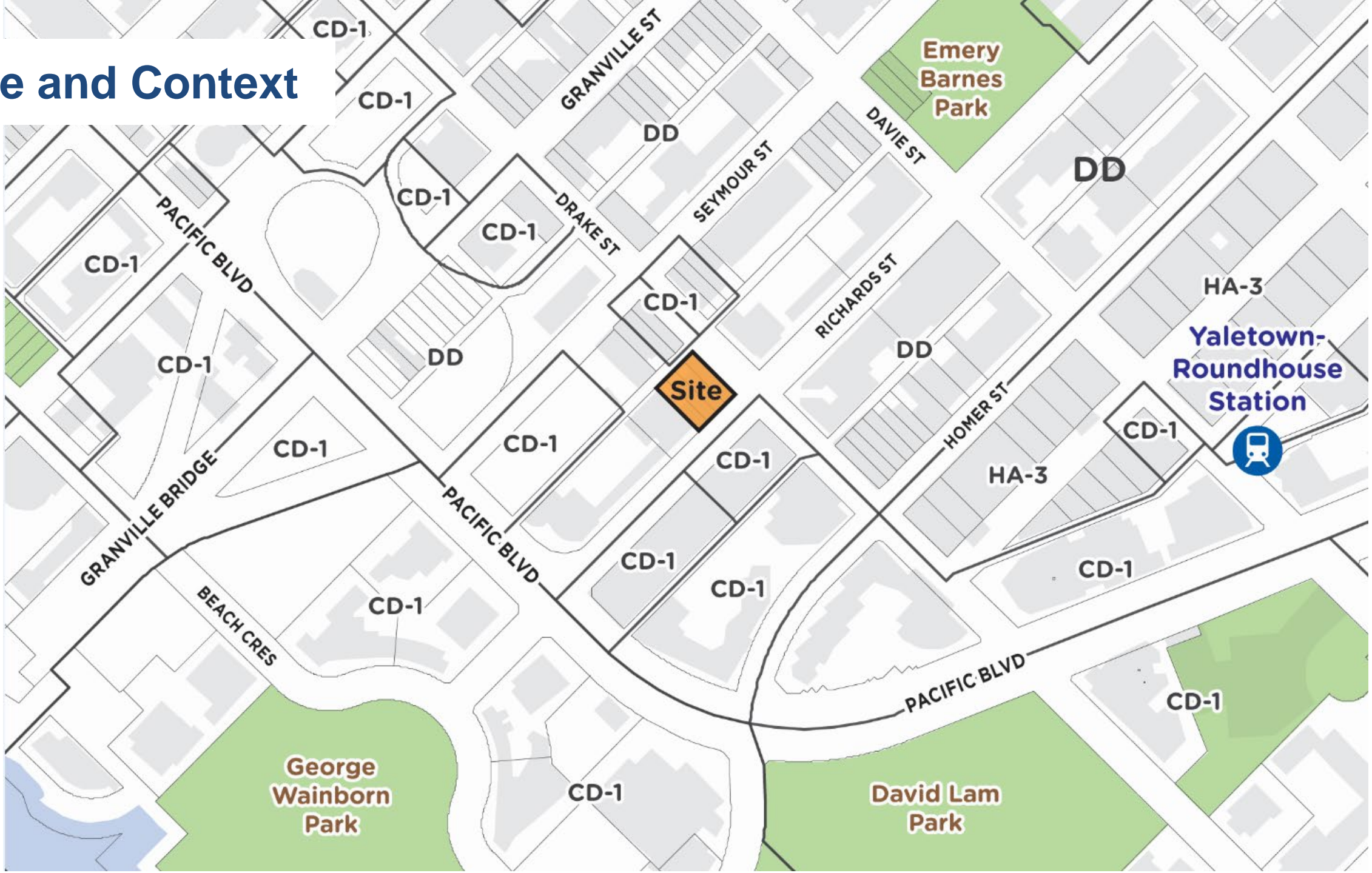


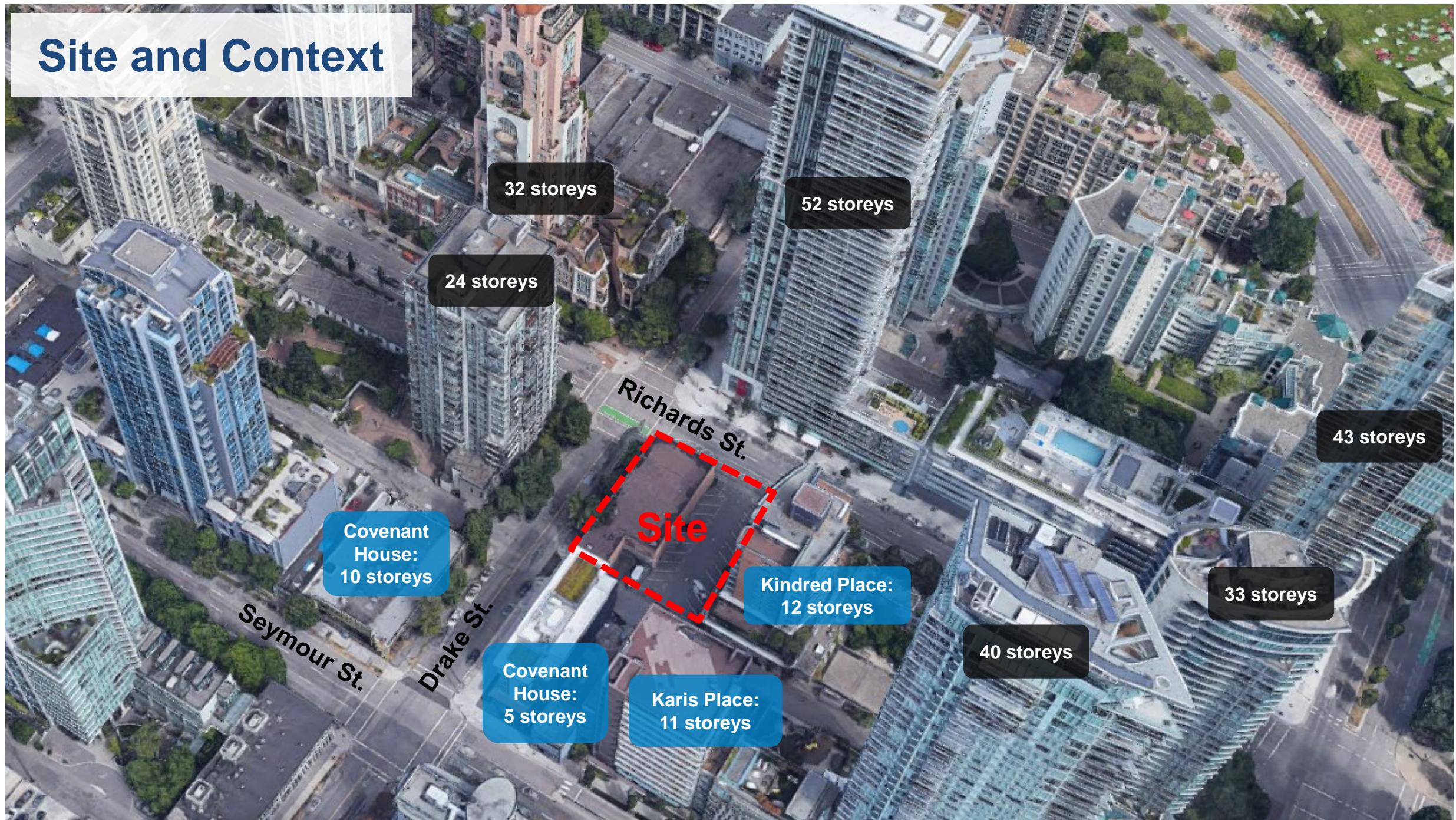


**CD-1 Rezoning: 1317 Richards Street and 508 Drake Street**  
Public Hearing – June 15, 2021

# Site and Context

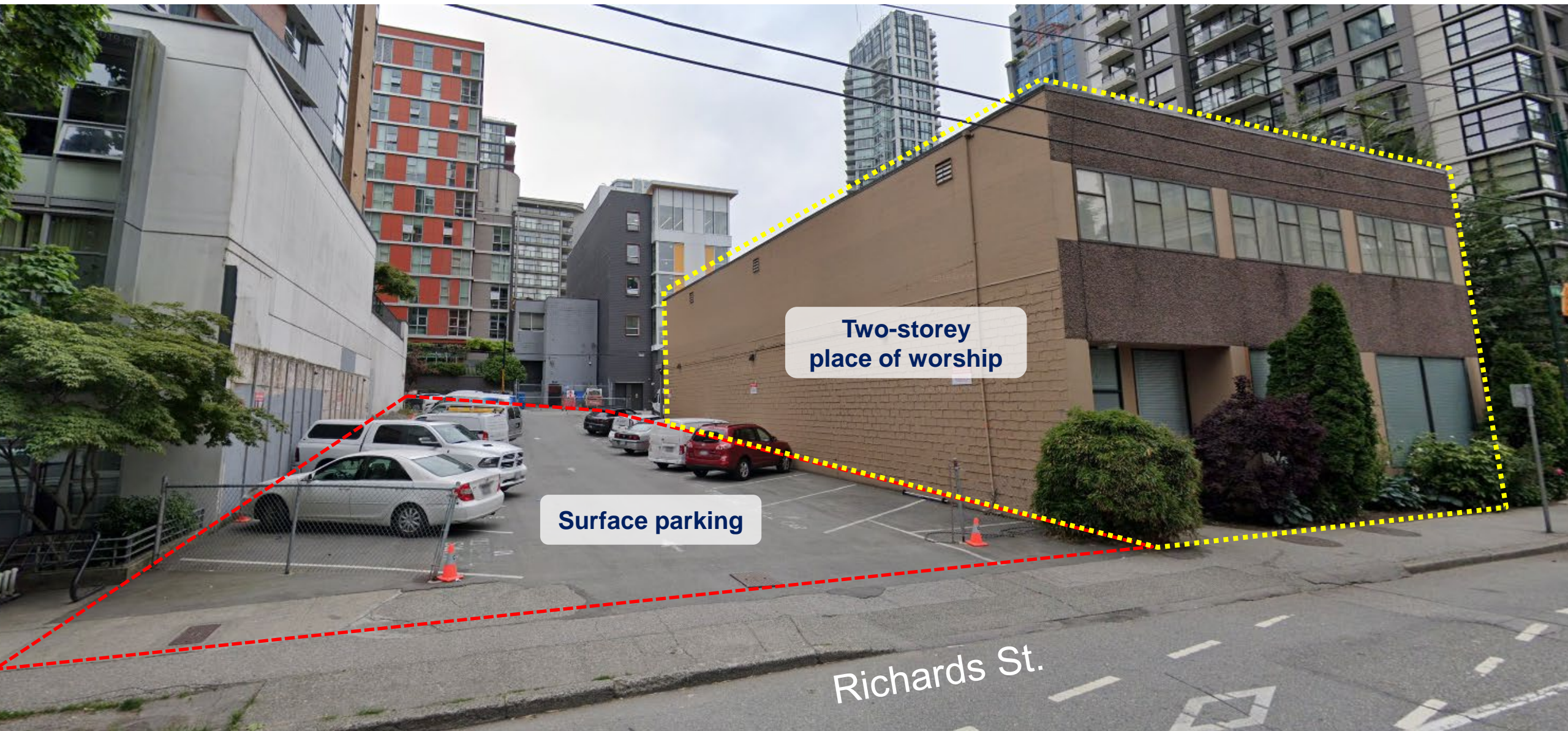


# Site and Context



# Site

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**Two-storey  
place of worship**

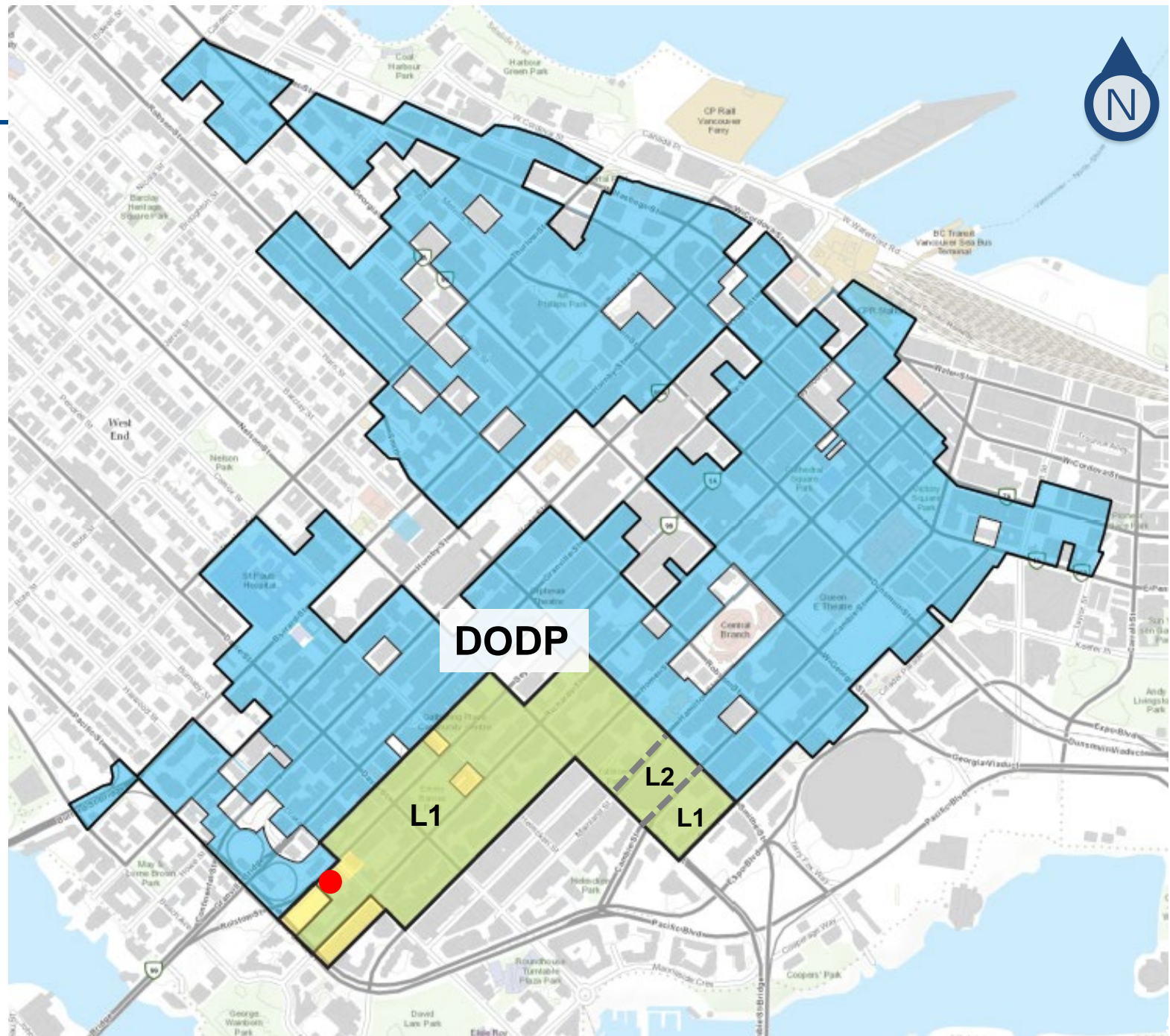
**Surface parking**

Richards St.

# Policies

## Downtown Official Development Plan (DODP)

- Existing DD zoning permits:
- 175 ft. frontage requirement.
- 2/3 social housing and 1/3 strata.
- 5.0 FSR and 120 ft. height for social housing buildings.
- Rezoning to CD-1:
- 100% social housing can exceed base zoning of the DODP.



# Policies



**City of Vancouver** *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100  
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

## **DOWNTOWN SOUTH GUIDELINES (excluding Granville Street)**

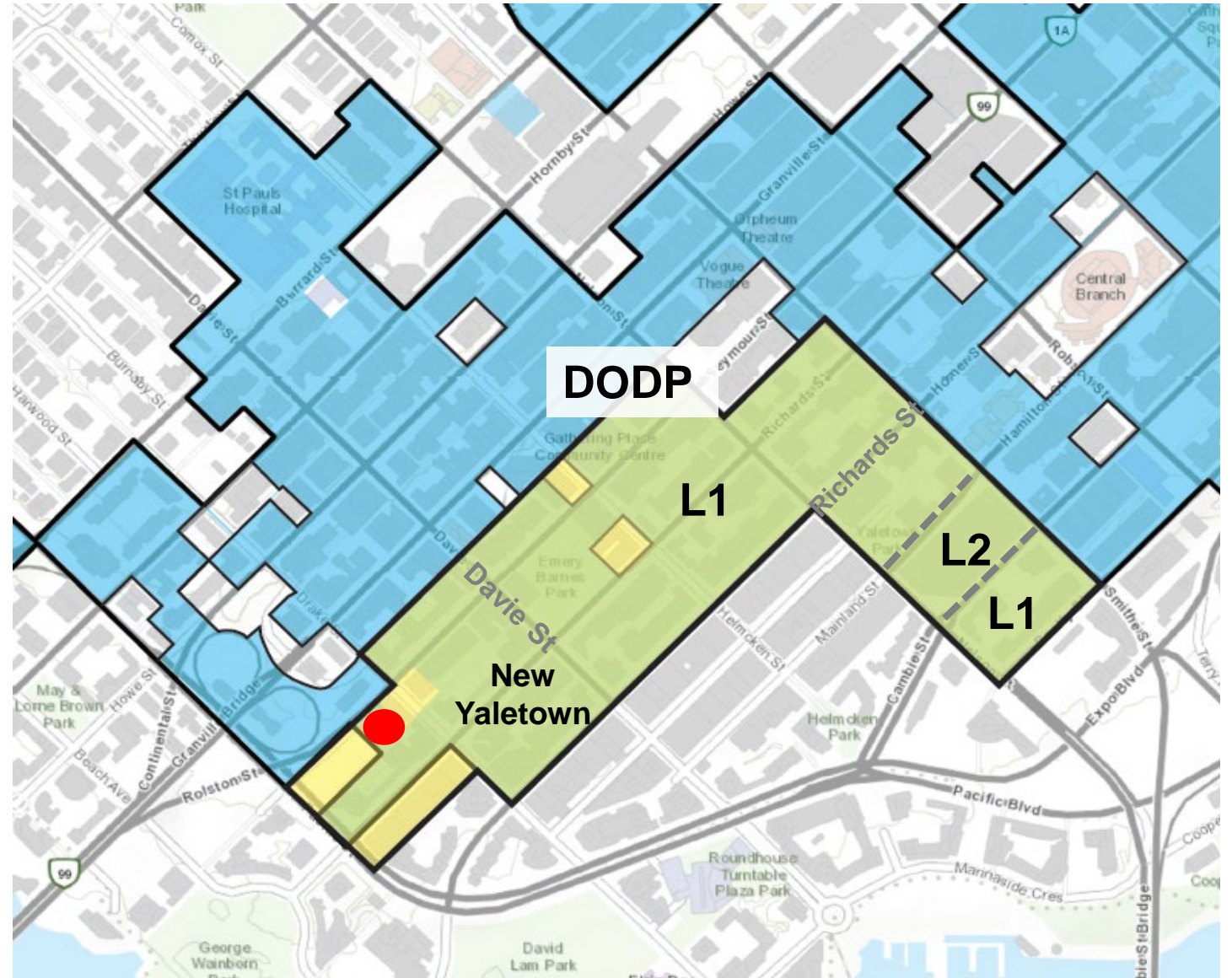
Adopted by City Council on July 30, 1991

Amended September 29, 1994, October 7, 1997, June 10, 2004 and September 10, 2019

- Setbacks, tower spacing, public realm, sunlight

## **View Protection Guidelines**

- Three view cones: Charleson Seawall (B1), Laurel Landbridge (C1), Queen Elizabeth Park (3.2)



# Housing Policies



## City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 873.7344 fax 873.7060  
planning@city.vancouver.bc.ca

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### **AFFORDABLE HOUSING POLICIES**

*Adopted by City Council May 8, 1989, October 17, 1989 and May 16, 1991*

On May 8, 1989, Council approved the following affordable housing objectives:

- Maintain and expand housing opportunities in Vancouver for low and moderate income households, with priority being given to Downtown lodging house residents, elderly people on fixed and limited incomes, the physically and mentally disabled, and single-parent families with children.
- Encourage the distribution of acceptable housing forms and affordable shelter costs equally among all residential neighbourhoods of Vancouver rather than concentrating them in a few areas.
- Facilitate the provision of a wide range of housing forms and shelter costs to meet the housing needs of existing and future Vancouver residents of all backgrounds and lifestyles.

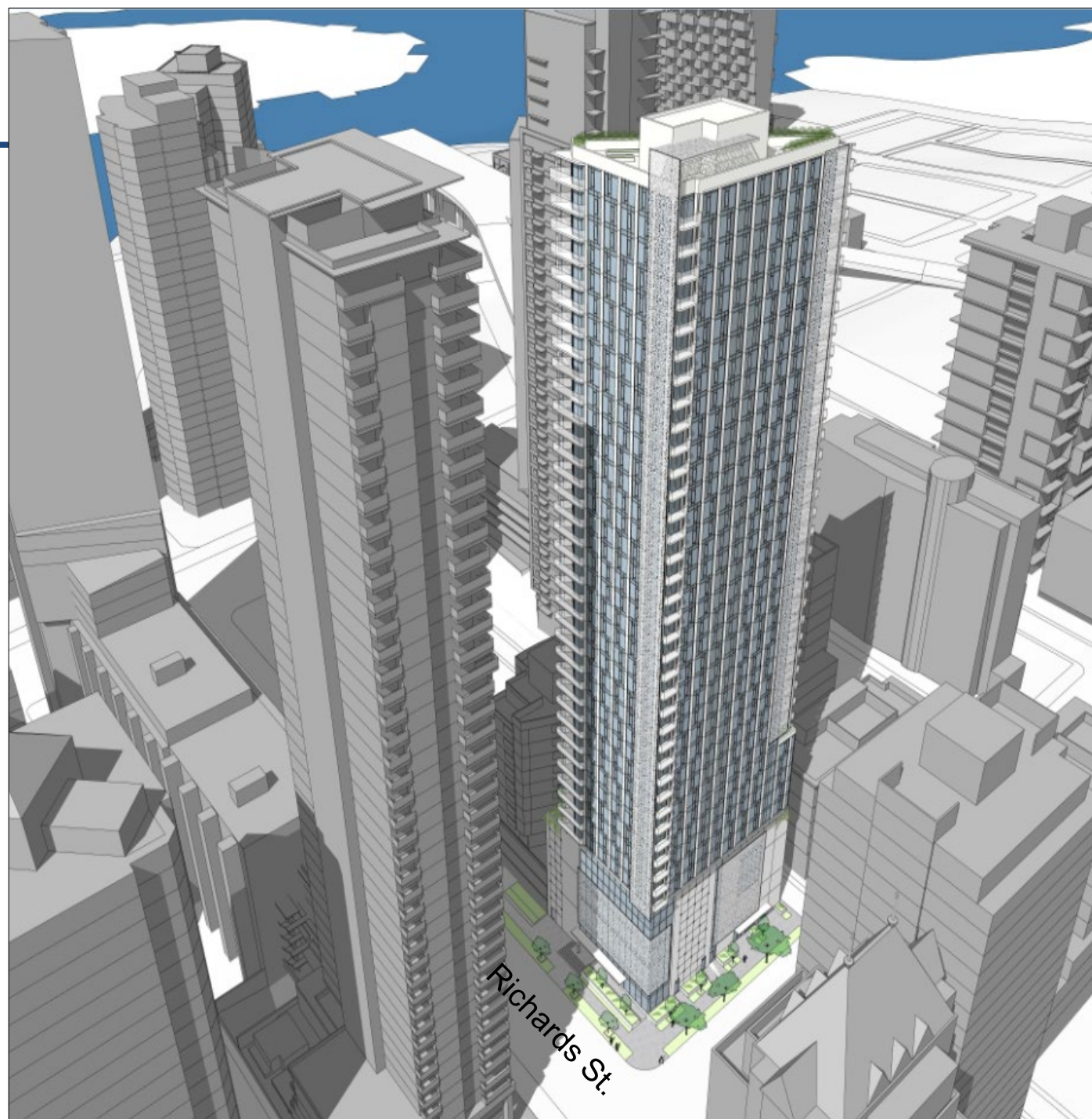
On October 17, 1989 Council further resolved to “adopt a broad objective to maintain, upgrade, and increase the existing stock of low-cost housing in the Downtown”.

On May 16, 1991, Council reiterated its intent to ensure one-for-one replacement of Single Room Occupancy (SRO) units in Downtown South and endorsed the principle of developing new social housing, constructing unsubsidized SRO replacement projects, and retaining and upgrading the existing SRO stock, as required in the absence of new replacement housing, with priority given to housing the existing long term Downtown South residents.

*[For further information, contact the Housing Centre at 873-7620, or Fax 873-7064]*

# Proposal

- **39 storeys**
- **Institutional Podium (L1-L4):**  
place of worship and programming space
- **Residential Tower (L5-39):**  
193 social housing units
- **410.8 ft. and 166,890 sq. ft.**
- **14.0 FSR**
- Underground parking
- Application: December 1, 2021
- 649 construction jobs

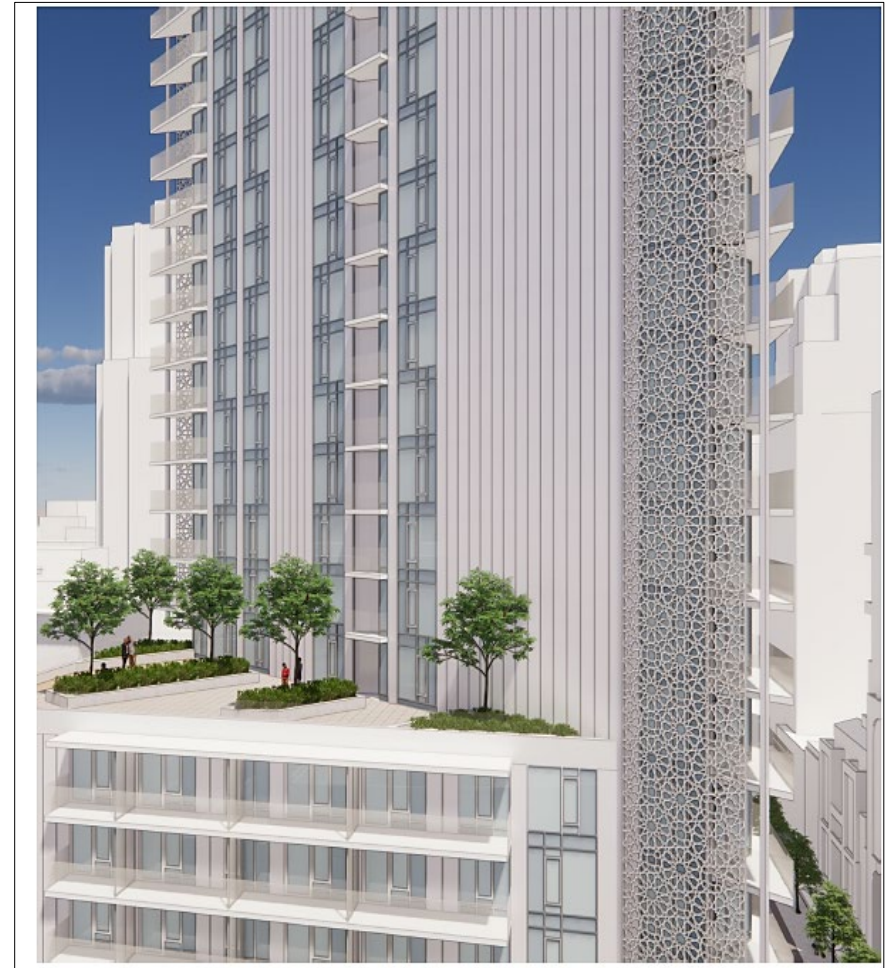




# Proposal and Distinct Forms



**Levels 1 - 4**  
Place of worship with prayer hall,  
reading room, child-minding



**Levels 5 - 39 + rooftop**  
Social housing, rooftop garden,  
children's play area

# Views of Proposal

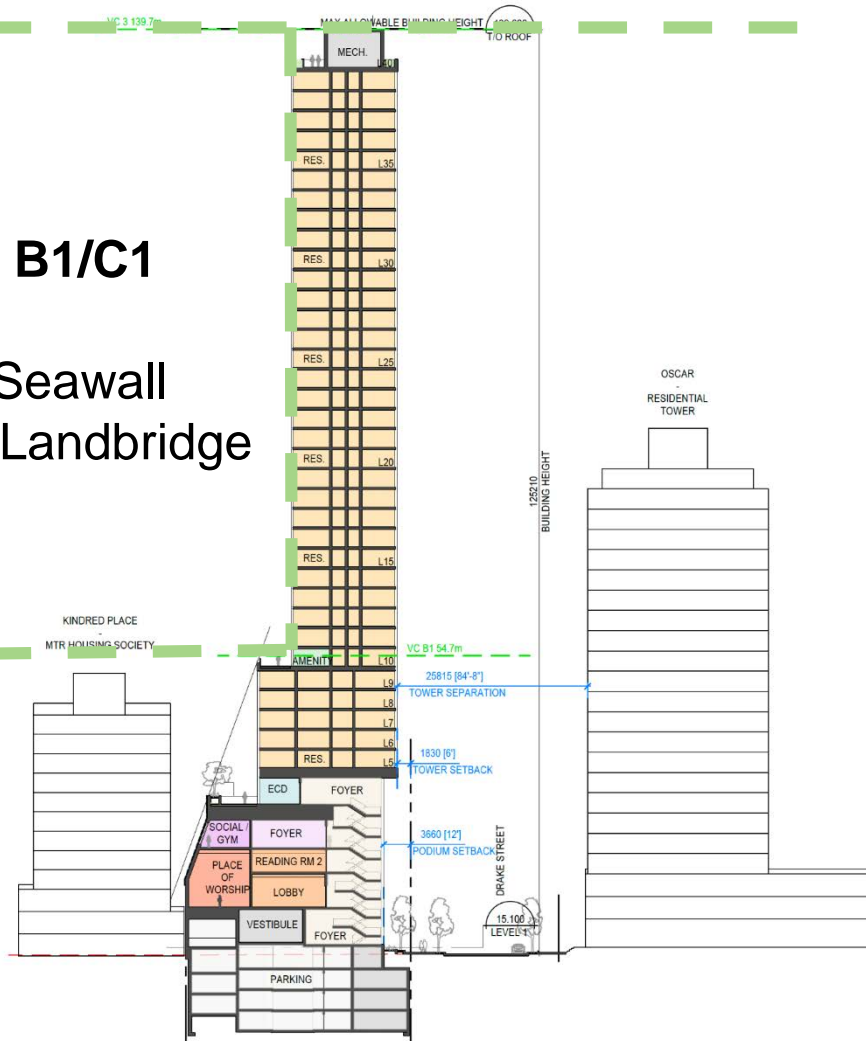


# View Cones

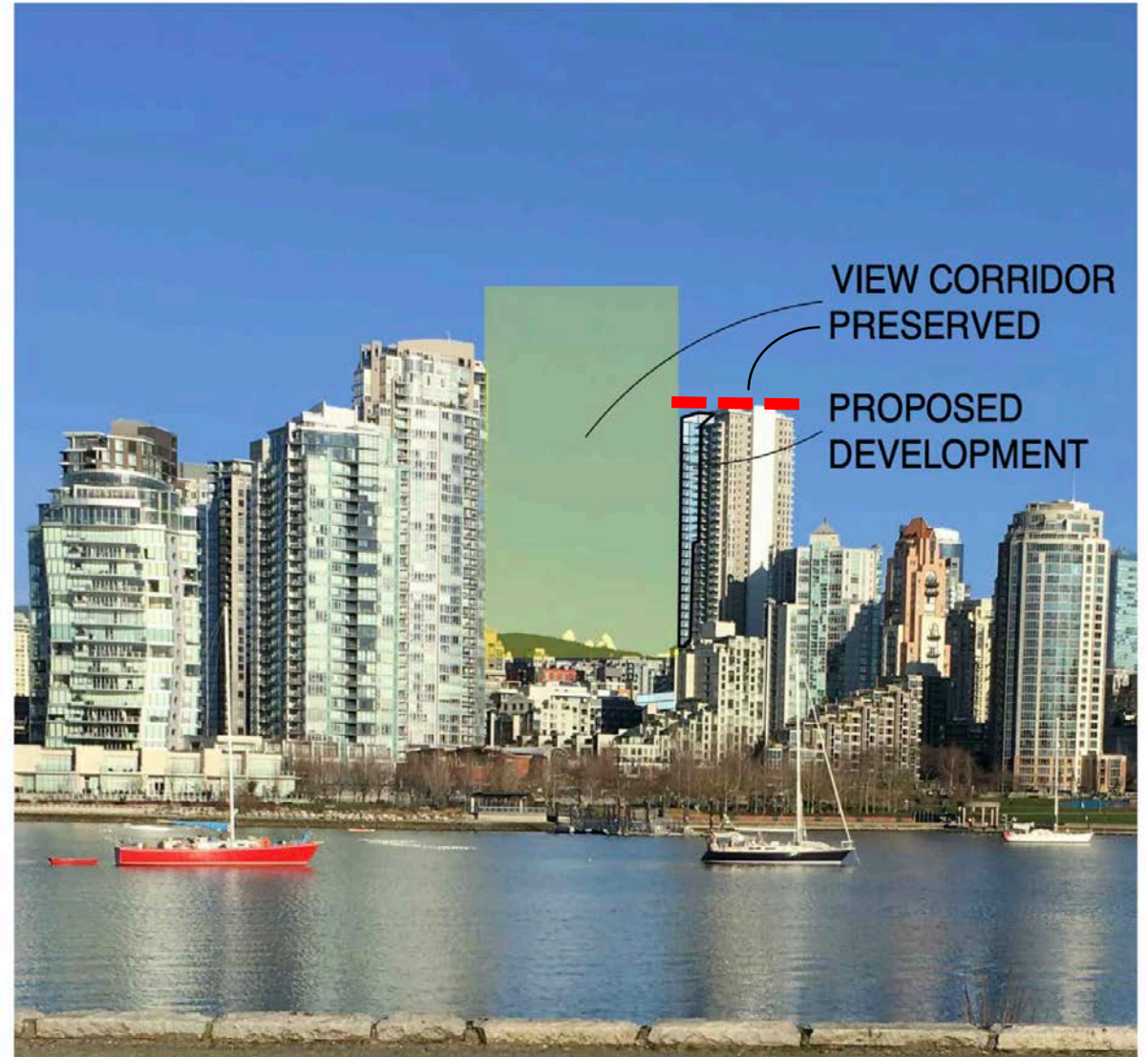
## View Cone 3.2.1 Queen Elizabeth Park

### View Cone B1/C1

Charleson Seawall  
and Laurel Landbridge



## PROPOSED VIEW:



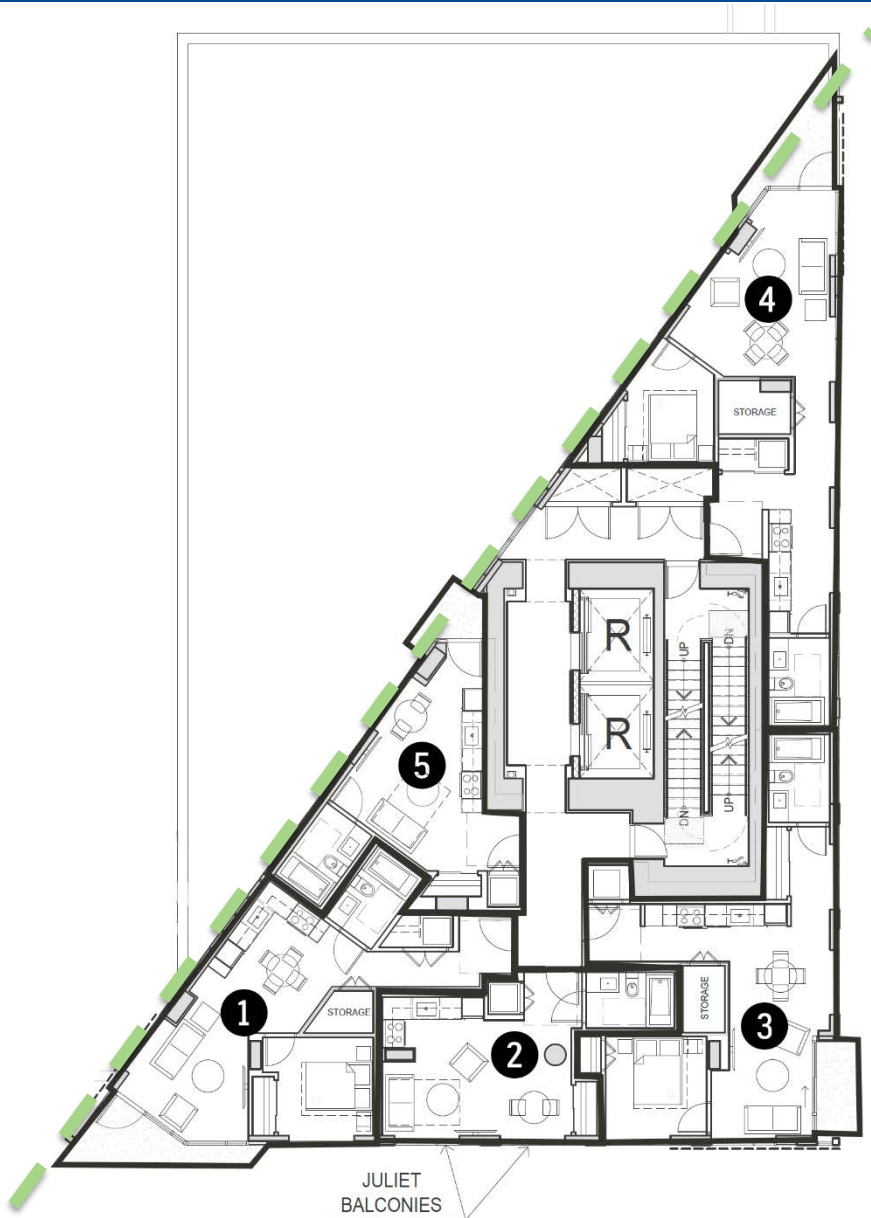
# Form of Development Considerations

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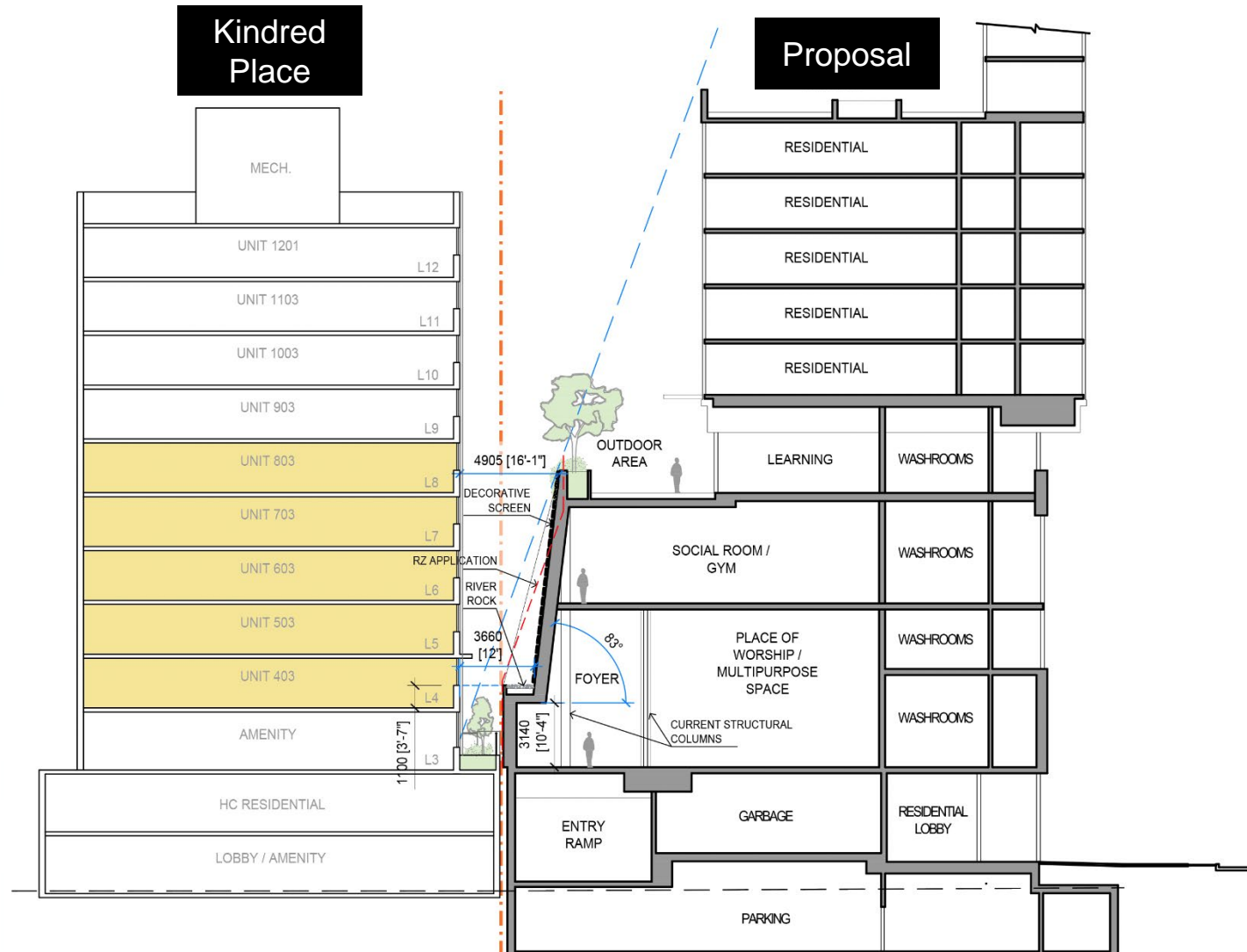
- Livability
- Interface with Kindred Place
- Tower Setbacks
- Public Realm

# Floor Plate Viability

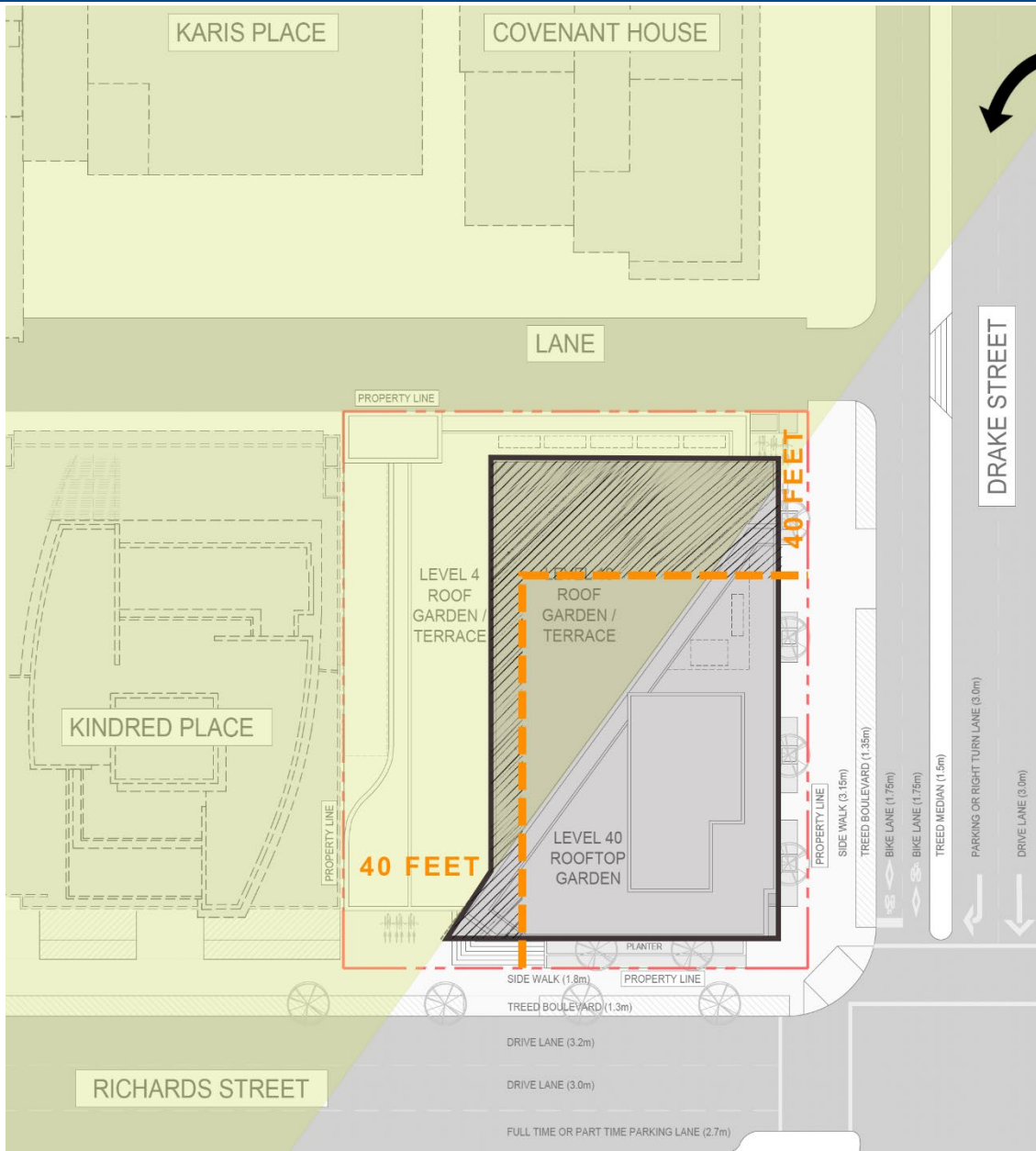


- Tower floor plates and unit layouts are constrained
- Design revisions have improved unit livability
- Five units per tower floor are needed to achieve economic viability for this social housing project
- All units will meet minimum unit size required in the Zoning and Development By-law
- Detailed unit layouts to be further reviewed through the Development Permit process

# Interface with Kindred Place



# Tower Setbacks



EXTENT OF VIEWCONE  
(shown in green)

- Proposed tower does not achieve 40 ft. setback from the south or west
- Staff support the reduced setbacks
- Adjacent sites fully restricted by view cones





# Housing Affordability and Housing Mix

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## Current Proposal

- Meets City's definition of social housing.
- 30% of units at Housing Income Limits (HILS).
- Seniors and people living with disabilities, secured with a Housing Agreement.
- 10 units are wheelchair accessible.

Unit Type	Unit Count	HILs* Maximum Rent (2021)	Maximum Income
Studio	89 units	\$1,388	\$55,500
1 Bed	84 units	\$1,388	\$55,500
2 Bed	10 units	\$1,688	\$67,500
3 Bed	10 units	\$1,950	\$78,000
<b>Total</b>	<b>193 units</b>		

*\*HILS refers to Housing Income Limits, published by BC Housing*

# Public Consultation

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**Pre-application  
Open House**  
November 18, 2020  
210 attendees

**City-hosted  
Virtual Open House**  
January 11, 2021 to January 31, 2021

## Comments of support:

- Affordable housing.
- Appropriate amount of parking.
- Building height and density.
- Neighbourhood context.
- Demographic mix.

## Comments of concern:

- Noise, views, shadows.
- Height and density.
- Social housing.
- Insufficient parking.

Postcards distributed	11,745
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Questions	12
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Comment forms	44
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Other input	4
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<b>Total</b>	<b>60</b>
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Aware: 512

Informed: 149

Engaged: 46

# Comments to Public Feedback

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## **Noise, views, shadows:**

- Comply with Noise By-law.
- Tower placement exceeds minimum tower separation for privacy and sunlight.
- No shadows onto parks or public space.

## **Height and density:**

- 100% social housing is permitted to go above 5.0 FSR and 120 ft.

## **Social housing:**

- Social housing is permitted in the area and advances City's housing targets.

## **Insufficient parking:**

- No minimum parking requirement.

# Recommendation

- Meets the intent of Housing Vancouver Strategy and Affordable Housing Policies.
- Delivery of 193 units of social housing and a place of worship space.
- Staff recommend approval, subject to Appendix B.

