide 0.6 m width for Class B bicycles spaces.
- 1.31 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
 - (a) Provision of convenient, internal, stair-free loading access to/from all site uses.
- 1.32 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
 - (a) Provision of improved two-way flow for vehicles on the ramp and in the parking areas.
 - (i) Provide the minimum width maneuvering aisle throughout, as per the Parking and Loading Design Supplement.

Note to Applicant: To accomplish this it may require the removal of parking spaces.
 - (ii) Provide parabolic mirrors throughout parkade and ramps to improve visibility.

- (b) Column encroachments, setbacks and parking space widths to comply with the Parking and Loading Design Supplement.
- 1.33 Provision of the following information is required for drawing submission at the development permit stage to facilitate a complete transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans.
 - (j) Areas of minimum vertical clearances labelled on parking levels.
 - (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (m) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (n) The location of all poles and guy wires to be shown on the site plan.
- 1.34 Provision of a draft final Rainwater Management Plan (RWMP) prior to development permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details. The resubmission at DP must include the following amendments:

- (a) *Volume Reduction* – Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.
 - (i) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.
 - (ii) A Post-Development Site Plan with a legend to indicate each type of surface cover must be provided.
- (b) Supporting technical specifications of the green roof is required.
- (c) *Water Quality* – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:
 - (i) Product name and manufacturer/supplier.
 - (ii) Total area and % impervious being treated.
 - (iii) Treatment flow rate.
 - (iv) Supporting calculations to demonstrate adequate sizing.
 - (v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
 - (vi) Location on of device in drawing or figure in the report.
- (d) *Release Rate* – Ensure all calculations are provided for pre- and post-development peak flow rates, including R-value calculations and any assumptions used.
- (e) *Release Rate* – Recommended minimum diameter for orifice is 75 mm unless additional measures such as placing water quality treatment measures upstream, deep sump below the invert, and/or debris shield is included to minimize the likelihood of clogging. There must be additional considerations for emergency overflow/bypass mechanism for events greater than the 1:10 year return period in the design of the system.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the development permit application. To schedule a meeting, contact rainwater@vancouver.ca.

Note to Applicant: Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to restrict the issuance of Development, Building, and Occupancy Permits and provide the necessary rights of ways for a Rainwater Management System. No development permit will be issued for the site until a Rainwater Management Plan has been accepted by the City.

Social Housing

- 1.35 That the proposed unit mix, including 89 studio units (46%), 84 one-bedroom units (44%), a minimum of 10 two-bedroom units (5%) and 10 three-bedroom units (5%), are to be included in development application drawings.

Note to Applicant: The unit mix may only be varied at the discretion of the Director of Planning or Development Permit Board.

- 1.36 Provide written confirmation on the status of applications and approvals for capital grants and loans from all levels of government that may increase the affordability of the project, to be included in the development permit submission.
- 1.37 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2 and 3.4.3).
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2) with in-suite storage encouraged for family units.
 - (c) A multi-purpose indoor amenity space with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3).
 - (d) A balcony for each family unit with dimensions of approximately 1.8 m by 2.7 m (S. 4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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, to the General Manager of Engineering Services and to the General Manager of Planning, Urban Design and Sustainability (or successors of the function), as necessary, and at the sole cost and expense of the owner/applicant, make arrangements for the following:

Engineering Services

- 2.1 Consolidation of Lots 35 to 38, all of Block 114, District Lot 541, Plan 210 to create a single parcel.
- 2.2 Release of Easement and Indemnity Agreement 144159M (a commercial crossing), prior to occupancy.

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition at the development permit stage.

- 2.3 Provision of a Services Agreement to detail the on-site 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 is provided.

- (a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by R.F. Binnie and Associates Ltd. dated November 17, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development can be the 200 mm main along Drake Street or the 300 mm main along Richard Street. Should the development require water service connections larger than the existing main, the applicant shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The applicant is responsible for 100% of the cost of the upgrading. Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of the proposed development(s) at 1317 Richards Street and 508 Drake Street does not require any sewer upgrades but does require the following:
 - (i) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
 - (ii) Development to be serviced to the existing 200 mm SAN and existing 600 mm sewers along Richards Street.
- (c) Provision of upgraded street lighting (roadway, bikeway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North

America (IESNA) recommendations.

Note to Applicant: Provision of a lighting simulation is required for all lighting upgrades.

- (d) Provision of new or replacement duct bank adjacent to the development site (along Richards and Drake) that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- (e) Provision of street improvements along Richards Street adjacent to the site and appropriate transitions that follow the City's Downtown South Streetscape Design Guidelines including the following:
 - (i) 1.22 m (4 ft.)-wide front boulevard with street trees where space permits.
 - (ii) Broom-finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line.
 - (iii) 0.61 m (2 ft.)-wide extension of the sidewalk on private property.
 - (iv) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

Note to Applicant: For new curb construction, include the section of curb around the driveway letdown where the existing curb has deteriorated (approximately 20 m of curb reconstruction required).

- (f) Provision of street improvements along Drake Street adjacent to the site and appropriate transitions that follow the City's Downtown South Streetscape Design Guidelines including the following:
 - (i) 1.22 m (4 ft.) wide front boulevard with street trees where space permits.
 - (ii) Broom-finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line.
 - (iii) 0.61 m (2 ft.) wide extension of the sidewalk on private property.

Note to Applicant: This 2 ft. sidewalk extension on private property on both Richards and Drake Streets is a requirement of the Downtown South Guidelines for sites in New Yaletown (refer to section 8.1.2 on p. 27 and p. 28), as well as City's Downtown South Streetscape Design Detail.

- (g) Provision of a cash contribution of \$250,000 for the provision of the intersection improvements at the southwest corner of Richards Street and Drake Street, including:
 - (i) Signal modifications required for geometric changes to accommodate two-way bicycle facility on Drake Street.
 - (ii) Upgrades to the existing traffic signal including accessible pedestrian signals (APS).
 - (iii) Provision of lighting upgrade to current City standards and IESNA recommendations.
 - (h) Provision of curb ramps at the southwest corner of Richards Street and Drake Street.
 - (i) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
 - (j) Provision of speed humps in the lane west of Richards Street between Drake Street and Pacific Street.
- 2.4 Provision of all utility services (BC Hydro, Telus, Shaw, etc.) to be underground from the closest existing suitable service point for this “conditional” development.

Note to Applicant: BC Hydro service to the site shall be primary. All BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/engineering-design-manual.PDF>); and
- (b) Plans to show all third party service lines to the development (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the City.

Social Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Service to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for 60 years or life of the building, whichever is greater, which will contain the following terms and conditions:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant.
- (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units.
- (d) Requiring such units to be used for "social housing," as that term is defined in the Vancouver Development Cost Levy By-law No. 9755.
- (e) Not less than 30% of the social housing units be offered at rent-geared-to-income rates and will be occupied by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication.
- (f) Not less than 70.4% of the social housing units to be rented to seniors, meaning at least one member of the household is aged 55 or older, or to be rented to persons with special needs, meaning at least one member of the household is a person with special needs; and,
- (g) If the applicant demonstrates to the City, by delivering a certified report and rent roll on an annual basis, satisfactory to the City, that they cannot achieve a building vacancy rate lower than 3% for the immediately preceding quarter, it may rent vacant units to individuals other than those described in 2.6 (f), until such time as the vacancy rate is lower than 3%.

Note to Applicant: Conditions 2.6 (a) through (g) apply only to the social housing portion of the building.

Sustainability

- 2.6 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

- 2.7 If applicable:

- (a) Submit a site profile to the Environmental Protection Branch (EPB);

- (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance 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-laws.

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

* * * * *

1317 Richards Street and 508 Drake Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“1317 Richards Street and 508 Drake Street [CD-1 #] [By-law #] (DD)”

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

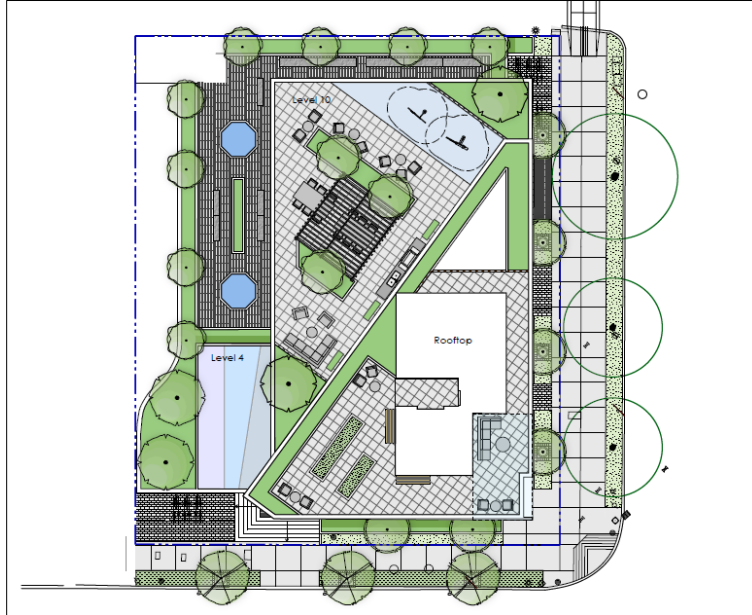
Amend Schedule A (Activity Zone) by adding the following:

“[CD-1#] [By-law #] 1317 Richards Street and 508 Drake Street”

* * * * *

**1317 Richards Street and 508 Drake Street
FORM OF DEVELOPMENT DRAWINGS**

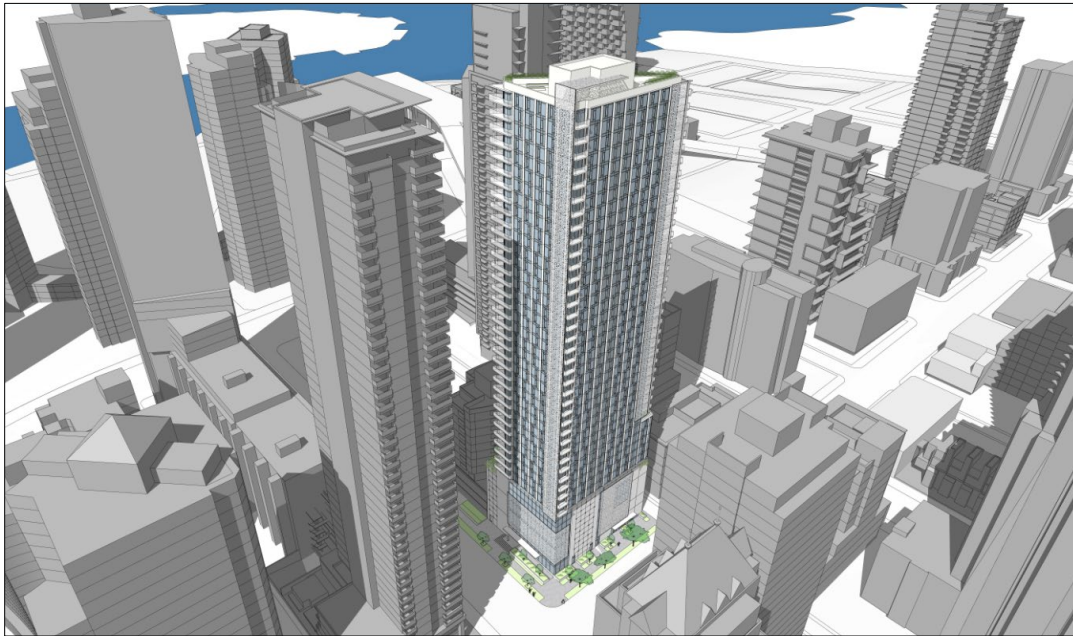
Site plan with two outdoor rooftops and public realm improvements



Overhead view of proposed building looking east from Drake Street



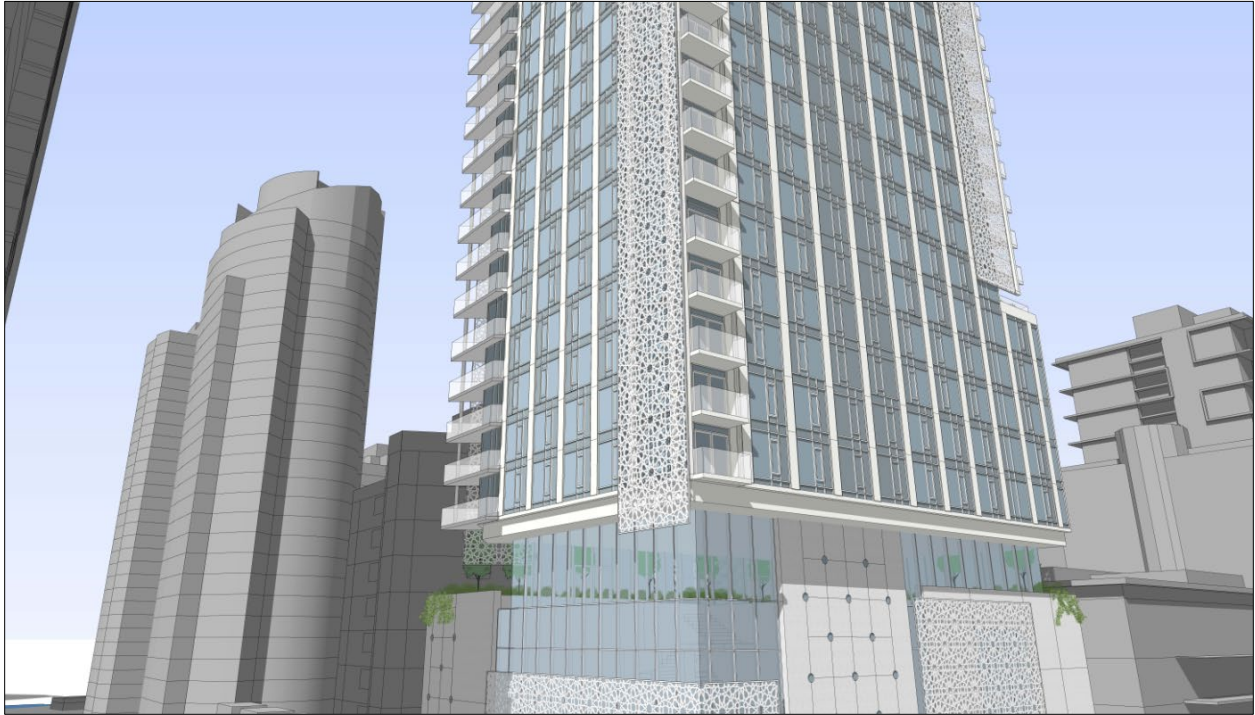
View of proposed building looking southwest



Proposed building with balconies viewed from Richards Street



Proposed building viewed from the intersection of Richards and Drake Streets



Proposed building looking north up Richards Street (aerial and street level)



**Proposed building from the corner of Drake and Richards Streets (left)
and looking west from Drake Street (right)**



**Proposed building looking south from Richards Street (left)
and looking east from Drake Street (right)**



**Proposed building from corner of Richards and Drake Streets (left)
and looking west from Drake Street (right)**



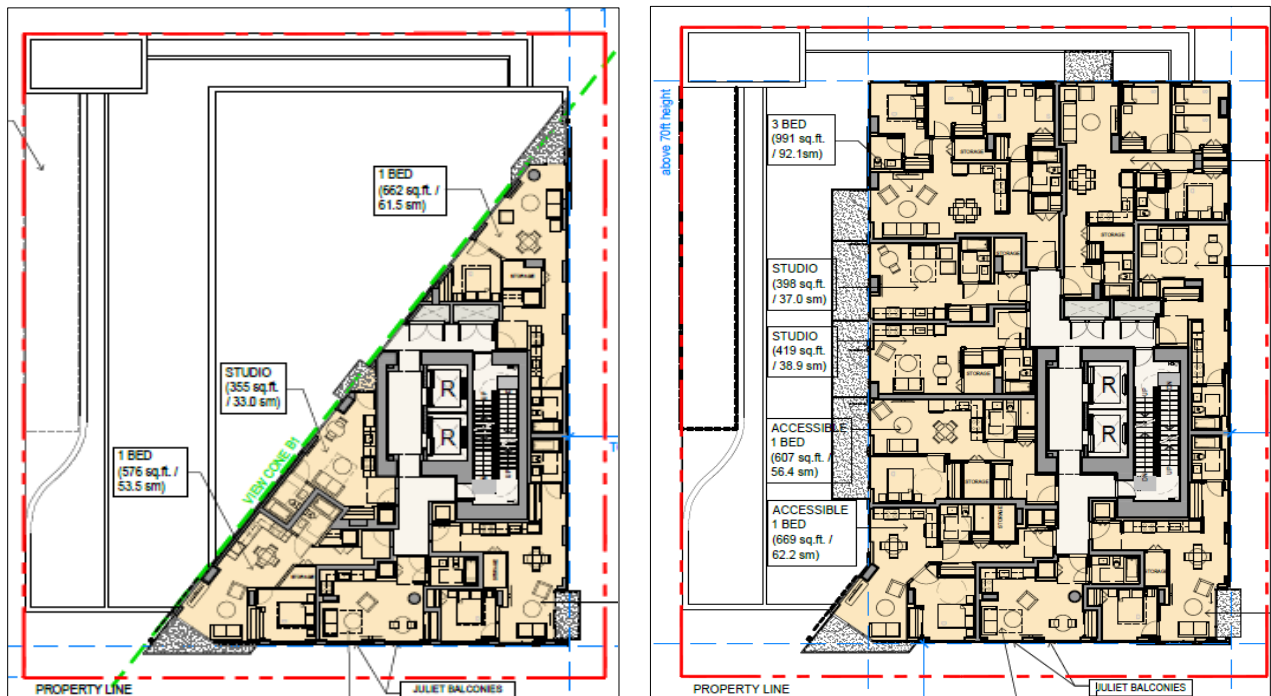
View of outdoor amenity spaces on podium (left) and mid-tower rooftops (right)



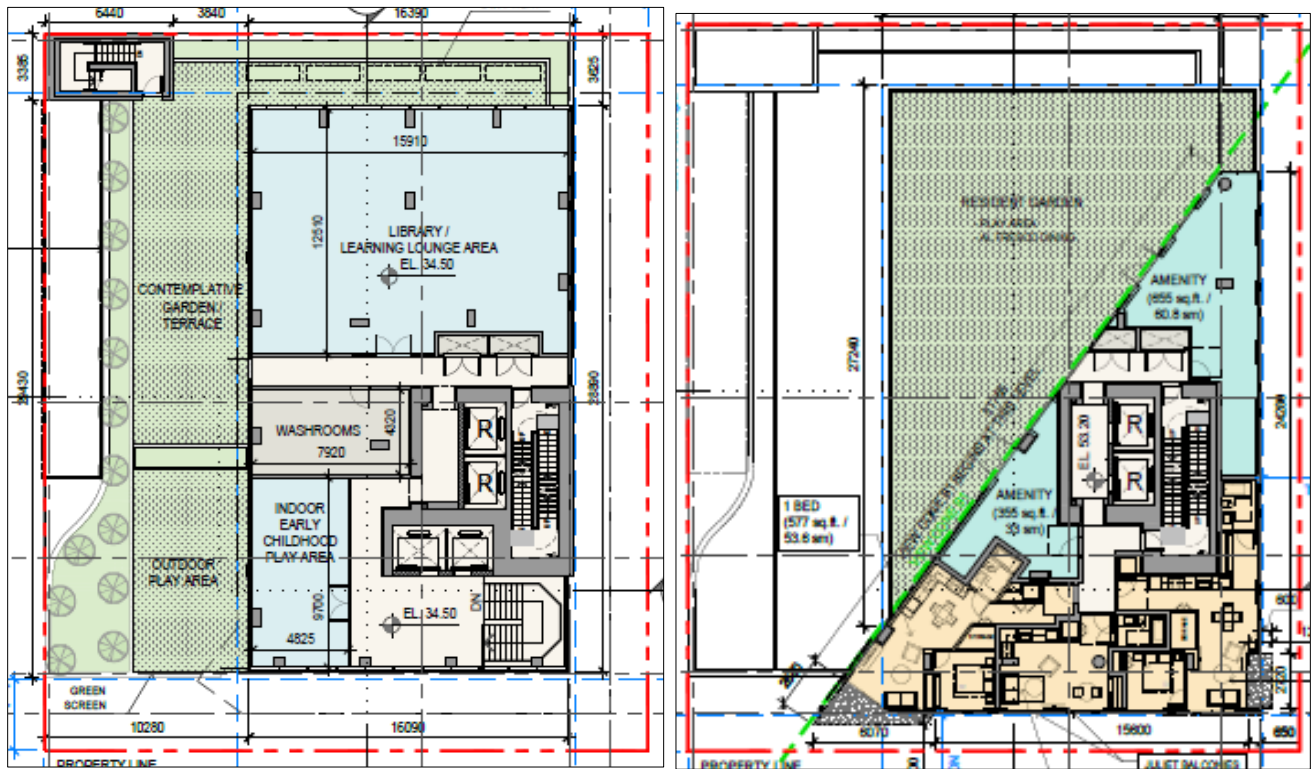
South (Richards Street) elevation (left) and east elevation (right)



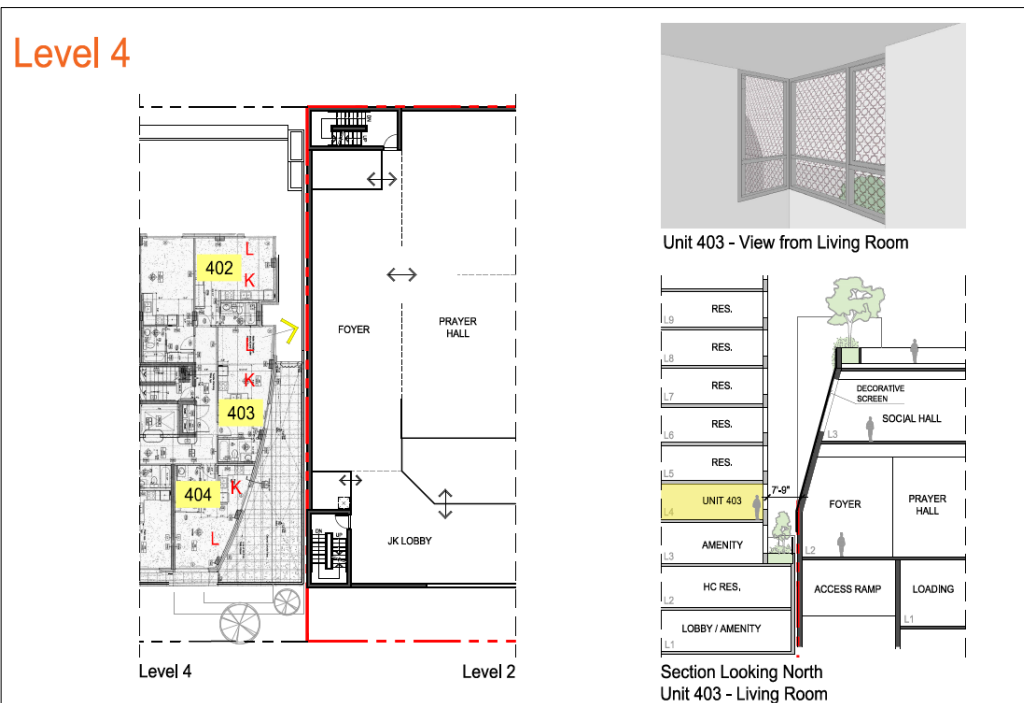
Typical upper tower (left) and mid section (right) floor plan



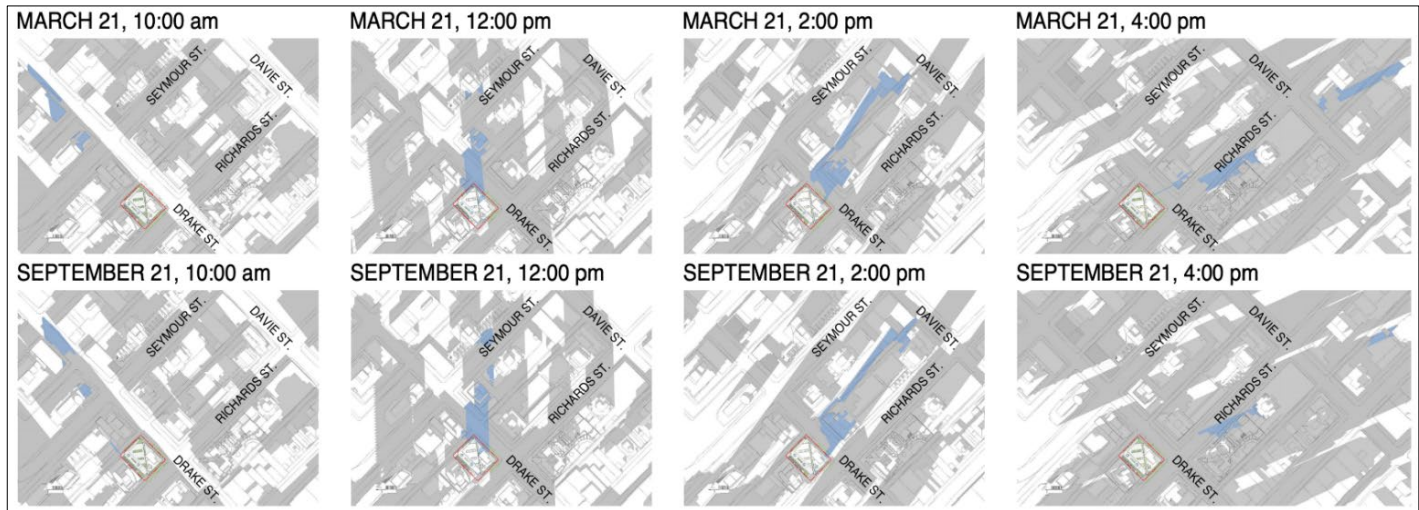
Typical podium floor plan



Proposed building and relationship with Kindred Place



Shadow studies with proposed development on March 21 and September 21



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1317 Richards Street and 508 Drake Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

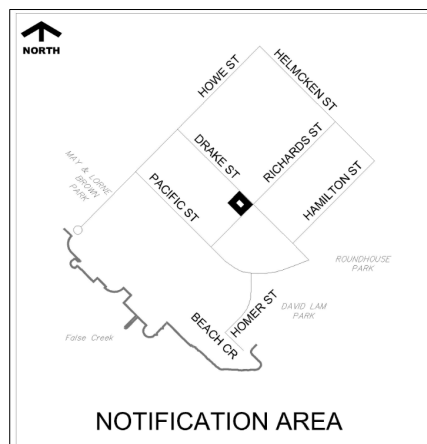
	Dates	Results
Events		
Applicant-led pre-application open house	November 18, 2020	210 attendees
City-led virtual open house	January 11, 2021 to January 31, 2021	512 participants (aware)* <ul style="list-style-type: none"> • 149 informed • 46 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 8, 2021	11,745 notices mailed
Public Responses		
Pre-application comment forms/emails	November 15 to 23, 2020	181 submittals
Online questions	January 11, 2021 to January 31, 2021	12 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December, 2020 to February, 2021	44 submittals
Overall position <ul style="list-style-type: none"> • Support • Opposed • Mixed 	December, 2020 to February, 2021	43 submittals <ul style="list-style-type: none"> • 18 responses • 19 responses • 6 responses
Other input	December, 2020 to February, 2021	4 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June to August, 2020	684 participants (aware)* <ul style="list-style-type: none"> • 214 informed • 52 engaged

Note: All reported numbers above are approximate.

*The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Affordable housing:** More affordable housing is needed in the city and this project ensures an income mix is preserved in the neighbourhood. Further density would be supported if it can increase the number of units.
- **Overall support:** The project received overall support.
- **Parking within the development:** The number of proposed parking spaces is appropriate since the site is located in close proximity to public transit. The parking spaces could also include ride-share and short-term bicycle parking spaces.
- **Building height and density:** Overall support for the proposed height and density.
- **Building design:** Building design is visually pleasing.
- **Neighbourhood context:** This proposal would benefit the community.
- **Demographic mix:** The project would add more families, seniors and a mix of incomes into the neighbourhood.
- **Community amenities:** Appreciate this project would have community amenities and a place of worship.

Generally, comments of concern fell within the following areas:

- **Noise, views, and shadows:** The proposal and its construction period would negatively impact the mental well being of neighbours since the area already has a lot of construction noise. The project would also block views and result in shadowing.

- **Building height and density:** This project would further contribute to the excessive density and height in the area. A low-rise building would also be more appropriate for a social housing development and would result in lower maintenance cost.
- **Social housing:** There is already a significant number of social housing buildings in the neighbourhood. Social housing should be accommodated outside the downtown core.
- **Parking within the development:** There is not enough parking space within the development, especially since the project also includes a place of worship.
- **Building design:** The northeast corner and podium area could be more visually appealing, rather than a blank wall.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The new bike lane on Drake Street would improve the street experience, allow different and safe modes of transportation, and lower conflict between vehicles and bicycles.

General comments of concern:

- The development would be contributing to a concrete jungle in the area.
- The dual bike lane beside the proposed development would be a safety concern due to vehicles dropping people off at the community centre.
- The project would further contribute to traffic congestion in the neighbourhood.
- Two elevators are insufficient for the number of units, especially during a pandemic.
- The project could devalue neighbouring properties.
- The project would cost taxpayers a significant amount of money.

Neutral comments/suggestions/recommendations:

- The floor plan layout could be improved by relaxing the setback on Davie Street and shifting the elevator core southward. A few respondents suggested relaxing the view cones to improve the liveability of the units as well.
- The amenity space seems small, and it is odd that the room is split into two spaces.
- Road infrastructure has decreased significantly and community amenities for families are needed. More money should be invested in upgrades instead of development.
- Appreciate the rooftop green space and desire to see it a common amenity space.
- The two buildings are too close together and should be situated further apart.
- Would like to see more family units included in the development.
- Appreciate the outdoor space and hope to see seating and play structure for children.

* * * * *

**1317 Richards Street and 508 Drake Street
URBAN DESIGN PANEL**

The rezoning application was supported unanimously at Urban Design Panel on January 20, 2021. The information below is a summary of the minutes. The full minutes can be found at <https://vancouver.ca/files/cov/udp-minutes-01202021.pdf>.

Introduction: Rezoning Planner, Thien Phan, started with a summary of the rezoning proposal and existing context.

Senior Development Planner, Paul Cheng, provided policy and site background. The social housing project is one example that the panel has seen where projects are over form and height beyond what the neighborhood plan or the Downtown ODP typically allows. In recent years, we have discovered that condos are not solving the housing crisis that we have here in the City of Vancouver. We have been developing policies and administrative practices that look to incentivize building for different tenures to help the housing crisis. This project represents a unique opportunity on a unique site for social housing. Although the Downtown ODP would not consider this site large enough for a tower of condos, staff are actually coming forward and saying that the site is suitable from a contextual point of view for a tower with social housing.

Thien continued to explain the proposal as a 100% social and 100% community serving spaces. The policy context was explained, specifically in which rezoning applications can be considered under the Affordable Housing Policies (1989), a policy document that support the expansion of affordable housing opportunities across the city.

Development Planner, Derek Robinson, presented the expectations of the Downtown South Design Guidelines. Under the existing ODP zoning, projects that include a two-thirds social housing component can be considered for a height up to 120 ft. and 5.5 FSR. Examples of this form are on the adjacent site, known as Kindred Place and across the lane at Karis Place.

The subject site is one of several remaining small sites within Downtown South, and has a frontage of 100 ft. with a depth of 120 ft. The site does not meet the frontage or area requirements for additional tower height and density under the ODP. Staff are considering a tower on this site only because the not-for-profit applicant is proposing a project that meets the City's definition of social housing.

Due to the view cone impacts on this small site, a number of relaxations are required in order to site a viable social housing tower at this location.

Derek discussed the small and slender tower floor plate size and profile, tower from all existing adjacent towers, including approximately 84 ft. from the Oscar development across Drake Street and 80 to 84 ft. from the Peter Wall development across Richards Street, setbacks for liveability, public realm, and view cones.

Derek also discussed the balconies, in which 62 of the 193 proposed units contained balconies. This subarea of Downtown South requires 12 ft. public realm setbacks along Richards and Drake streets. The applicant is proposing to cantilever 6 ft. over the public realm for portions of the tower above 80 ft. in height along both street frontages.

Staff are seeking the Panel's input on any perceived impacts of this cantilevering and any possible mitigation strategies. Amenity spaces are on level 10 including two indoor amenity rooms leading to a roof top terrace on level 40.

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

Height and massing:

In considering this site for a tower typology, staff note the following:

- 100% of the residential space will meet the City's definition of social housing.
- The ODP does not typically permit a tower typology on small sites with a frontage of less than 175 ft. to ensure a 70 ft. street wall podium is also achieved.
- The adjacent Kindred Place developed social housing at 120 ft. height and 5.5 FSR.
- A 6 ft. cantilever into the required 12 ft. public realm setback is proposed (above 80 ft.) along both street frontages.
- 80 ft. tower separation from all existing towers is achieved.
- Triangular floor plate creates slender profile but above the 3,500 sq. ft. per the guidelines.

Given these considerations, and with the understanding that the delivery of social housing may require some compromises to the urban forms intended in the ODP, please comment on:

- 1) The urban design response developed for this site and its relationship within the context of Downtown South. How does the proposal compare to the more typical tower/podium strata residential typology that underlies the original intent of the ODP?
- 2) Neighbourliness/livability Does the panel support the proposed response with regard to livability, in particular the interface with Kindred Place, the proposed reduced rear setback and limited provision of balconies?
- 3) Public realm, open space and landscape strategies: Does the panel support the proposed public realm interface, including the tower cantilever over Drake and Richards streets? Does the proposal achieve legibility, permeability and porosity at grade?

Panel's consensus on key aspects needing improvement:

Having reviewed the project, it was moved by MS. ENMAN and seconded by MR. FRANCL and was the decision of the Urban Design Panel:

THAT the Panel Support with Recommendations the project with the following recommendations to be reviewed by City staff:

- 1) Further development of the urban realm, particularly decreasing the formalness and looking for additional ways to provide porosity into the building from the streetscape.
- 2) Further develop the west façade that is directly adjacent to Kindred Place with screening or similar approach.
- 3) Consider additional balconies or shading measures to provide increased livability.
- 4) Consider additional amenity space on level 10.
- 5) Further develop and define livability of the suites.

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1317 Richards Street and 508 Drake Street
PUBLIC BENEFITS SUMMARY

Project Summary

To construct a 39-storey mixed-use building with 193 units of social housing and a place of worship.

Public Benefit Summary

The project would deliver 193 social housing units and contribute to the Housing Vancouver Strategy targets for affordable housing.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
Floor Space Ratio	5.0	14.0
Buildable Floor Area	5,577.1 sq. m (60,010 sq. ft.)	15,610.6 sq. m (168,031 sq. ft.)
Land Use	Mixed Use	Residential/ Institutional

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL	\$0
Utilities DCL	\$0
TOTAL	\$0

Other Benefits (non-quantified components):

- 193 units of social housing.

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1317 Richards Street and 508 Drake Street APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant	DA Architects
Address	1317 Richards Street and 508 Drake Street
Registered Owner and Property Information for 508 Drake Street	Aga Khan Foundation Canada Lots 37 and 38 Block 114 District Lot 541 Plan 210; PIDs 015-495-540 and 015-495-566 respectively
Registered Owner and Property Information for 1317 Richards Street	MCYH Multi Generational Housing Society Lots 35 and 36 Block 114 District Lot 541 Plan 210; PIDs 012-594-091 and 015-495-523 respectively
Site Area	1,115 sq. m (12,002 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning District	• DD	• CD-1
Land Use	• Commercial, institutional, industrial, residential, parks and open spaces, public uses and facilities, urban farm – Class B	• Residential and institutional
Maximum Density	• 5.0 FSR	• 14.0 FSR
Floor Area	• 5,577.1 sq. m (60,010 sq. ft.)	• Social housing: 12,718.5 sq. m (136,901 sq. ft.) • Place of worship: 2,892.1 sq. m (31,130 sq. ft.) Total: 15,610.6 sq. m (168,031 sq. ft.)
Maximum Height	• 36.6 m (120 ft.)	• 125.2 m (410.8 ft.) to top of roof access
Social Housing Unit Mix		• Studio: 89 units (46%) • 1-Bedroom: 84 units (44%) • 2-Bedroom: 10 units (5%) • 3-Bedroom: 10 units (5%) Total: 193
Parking Spaces	• Per Parking By-law	• 53 spaces with 9 accessible
Loading Spaces	• Per Parking By-law	• Class A: 1 • Class B: 1 • Class C: 0
Bicycle Spaces	• Per Parking By-law	• Class A: 209 • Class B: 11
Natural Assets	• No trees on site.	• 12 new on-site and street trees, landscaped boulevard and podium, urban agriculture plots (to be confirmed at the development permit stage)

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