

3.0 Policy Context

Current Zoning

From a Planning Department perspective, the site falls within the New Yaletown area of the Downtown South District and within the Downtown District Area 'L1'.

As such, the following plans, policies and guidelines apply to site development:

1. Downtown Official Development Plan (adopted November 4,1975
2. Downtown South Guidelines (excluding Granville Street)(Amended June 10, 2004)
3. Downtown District Low Cost Housing Policies and Procedures (January 19, 1995)
4. View Protection Guidelines (adopted through to May 5, 2010);
5. Green Buildings Policy for Rezoning (adopted on July 22, 2010)
6. Community Amenity Contributions through Rezoning (June 15, 2006)

Based on the Downtown ODP, sites in the "L1" zone can accommodate a combination of office, dwelling, institutional, retail and service uses up to a maximum Floor Space Ratio for all uses of 3. Ground floor retail, retail commercial and service commercial are prohibited. The maximum density for all uses on a site with social housing shall be a floor space ratio of 5 provided that social housing comprises more than two-thirds of the floor space ratio. Although a base building height maximum of 70' is prescribed (21.3 m), the Development Permit Board may increase the basic maximum height of 70' (21.3 m) to no more than 120' (36.6 m) to accommodate extra density for low cost or social housing. The site is affected by "View Cone '3.2.1': Queen Elizabeth Park to the Downtown Skyline and the North Shore Mountains." We have reviewed the View Cone height with the City Staff and have been advised that the view cone would restrict the building height on this site to a maximum of approximately 387' (118 meters) which is well above the height of the proposed development.

Existing Setbacks are listed below:

Height	Minimum	Maximum
Front & Side Yards setbacks:	0 - 70 ft. 12 ft.	20 ft.
Over 70 ft.	12 ft.	no maximum
Interior side yard setbacks:	0 - 70 ft. none	
Over 70 ft.	40 ft.	no maximum
Rear Yard Setbacks:	0 - 35 ft. 10 ft.	no maximum
Over 35 ft.	30 ft.	no maximum

Bicycle parking requirements will be provided in excess of the City of Vancouver parking by-law requirements. A reduced number of parking and loading stalls has been provided for both the non-market housing and nonprofit office space based on recent precedents. Creative Transportation Solution's appended report provides the background rationale for this request. Vehicular traffic generated by the proposed development is minimal in the context of the neighborhood and will be significantly mitigated by the proximity to transit systems, bikeways, and the commercial and community amenities within the Downtown neighborhood."

The City's current Green Building Policy for Rezoning requires that buildings eligible to participate in the LEED Program commit to a minimum of LEED Gold

with at least six optimum energy performance points, one water efficiency point and one storm water point. Applicants are required to register their project with the CaGBC, provide a LEED checklist at application, and to submit proof of application for certification.

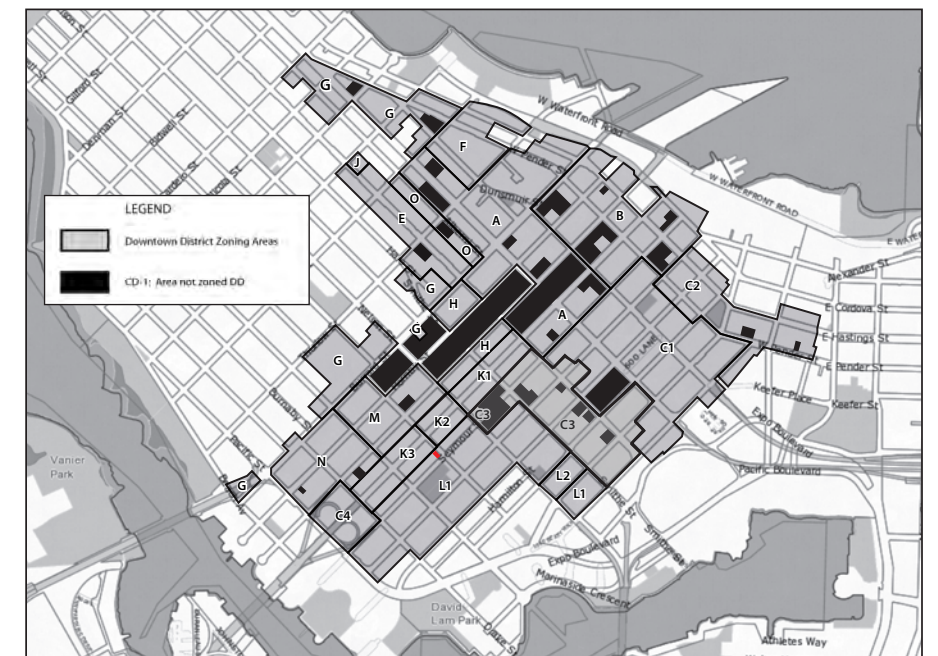
The Public Art Policy does not apply to social housing projects. Development Cost Levies (DCLs) will be paid at the issuance of building permit (if required).

Rezoning Rationale

Wall Financial is seeking rezoning approval to increase the allowable density on the site from 5 FSR to approximately 8.72 FSR, a density increase of approximately 33,500 SF (3.72 FSR). To accommodate the additional density, an increase in building height from 70' feet and a maximum discretionary height of 120', to approximately 155' is also being requested. The additional height and density is warranted on this site as:

The site is readily capable of accommodating substantial additional density all within the view corridor and urban design parameters of the site. The proposed form of development will address all Current Zoning policies and guidelines (items 1–6) outlined in the previous section, other than the ODP height and density maximums for which increases are being requested. In addition, minor relaxations are required to parking, loading, interior side yard setbacks above 70 feet and to allow retail type uses on the main floor.

The provision of affordable housing is a Council priority and the 55,000 SF (approx. 81 units) of affordable housing included in this project will provide well designed modern accommodation to those in need in fulfillment of Wall Financial's CAC contribution associated with their proposed development at 1300 Richards Street. It is an ideal location for affordable housing as it is close to many required support services, neighbourhood amenities and public transit. The project will also provide expanded new and modern facilities, close to St. Paul's Hospital, for two valued non-profit associations, Positive Living Society of BC and AIDS Vancouver, which provide much needed services to this neighbourhood and the population base they serve.



DOWNTOWN DISTRICT ZONING AREAS