



Committee of the Whole Report

For the Meeting of July 15, 2021

To: Committee of the Whole **Date:** July 2, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00730 for 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street and associated Official Community Plan Amendment

RECOMMENDATION

That Council instruct staff to prepare the necessary Official Community Plan (OCP) Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00730 for 903, 911 and 1045 Yates Street, 910 View Street and 1205 and 1209 Quadra Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Minor plan revisions as detailed in concurrent Development Permit with Variances Application No. 00150.
2. Incorporation of the following additional design guidelines within the "*900-Block Yates and 1045 Yates Urban Design Manual*" to the satisfaction of the Director of Sustainable Planning and Community Development:
 - a. to ensure the design of the roof top mechanical structures contribute positively to the urban skyline in terms of visually interesting shapes and high-quality materials
 - b. to limit the number of towers to no more than three on the 900 block of Yates Street
 - c. to incorporate a minimum 2.5m setback from the fifth floor of the podium on Vancouver Street
 - d. to include the requirement for a mini-plaza no less than 100m² on the corner of Yates Street and Cook Street finished with high quality, durable materials
 - e. to provide specific reference to the requirement for wind mitigation interventions at the corner of Yates and Quadra Streets and other affected areas as identified in the updated Wind Study
 - f. to include the requirement for public art within the main plaza
 - g. to include standards for interim landscaping.

3. Updates to the Pedestrian Wind Study to reflect the proposal in relation to building heights, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Updates to the Tenant Assistant Plan including further details related to information and communication with existing tenants to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Confirmation from BC Hydro that the relocating of services underground is not supported to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Preparation of the following legal agreements, executed by the applicant, in a form satisfactory to the City Solicitor, to:
 - a. Secure the rental units in perpetuity to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Secure the provision of the two-bedroom, three-bedroom and townhouse units generally in accordance with the Plans dated June 15, 2021, and a minimum of 23 units within Phase 1 as affordable in perpetuity and allocated to median income households as defined in the Victoria Housing Strategy to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Restrict strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - d. Secure in perpetuity the provision and maintenance of a public plaza no less than 1600m² in size (minimum value to be verified by a Quantity Surveyor or other registered professional) centrally located on the 900 block between Yates and View Streets, which shall incorporate a high quality public art installation valued at no less than \$350,000, all of which will be provided concurrently with the construction of Phase 3 to the satisfaction of the Director of Sustainable Planning and Community Development.
 - e. Secure the provision of a daycare of approximately 185m² for a minimum period of 10 years to the satisfaction of the Director of Sustainable Planning and Community Development.
 - f. Secure the provision of a minimum of four Energized Electric Vehicle Outlets (charging stations) plus a minimum of 90 stalls (subject to consultation with BC Hydro) with the necessary infrastructure to be converted to Energised Electric Vehicle Outlets in the future (EV Ready) to the satisfaction of the Director of Sustainable Planning and Community Development.
 - g. Secure a Statutory Right of Way (SRW) for unobstructed public access over the plaza and an SRW of 0.9 metres along the Quadra Street frontage; terms and conditions to the satisfaction of the Director of Engineering and Public Works.
 - h. Secure TDM measures for Phase 1 including three shared vehicle parking stalls, three shared vehicles, 169 car share memberships, and long term, end of trip facilities, and an equivalent provision for subsequent phases to be determined to the satisfaction of the Director of Engineering and Public Works.
 - i. Secure the design, supply and installation of the City's Downtown Public Realm Plan and Streetscape Standards (DPRP), specifically the 'New Town District', including furnishings, materials, sidewalk scoring patterns, basalt banding and decorative heritage pedestrian lights, within the public plaza as well as along the Quadra Street, Yates Street, Vancouver Street, Cook Street and View Street

frontages, to the satisfaction of the Director of Engineering and Public Works.

- j. Secure the detailed design, supply, and installation of a new traffic signal, with all associated hardware (poles, bases, junction boxes, conduits, loops, etc.) and software, at the intersection of Cook Street and View Street and in cooperation with adjacent concurrent developments to the satisfaction of the Director of Engineering and Public Works.
 - k. Secure required traffic signal upgrades at the Yates Street and Cook Street intersection and required hardware (poles, bases, junction boxes, conduits, loops, etc.) and software upgrades to adjacent existing traffic signals that may be required as a result of lane configuration changes, as determined by City Engineering staff, to the satisfaction of the Director of Engineering and Public Works.
 - l. Secure upgrades to the existing mid-block crosswalk, as necessary on the 900 block of Yates Street, to the satisfaction of the Director of Engineering and Public Works.
 - m. Secure the design and installation of the two-way protected bike lane on Yates Street as detailed on the plans for the concurrent Development Permit with Variances Application No. 00150.
 - n. Secure the provision of soil cells to achieve recommended soil volumes for all new street trees along the municipal frontage of Yates and View Streets to the satisfaction of the Director of Parks, Recreation and Facilities.
 - o. Secure City of Victoria standard tree guards for all street trees in grates to the satisfaction of the Director of Parks, Recreation and Facilities.
 - p. Secure the provision and installation of the proposed boulevard rain gardens on Yates Street and View Street, to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.
 - q. Secure the design, provision and installation of a stormwater management infiltration system along the municipal frontages of Quadra Street, Yates Street, Vancouver Street, Cook Street and View Street for treatment of road water runoff, to the satisfaction of the Director of Engineering and Public Works.
 - r. Secure requirement of a geotechnical report prior to application for a Building Permit including the implementation of recommendations from a qualified geotechnical engineer for City property surrounding the development site to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.
7. That Council determine, pursuant to section 475(1) of the *Local Government Act* that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
- a. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the *Local Government Act* with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community

Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

- b. That Council specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act* and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
 - c. That Council give first reading to the Official Community Plan Amendment Bylaw.
 - d. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
 - e. That Council give second reading to the Official Community Plan Amendment Bylaw.
 - f. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.
8. That Council authorize the following encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted:
- a. excavation encroachments in the City property during construction for the parkade walls, at the fee of \$750 plus \$25 for each square metre of excavation face supported with anchor rods or shoring, with form and contents satisfactory to the City's solicitor and the Director of Engineering and Public Works.
 - b. anchor-pinning in the City right-of-way, with form and contents satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street. The proposal is to rezone one and a half city blocks to a site-specific zone in order to construct a multi-phased mixed-use development including commercial, daycare and office uses with purpose built rental residential above. The Rezoning Application is concurrent with Development Permit with Variance Application No. 00150. An Official Community Plan Amendment is required to include the *900-Block Yates and 1045 Yates Urban Design Manual* under Development Permit Area 3, Core Mixed-Use Residential as well as to allow the proposed increase in height and density. The proposal would be constructed in two or more phases beginning with the eastern half of the 1000 block of Yates Street, to which the Development Permit with Variances application No. 00150 applies.

The following points were considered in assessing this application:

- The proposal exceeds the density envisioned in the *Official Community Plan, 2012* (OCP) Core Residential Urban Place Designation by 0.5:1 floor space ratio (FSR) for the 900 block of Yates Street and 0.7:1 FSR for 1045 Yates Street, but is consistent with the envisaged uses and the OCP's placemaking and housing policies with regards to the provision of rental housing.
- The proposal is inconsistent with the *Downtown Core Area Plan, 2011* (DCAP) policies for sites within the Residential Mixed-Use District as it relates to height and density.
- The application advances the accompanying "*900-Block Yates and 1045 Yates Urban Design Manual*" which includes a series of site-specific design guidelines, which would be used to assess Development Permit applications against, and which requires an OCP Amendment to incorporate into Development Permit Area 3, Core Mixed-Use Residential.
- As a condition of rezoning, the applicant would provide a Housing Agreement to secure the tenure of all dwelling units as rental in perpetuity, and to restrict the strata titling of the building.
- The City's Inclusionary Housing Policy is applicable since the proposal requires an OCP amendment and is larger than half a city block, therefore a land lift analysis has been prepared which concluded that the proposed density would not generate a lift in land value due to the rental tenure. Additionally, the applicant is proposing to:
 - provide 23 affordable residential units that would meet the City of Victoria definition for median income households
 - provide and maintain community amenities, including the provision of a high quality central public plaza off Yates and View Streets containing a public art installation valued at no less than \$350,000
 - provide a daycare facility of a minimum of 185m² for a minimum period of 10 years
 - provide public realm improvements beyond the City's basic standards including streetscape improvements along all frontages, rain gardens along Yates and View Streets and installation of protected bike lanes on Vancouver and Yates Streets.

BACKGROUND

Description of Proposal

This Rezoning application is for a multi-phased mixed-use development which includes commercial, daycare and office uses with residential rental units in the towers above. The application involves two sites:

1045 Yates Street (Harris Dodge Site) - the proposal is to increase the density to 6:2:1 Floor Space Ratio (FSR) and increase the permitted height to 21 storeys. This is proposed as the first phase and includes a four to five storey podium with ground floor commercial uses fronting Yates Street and Cook Street and six townhouse residential units fronting View Street with two residential towers above, at 21 (Tower A) and 20 storeys (Tower B). A daycare is proposed on level two of the podium which would be secured through a legal agreement for a minimum period of 10 years.

900 Block of Yates Street (London Drugs) – the proposal is to increase the density to 6:1 FSR and increase the permitted height to 32 storeys. The second and third phases of development are focused on the 900 block of Yates Street. The western portion of the site would include a four to five storey podium with ground floor commercial uses along Yates, Quadra and View Streets with townhouses fronting the View Street plaza. In addition to residential apartments and amenity space, the upper portion of the podium would include an office component, which is anticipated for the corner of Quadra and Yates Streets. A single tower (Tower C) would be located above the podium at 29 storeys. The eastern portion of the site would also comprise of a four to five storey podium with ground floor commercial uses along Yates Street and townhouses along View and Vancouver Streets. Residential apartments and amenity space would be located in the upper portion of the podium with two residential towers above, at 32 storeys (Tower D) and 28 storeys (Tower E). Both podiums would flank a high quality public plaza of at least 1600m² linking Yates and View Streets.

The construction sequence is not yet precisely known and will depend on a variety of factors including market demand, tenant needs, and technical analysis.

The completed development will incorporate extensive landscaping, including rain gardens, and underground parking. Proposed amenities include a daycare, public realm frontage improvements and the provision of a central public plaza including a public art installation.

The applicant has prepared and is proposing the “*900-Block Yates and 1045 Yates Urban Design Manual*” (*Design Manual*) to guide the development and decisions on Development Permit Applications for all development phases. An Official Community Plan amendment is required to reference these Guidelines in Development Permit Area 3, Core Mixed-Use Residential which covers the site, as well as to allow the proposed increase in height and density.

The subject site spans one and a half city blocks, and the differences from the existing zones include increased density and height, additional uses and reduced street fronting setbacks. The differences from the existing zones are summarized as follows:

900 Block Yates Street (London Drugs Site)

- R-5 Central Area (Wilson Block) District Zone: increase density, height and site coverage, reduce street fronting setbacks for both commercial and residential uses and include additional use
- R-9 Central Area (Yates and Quadra Streets) District Zone: increase density, height and site coverage, reduce street fronting setbacks for both commercial and residential uses,

and include additional use

- R-48 Harris Green District Zone: increase building height and number of storeys and include additional use
- S-1 Limited Service District: increase density, height and site coverage and include additional uses (residential).

1045 Yates Street (Harris Dodge Site)

- R-48 Harris Green District Zone: increase building height and number of storeys, and include additional uses (liquor store)
- S-1 Limited Service District: increase density, height and site coverage and include additional uses (residential, liquor store).

The proposal requests an increase in building height, which exceeds the maximum height in the existing DCAP guidelines, therefore it is recommended that this be addressed as a variance through the concurrent Development Permit with Variance Application so that it does not become an entitlement entrenched in the zoning for the site. Any future phases would also be subject to a variance for height.

An *Official Community Plan* amendment is required to reference new “900-Block Yates and 1045 Yates Urban Design Manual.” In addition, amendments are required to allow the proposed increase in height and density.

Affordable Housing

The applicant proposes the creation of approximately 510 new market rental residential units in Phase 1 (1045 Yates Street) and approximately 1058 new market rental residential units in later phases (900 block Yates Street) which would increase the overall supply of housing in the area. Within the first phase of the development, 23 of the proposed units are proposed to be secured as affordable rental housing, and would meet the City of Victoria definition for Median Household Income bracket.

The exact breakdown of units for later phases has not yet been determined but the following mix of studios (bachelor), one-bedroom, two-bedroom, three-bedroom and townhouse units are proposed as part of Phase 1 for 1045 Yates Street:

Table 1: Unit Breakdown

Unit Type	Number of Dwelling Units	% of Total Units for Phase 1
Studio (bachelor)	35	7%
Studio (bachelor) (affordable)	8	1.6%
One-bedroom	210	41%
One-bedroom (affordable)	13	3%
One-bedroom + den	80	16%
Two-bedroom	80	16%
Two-bedroom (affordable)	2	0.4%
Two-bedroom + den	64	12%
Three-bedroom	12	2%
Townhouse	6	1%

Total	510	100%
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Legal agreements are proposed to secure the rental tenure in perpetuity, restrict strata titling of the building, secure the proposed 23 affordable housing units and secure the provision of the two-bedroom, three-bedroom and townhouse units within the building.

In addition, the applicant has agreed to include the proposal into Schedule N – Residential Rental Tenure of the *Zoning Regulation Bylaw*.

Tenant Assistance Policy

The proposal is to redevelop an existing building which would result in the loss of 15 rental units at 990 View Street (12 one-bed and 3 two-bed units). Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Through this Tenant Assistance Plan, the applicant is in some ways exceeding policy expectations by offering full moving expenses and the assistance of a tenant relocation coordinator to non-eligible tenants who are residents at the time the landlord ends tenancies for demolition and redevelopment, if the project receives approval. This is in addition to providing compensation, moving expenses, right of first refusal at 10% below market rent, and relocation assistance as per the policy to all eligible tenants.

Due to unique circumstances with this application, direct written correspondence from all tenants has not yet been submitted to staff so it has not been possible to confirm whether tenants require additional assistance. The applicant has also not yet provided tenant contact information to staff. The applicant understands that this information is an essential part of fulfilling Tenant Assistance Policy expectations and is committed to providing this information to staff in advance of the Public Hearing. Should this rezoning application move on to a Public Hearing, the applicant will provide direct confirmation that all tenants have read and understood the contents of this TAP, have been provided with an opportunity to request additional assistance and to identify their needs in the relocation process.

Staff consider this solution as acceptable, and will be following up with the applicant and with tenants directly as needed to ensure the TAP is implemented with tenants' individual needs considered.

Sustainability

As indicated in the applicant's letter dated July 6, 2021 the proposal includes raingardens in the municipal boulevard along Yates Street and View Street. The "*900-Block Yates and 1045 Yates Urban Design Manual*" also notes that rain gardens will be provided in the public plaza on the 900 block of Yates Street as part of future development phases.

Active Transportation

The application proposes the following features which support active transportation:

- construction of the protected bike lane along the Vancouver Street frontage as part of the All Ages and Abilities cycling network
- 587 long-term and 70 short-term bicycle parking spaces on-site for Phase 1. The provision of long-term bike parking stalls exceeds the requirement by three stalls

- provision of three car share vehicles, three car share stalls and 169 car share memberships for residents as part of Phase 1
- long term end of trip facilities (showers) located on Parking Level P1 as part of Phase 1.

The required reconstruction of the sites frontage on Yates Street also provides an opportunity to advance the OCP transportation objectives and greenhouse gas reduction targets by introducing a new two-way protected bicycle lane and providing enhancements to the sidewalk with the addition of boulevard trees, and rain gardens. These frontage enhancements will encourage active transportation options for future residents, employees, and customers to this development while further reducing parking demand. The staff recommendation includes the necessary wording to ensure the listed Transportation Demand Management (TDM) programs and frontage improvements will be secured by legal agreement prior to establishing a date for Public Hearing.

Public Realm

The following frontage works are being offered and will be secured in association with the Rezoning Application:

- streetscape improvements to the Quadra Street, Yates Street, Vancouver Street, Cook Street and View Street frontages consistent with the *Downtown Public Realm Plan and Streetscape Standards*
- installation of the protected bike lane improvements adjacent the Vancouver Street frontage, as per the City's *Bicycle Master Plan*
- design and installation of a new traffic signal at the intersection of View and Cook Streets
- installation of soil cells to achieve recommended soil volumes for all new street trees along the municipal frontages on Yates and View Streets
- installation of City of Victoria standard tree guards for all street trees in grates along all municipal frontages
- installation of rain gardens along Yates and View Streets.

As part of subsequent Development Permits, the proposal will include the detailed design of a high quality central public plaza off Yates and View Streets. The delivery, minimum construction value and conceptual design of the plaza will be secured through a legal agreement. The proposed “900-Block Yates and 1045 Yates Urban Design Manual” will include guidelines to ensure the specification of the plaza is constructed to a high quality standard.

The applicant has committed to working with the City to achieve these improvements and these would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*. The proposed public plaza will provide a universally accessible route from Yates Street to View Street.

Land Use Context

The area is characterized by a mix of residential, commercial, community service and institutional uses. Immediately adjacent land uses include:

900 block Yates Street (London Drugs Site)

- north: across Yates Street, commercial retail and residential buildings including the 18-storey mixed-use residential building (Legato) and a 15-storey residential building (The Manhattan)
- south: across View Street, a 19-storey residential building (View Towers) and a mixture of single storey commercial buildings and surface parking lots that are subject to active redevelopment applications not yet considered by Council
- east: two residential buildings at 11 and 17 storeys (Regent Towers)
- west: across Quadra Street is a two storey commercial building.

1045 Yates Street (Harris Dodge Site)

- north: across Yates Street, a multi-phased mix-use development currently under construction containing four buildings ranging from 12 to 17 storeys (Fire Hall)
- south: across View Street, a 10-storey residential building (Tara Place) and a recently approved 16-storey mixed-use residential building at 1150 Cook Street (Pluto's Site)
- east: across Cook Street, a car dealership
- west: two residential buildings at 11 and 17 storeys (Regent Towers).

Existing Site Development and Development Potential

The 900 block of Yates Street is the entire city block bounded by Yates, View, Quadra and Vancouver Streets. The site is currently occupied by the Harris Green commercial complex which contains a number of commercial units including a large format retail store (London Drugs), grocery store (Market on Yates), restaurants and liquor store, all of which are serviced by a mixture of surface and underground parking. A mixed-use building containing 15 rental units is located at the corner of View Street and Vancouver Street. There are four existing zones that apply to the properties, each having differing regulations related to permitted uses, floor areas, building heights, site coverage, setbacks and parking.

1045 Yates Street is currently occupied by a car dealership (Harris Dodge Dealership) and associated surface parking. Under the existing R-48 Harris Green District zone, the western portion of this property could be developed as a mixed-use residential building up to 10 storeys in height. The eastern portion of the site is zoned as S-1 Limited Service District zone, and could be developed up to a density of 1.5:1 FSR and 15m in height, with a range of permitted uses including recreational and entertainment services, restaurants and garages but excluding residential use.

Data Tables

The following data tables compare the proposal with the existing zones, as well as the *Official Community Plan* (2012) and *Downtown Core Area Plan* policies. An asterisk is used to identify where the proposal is less stringent than the existing zone(s).

Table 2: Data Table 900 block Yates Street (London Drugs Site)

Zoning Criteria	Proposal	R-5 Zone, Central Area (Wilson Block) District	R-9 Central Area (Yates and Quadra Streets) District	R-48 Zone, Harris Green District	S-1 Zone, Limited Service District	OCP Policy	Downtown Core Area Plan (DCAP) Policy

Zoning Criteria	Proposal	R-5 Zone, Central Area (Wilson Block) District	R-9 Central Area (Yates and Quadra Streets) District	R-48 Zone, Harris Green District	S-1 Zone, Limited Service District	OCP Policy	Downtown Core Area Plan (DCAP) Policy
Site Area (m ²) – min.	13,527	8361.00	1858.00	N/A	N/A	-	-
Density (Floor Space Ratio) – max.	6.00*	2.60	5.00	N/A 9.86 Theoretical	1.5	5.5	5.5
Height (m) – max.	94.54* (Tower C) 104.18* (Tower D) 85.94* (Tower E)	38.00	49.00	30.00	15	-	50
Storeys – max.	29* (Tower C) 32* (Tower D) 28* (Tower E)	N/A	N/A	10	N/A	20	17
Setbacks (m) – min. Yates Street (N)	3.00* (ground floor) 2.00* (podium) 9.00 (tower)	7.50 (non-residential) 4.50 (residential)	7.50 (non-residential) 4.50 (residential)	0.50	0.00 – 3.00	-	0.00 – 3.00
View Street (S)	4.00* (ground floor building) 0.75* (ground floor steps) 3.00* (podium) 9.00 (tower)	7.50 (non-residential) 0.50 – 4.50 (residential)	7.50 (non-residential) 4.50 (residential)	0.00	0.00 – 3.00	-	0.00 – 3.00

Zoning Criteria	Proposal	R-5 Zone, Central Area (Wilson Block) District	R-9 Central Area (Yates and Quadra Streets) District	R-48 Zone, Harris Green District	S-1 Zone, Limited Service District	OCP Policy	Downtown Core Area Plan (DCAP) Policy
Vancouver Street (E)	4.00* (ground floor) 2.00* (podium) 6.00 (tower)	7.50 (non-residential) 0.50 – 4.50 (residential)	7.50 (non-residential) 4.50 (residential)	0.00	0.00 – 3.00	-	0.00 – 3.00
Quadra Street (W)	3.00* (ground floor) 2.00* (podium) 9.00 (tower)	7.50 (non-residential) 4.50 (residential)	7.50 (non-residential) 4.50 (residential)	0.00	0.00 – 3.00	-	0.00 – 3.00
Vehicle parking – min.	943 (approx.)	Per Schedule C, Off-Street Parking Regulations	Per Schedule C, Off-Street Parking Regulations	0	Per Schedule C, Off-Street Parking Regulations	-	-
Bicycle parking – min.	1468 (approx.)	Per Schedule C, Off-Street Parking Regulations	Per Schedule C, Off-Street Parking Regulations	Per Schedule C, Off-Street Parking Regulations	Per Schedule C, Off-Street Parking Regulations	-	-

Table 3: Data Table 1045 Yates Street (Harris Dodge Site)

Zoning Criteria	Proposal	R-48 Zone, Harris Green District	S-1 Zone, Limited Service District	OCP Policy	Downtown Core Area Plan (DCAP) Policy
Site Area (m ²) – minimum	6337	N/A	N/A	-	-
Density (Floor Space Ratio) – maximum	6.2*	N/A 9.82 Theoretical	1.5	5.5	5.5
Height (m) – maximum	68.51* (Tower A) 65.56* (Tower B)	30.00	15	-	45
Storeys – maximum	21* (Tower A) 20* (Tower B)	10	N/A	20	15

Zoning Criteria	Proposal	R-48 Zone, Harris Green District	S-1 Zone, Limited Service District	OCP Policy	Downtown Core Area Plan (DCAP) Policy
Setbacks (m) – minimum					
Yates Street (N)	3.00 (ground floor) 2.00 (podium) 0.45* (balconies) 9.00 (tower)	0.50	0.00	-	0.00 – 3.00
View Street (S)	0.75 (steps) 4.00 (ground floor building) 3.00 (podium)	0.00	0.00	-	0.00 – 3.00
Cook Street (E)	3.00 (ground floor) 2.00 (podium) 0.67 (balconies) 6.00 (tower)	0.00	0.00	-	0.00 – 3.00
Interior (W)	0.00*	0.00	3.00 (lots that adjoin residential use)	-	Building Separation Guidelines
Vehicle parking – residential – minimum	268*	0	316	-	-
Vehicle parking – residential visitor, commercial retail and daycare – minimum	77*	0	117	-	-
Vehicle parking – car share stalls	3	N/A	N/A	-	-
Bicycle parking – long term – minimum	587	586	586	-	-
Bicycle parking – short term – minimum	70	70	70	-	-
Number of short term bicycle parking stalls within 15m of a building entrance	42*	70	70	-	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on December 3, 2019. A letter dated March 8, 2020 is attached to this report.

Through the design revision process, a second CALUC meeting was triggered by an increase in height and density. A 30-day online consultation period was conducted, and the comments received during this process are attached to this staff report. A total of 182 online responses and two separate emails were received concerns were expressed related to height, density, loss of views, access to sunlight and construction disturbance.

If further correspondence from the CALUC is received it will be forwarded to Council for consideration.

ANALYSIS

This analysis focuses on the land use and density, which are the main issues for Council's consideration for the *Official Community Plan* and *Zoning Regulation Bylaw* amendments. The following City policies are applicable and are discussed under the following headings:

- *Official Community Plan (OCP) (2012)*
 - *Official Community Plan Amendment Process*
 - *Official Community Plan Consistency*
 - *Official Community Plan – New Guidelines*
- *Inclusionary Housing Policy (2019)*
- *Downtown Core Area Plan (DCAP) (2011).*

This Analysis section also provides a discussion regarding three regulatory considerations, related to:

- Regulating Building Height
- Liquor Store Use
- Phasing and Amenity Provision.

The Development Permit Application report provides a more in-depth analysis from an urban design perspective for the first phase of the proposal, which further considers building height and massing; as well as, public realm, views, and the overall contextual fit.

Official Community Plan

Official Community Plan Amendment Process

The *Local Government Act (LGA)* Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. In this instance, staff recommend for Council's consideration that notifying owners and occupiers of land located within 200 metres of the subject site, along with posting a notice on the City's website, will provide adequate opportunities for consultation with those affected.

An OCP Amendment application is required to include the “*900-Block Yates and 1045 Yates Urban Design Manual*” under Development Permit Area 3, Core Mixed-Use Residential as well as to change the Urban Place Designation of the subject lands from Core Residential to Core Residential with a higher height and density. Given that through the Community Association Land Use Committee (CALUC) Community Meeting process all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting, the consultation proposed at this stage in the process is recommended as adequate, and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies. However, further consultation is not recommended as necessary for this amendment to the Urban Place Designation as this matter can be considered under policies in the OCP.

Council is also required to consider OCP Amendments in relation to the City’s *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on any of these plans.

Official Community Plan Consistency

The proposal is within the Core Residential Urban Place Designation and Development Permit Area 3 (HC), Core Residential. The objectives of this designation are to transform the function, form and character of the area through mid-to-high-rise residential, mixed-use and commercial buildings. The proposal is consistent with the objectives of this designation and the OCP policies targeted toward placemaking, and policies encouraging the provision of rental housing.

The proposed amendment to the OCP is to reference the “*900-Block Yates and 1045 Yates Urban Design Manual*” in Development Permit Area 3, Core Mixed-Use Residential. In addition, an amendment to the Urban Place Designation from Core Residential to include a Core Residential category with a higher density is proposed. Currently, the Core Residential designation in the OCP contemplates buildings up to 20 storeys with floor space ratios ranging from 3:1 up to 5.5:1 and uses including multi-unit residential, as well as commercial and visitor accommodation. The proposed density is 6:1 FSR for the 900 block Yates Street and 6.19:1 FSR for 1045 Yates Street which, although above the 5.5 FSR envisioned, is generally consistent with this policy in the OCP. On balance, the proposal is consistent with the broad objectives in the OCP and advances a number of strategic goals, however, the OCP amendment is recommended to be fully clear about the future form of expected development. The proposed change to the OCP designation would only affect the contemplated densities and would not affect, or introduce, new uses not contemplated in the OCP.

Specific policies in the OCP address how, and by what rationale, plan amendments should be considered by Council. Under specific conditions, the OCP is intended to be flexible and adaptable while still ensuring broadly consistent direction for growth and change in the City over the next thirty years. Decisions regarding OCP amendments must consider the goals and objectives that support an amendment and the overall rationale for an amendment.

The OCP also contemplates site-specific amendments that are consistent with the urban place designations and which further the broad objectives and policies in the plan, as appropriate to the site context. The advancement of the proposed placemaking and complete-community objectives, provision of a daycare and the inclusion of a public plaza with public art in later

development phases, and the context of the existing Zone with its inherent permitted densities, all provide support to consider a plan amendment.

The OCP further encourages that regulatory tools are used strategically to support and implement plan goals and objectives. Again, the inclusion of a generously sized and high quality publicly accessible plaza along with purpose built rental housing, advance a variety of goals and objectives within the OCP.

The general pattern of land use and densities are defined for each urban place designation in the OCP; however, policies in the OCP also recommend site-specific evaluations of proposed developments in relation to the site, block and local area context. This includes a consideration of the underlying zoning and permitted densities. Under the existing zone, a theoretical density of approximately 9.86:1 FSR (900 block Yates Street) and 9.82:1 FSR (1045 Yates Street) could be achieved for the properties designated as R-48, Harris Green District Zone. When design guidelines are incorporated, including setbacks, building separation distances and floor plates, the density that could be achieved in R-48 zone is reduced to 5.83:1 FSR for the 900 block Yates Street and 6.55:1 FSR for 1045 Yates Street. The proposal is for a density of 6:1 FSR for the 900 block Yates Street and 6.2:1 FSR for 1045 Yates Street. The following table outlines the existing zoning densities in more detail.

Table 4: 900 Block Yates Street Current Density Maximums

Existing Zoning					
Zone	S-1 Limited Service District	R-48 Harris Green District	R-5 Central Area (Wilson Block) District	R-9 Central Area (Yates and Quadra Streets) District	Blended Average
GFA (m ²)	2,049	6,559	24,632	10,316	43,556
FSR	1.50	9.86	2.60	5.10	3.22
Existing Zoning + DCAP Guidelines					
GFA (m ²)	2049	3,874	24,632	10,316	40,871
FSR	1.50	5.83	2.60	5.10	3.02

Table 5: 1045 Yates Street Current Density Maximums

Existing Zoning			
Zone	S-1 Limited Service District	R-48 Harris Green District	Blended Average
GFA (m ²)	4,070	35,582	39,652
FSR	1.50	9.82	6.26
Existing Zoning + DCAP Guidelines			
GFA (m ²)	4,070	23,751	27,821
FSR	1.50	6.55	4.39

The blended average density referenced in the tables above were used in the land lift analysis which is discussed in the next section of this report.

Official Community Plan – New Design Guidelines

In conjunction with this Rezoning and OCP Amendment application, the “*900-Block Yates and 1045 Yates Urban Design Manual*” (*Design Manual*) is being proposed which would be incorporated into regulations pertaining to Development Permit Area 3, Core Mixed-Use Residential. These guidelines have been prepared in parallel to the emerging DCAP update, and therefore share many of the same design principles and statements of intent. Although, the *Design Manual* is comprehensive and well-developed the following sections offer further discussion.

Form and Massing

Similar to the upcoming changes proposed in relation to the DCAP, the proposed *Design Manual* sets higher standards related to form and massing, including ground floor setbacks, podium heights, building separation and access to sunlight. A number of aspects related to form and massing still require further clarification or minor correction. Staff are proposing that minimum standards for the design of the rooftop structures, as well as a commitment to include no more than three towers on the 900 block Yates Street be incorporated into the *Design Manual*, as well as the requirement for a setback on the upper level of the podium on Vancouver Street. These are all listed in the recommendation, but the version attached to this report is the result of a careful and considered review process by staff.

Height

The *Design Manual* includes objectives related to locating tall buildings to enable sunlight penetration and views to the sky and surrounding city, from sidewalks and open spaces. Additionally, it includes objectives to minimize the negative impacts of buildings including excessive shadowing and privacy breaches and aims to maximize access to natural light and views. To this effect a number of specific guidelines establish prerequisites for current and future development proposals to meet minimum access to sunlight standards. Staff are satisfied the proposed access to sunlight standards are comparable to the new guidelines being prepared as part of the DCAP review.

Wind

The applicant has submitted a wind study to assess the potential impacts of the proposed development on the public realm and private amenity areas which in turn informs the *Design Manual*. Higher than desired wind speeds are predicted on the roof of the proposed towers as well as certain terraces as part of future phases of development. This is primarily a result of exposure of higher elevations to southeasterly winds. The report recommends 2m guardrails around the roof terraces to help mitigate the effects. In addition, one location at grade level near the northwest corner 900 Yates block and four locations on the roofs of the towers do not comply with the wind safety criteria.

Wind mitigation measures affecting the 900 block of Yates Street will be incorporated in subsequent Development Permit applications, and the proposed *Design Manual* includes relevant wording to ensure this takes place. However, the wind study was prepared based on earlier designs with taller podiums and shorter towers therefore staff are requesting this be updated to reflect the current proposal and that the proposed design guidelines provide further clarity on the specific locations where mitigation is necessary.

Interim Landscaping Conditions

No details outlining the interim landscaping conditions have been provided, therefore staff are proposing standards be incorporated into *Design Manual*. This would ensure the construction phases provide an appropriate interim condition until such a time that the entire site is redeveloped.

ADP Review of Design Manual

The *Design Manual* was referred to the January 13, 2021 meeting of the Advisory Design Panel (ADP) in conjunction with the Development Permit with Variance Application for 1045 Yates Street (minutes attached); however, the ADP chose to not comment on them because of a perception that it was unusual to be asked to concurrently review new design guidelines and an actual application at the same meeting. Site specific design guidelines for large scale projects have been referred to ADP historically (e.g. Capital Park, Roundhouse) and often concurrent with a rezoning and/or development permit applications(s). This occurs infrequently but it was the first case for the 2020-2021 panel. It is worth noting that a large part of the discussion at this particular ADP meeting was centred around the need to fill vacant positions on the panel, which may have added to the overall confusion and reluctance to review the *Design Manual*. The applicant, although willing to revisit ADP for formal review of the proposed *Design Manual*, was also eager to have their application advanced to Council for consideration and saw that as the priority.

Inclusionary Housing and Community Amenity Policy

Based on the residential portion being 100% rental tenure and secured through a legal agreement, the proposal would normally be exempt from the City's Inclusionary Housing and Community Amenity Policy. However, since the subject site is over half a City block in size and requires an OCP amendment, this results in the proposal being classed as an "atypical" rezoning application under this policy, which requires a third-party economic analysis. Additionally, although the increase in density beyond the 5.5 FSR envisioned in the OCP is modest, a land lift analysis provides greater certainty regarding the value of the proposed increase in density. Therefore, a land lift analysis has been completed and is attached for Council's consideration.

The land lift analysis estimates whether there is a lift in land value for the portion of development above the base density. For each parcel three different scenarios were analysed: 1) existing zoning, 2) base density prescribed in the OCP and 3) the proposed density. For scenario one, most zones specify a maximum density and so establishing existing development rights is uncomplicated. However, the R-48 Zone does not specify a density; therefore, a theoretical density based on the specific height and setback regulations is calculated. Typically, developments occurring in the R-48 Zone do not achieve the theoretical density, as they must also address design guidelines which result in building setbacks and reduced floor plates. For this reason, staff requested the land lift analysis also consider an alternative more stringent existing zoning base density for the two R-48 Zoned parcels, which incorporated design considerations such as setbacks and floor plate limitations, resulting in a reduction of the overall gross buildable area. This is the figure that was used in the land lift analysis.

The report concludes that the proposed rezoning does not create an increase in land value that can be used to fund amenities and/or affordable housing. This is due to a number of factors: the subject property has a high existing achievable density under current zoning; the value of a completed rental building per square foot is significantly lower than a comparable strata building

(despite similar costs to construct); and the proposed rental project requires concrete construction. Nonetheless, as discussed above, the application does provide 23 affordable residential units that would meet the City of Victoria definition for Median Income households, a high quality public plaza (maintained by the applicant), public realm improvements beyond the City's basic standards and space for a daycare.

Downtown Core Area Plan (DCAP)

This section provides an analysis against the DCAP for the entirety of the site, including the 900 block of Yates Street and the eastern half of the 1000 block of Yates Street. The applicant has submitted a comprehensive Rezoning Booklet which is used to assess the general massing, density, streetscape, views and context of the proposal particularly in relation to the DCAP.

The proposal is within the Residential Mixed-Use District (RMD) in the DCAP. The objectives for this district broadly encourage complete communities, ensuring an active street level, increasing pedestrian activity within the public realm, and accommodating mid-to-high-rise densities. Support for existing commercial uses is encouraged but does not include vehicle-oriented uses that require large outside storage/display areas, such as car lots.

Massing and Height

Some aspects of the proposal are not consistent with the *Downtown Core Area Plan*. Specifically, the proposal is not consistent with certain aspects of the guidelines used to evaluate height and scale. The proposal exceeds the maximum heights prescribed in DCAP by six storeys (Tower A) for 1045 Yates Street and approximately 15 storeys (Tower D) for the 900 block of Yates Street. Other aspects of the proposal that deviate from the guidelines include the requirement for all portions of the proposed buildings and building massing to be within a 1:5 step-back ratio above 20m on wide streets (Yates, Cook and Vancouver Streets) and above 15m on narrow streets (Quadra and View Streets), and the concurrent Development Permit with Variances application confirms that the proposal is not consistent with the guidelines for Cook Street.

The applicant has provided additional massing renderings within the Rezoning Booklet to demonstrate the variety of ways in which the density could be distributed. This urban design analysis helps to demonstrate the relative merits associated with the proposed massing as part of a comprehensively designed site. These benefits include improved building separation distances, greater street set-back distances, a human-scaled building podium and a more consistent and thoughtful distribution of density. The proposed "*900-Block Yates and 1045 Yates Urban Design Manual*" guidelines provide assurances that these important design criteria will be met in the concurrent and future Development Permit applications.

Since the application is inconsistent with the policies and guidelines for building height and density, staff explored reducing the overall density of the project with the Applicant. However, as discussed in the bonus density section, the land value supported by the proposed rental development is less than the land value of the property under existing zoning and the results of the land lift study indicate that the full proposed density is required to make the project financially viable.

Streetscape

There are high level and detailed streetscape considerations provided in the DCAP. At the rezoning level, only the high-level guidelines are analyzed, given the more conceptual level of detail provided with a rezoning application. A more detailed analysis of the streetscape is provided in the concurrent Development Permit with Variances application. Development Permit applications with subsequent phases will require a more detailed analysis of the streetscape, as well as other form and character considerations and consistency with the proposed “*900-Block Yates and 1045 Yates Urban Design Manual*.” Current DCAP guidelines relevant to the rezoning application include the recommendation to encourage varying the heights of buildings to avoid uniformity, and to encourage the use of building forms to distinguish building podiums from upper storeys. The proposal includes distinct podium and tower building forms, and a variety of building heights (20, 21, 28, 29 and 32 storeys), which although taller than recommended in the guidelines is consistent with the applicable policies for variations in height.

The proposed additional front setbacks also achieve the intention of the policy direction as it encourages generous sidewalk widths.

Plazas

The Harris Green neighbourhood is identified in the OCP as a key, high-density, residential neighbourhood. To this end, the OCP includes strategic direction to add parks and open spaces in the Harris Green neighbourhood to support increased population growth. The DCAP identifies the subject property (900 block Yates Street) as one of two locations for a future urban plaza within the Downtown and Harris Green neighbourhoods, with a requirement that this should be generally 800m² to 1200m² in size. The proposal is consistent with these policies with the provision of a 1600m² plaza, to be included in the latter phases of the development along Yates Street. As detailed in the Rezoning Booklet (attached) the plaza is divided into three distinct elements: the Yates Plaza containing a flexible space to accommodate a variety of events at approximately 960m² (excluding flanking seating areas anticipated for commercial uses); the Harris Green Terrace containing stairs and a ramp at approximately 320m²; and the View Street Green containing a lawned area at approximately 320m². For reference, 1600m² is roughly equal to the size of Bastion Square between Wharf Street and Langley Street. The proposed plaza would be centrally located on the 900 block and although detailed design has not yet been determined at this stage, the proposed “*900-Block Yates and 1045 Yates Urban Design Manual*” provides guidelines to ensure a high quality and vibrant space with a variety of programming options. The requirement to provide a plaza will be written into the zone and secured through a legal agreement which would stipulate the minimum value of the plaza and public art in 2021 dollars with a provision for value escalation over time. The applicant has offered to provide a public art installation valued at no less than \$350,000. The value of the plaza will be determined based on costs from the applicant and will be verified by a quantity surveyor and secured via legal agreements prior to a Public Hearing.

In addition to the central plaza on the 900 block of Yates Street, a smaller plaza of approximately 100m² at the intersection of Yates Street and Cook Street is also proposed. The specific details are discussed in more detail in the accompanying Development Permit with Variances application for 1045 Yates Street and staff are recommending this is be added as a required design feature in the “*900-Block Yates and 1045 Yates Urban Design Manual*”. The appropriate wording is contained in the recommended motion.

Regulatory Considerations

Regulating Building Height

The proposal includes building heights that exceed those prescribed in the OCP and DCAP. Further analysis related to building height is provided in the concurrent Development Permit with Variances application. Given the accompanying “*900-Block Yates and 1045 Yates Urban Design Manual*,” which will provide design parameters for future phases, staff propose to incorporate the proposed building heights into the amendment to the OCP Urban Place Designation, but to limit the maximum building heights in the site-specific zone to be consistent with the current OCP, which supports buildings up to 20 stories. From a regulatory perspective, the concurrent Development Permit with Variances Application and any future Development Permit Applications will include a height variance and require Council consideration and an opportunity for public comment.

The applicant has expressed a desire to work with staff to determine if there is a mechanism that will provide staff, Council, and the public with assurances that the design of subsequent phases will meet or exceed expectations (for example in urban design, podium massing, material quality, design excellence, etc., as described in the *Design Manual*) while at the same time embedding intended heights in the new zone. This approach would remove any future variances for height. Staff are prepared to engage with the applicant in these discussions on the basis that providing the City with more control in the design process would benefit the proposal in the long-term. Unless and until a suitable arrangement can be made, staff will continue to recommend limiting height in the zone to current OCP heights.

Liquor Store Use

A liquor store (Harris Green Liquor Express) is currently located within the subject property at 930 View Street, and the applicant proposes to retain this tenant as part of the proposed redevelopment, although the exact location has not yet been determined. Another liquor store (Liquor Express on Yates) also exists further west along Yates Street at 765 Yates Street, which is in excess of 250m from the subject property. The Liquor Retail Stores Rezoning Policy sets out the requirements for new liquor retail stores, including a requirement for the size to be limited to a total floor area of 275m² and the location to be greater than 200m from an existing liquor retail store (although reduced distances may be warranted in more urban locations). The existing liquor store is approximately 325m² in size and therefore exceeds the maximum size limit in the policy. However, given that the liquor retail store already exists, the proposed floor area is considered supportable and staff are proposing this would be accommodated in the new zone.

Phasing and Amenity Provision

The project is proposed to occur over multiple phases. At present, a Development Permit Application has only been submitted for Phase 1. Subsequent phases will require additional Development Permit Applications for Council’s consideration. A high level phasing plan has been provided in the Rezoning Booklet which indicates that the property located at 1045 Yates will be developed first, in order to relocate the commercial tenants from the London Drugs site and to free up that site to be developed in later phases. Each phase will need to comply with the Zoning Regulation Bylaw requirements.

In terms of the provision of amenities, as noted in the Affordable Housing section of this report, all residential units, throughout the whole development, will be rental in perpetuity. Additionally,

twenty-three of these units will be affordable and will be provided with the first phase of the overall development. The anticipated construction sequence and the desire to retain existing tenants on site throughout construction means that the large central plaza (minimum 1600m²) cannot be realized until the last phase of development (Phase 3). An earlier delivery of this community amenity would be preferable but the applicant has noted that phasing lines are dictated by existing structures on site (above and below grade). The recommended motion provides the necessary wording to ensure the plaza is delivered concurrently with the final phase of development and legal agreements would be drafted to ensure the City is provided with security to ensure high quality construction and its ultimate delivery.

Encroachment Agreements

With any project of this scale that has little to no setbacks, and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the Public Right-of-Way. The resulting material (typically rock anchors) presents no concerns to the public interest and does not impact any underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement, if the Rezoning Application is approved by Council, and it is deemed necessary to facilitate the construction of the project.

CONCLUSIONS

The proposal suggests a significant addition of rental housing and commercial space to the Harris Green Neighbourhood and includes the provision of 23 units of affordable housing as well as a significant public plaza. The proposal is consistent with the *Official Community Plan* except for the overall density and height sought; however, a rational consistent with the goals and objectives of the OCP has been provided. The proposed uses, character and siting are all consistent with the applicable policy and design guidelines; therefore, staff recommend for Council's consideration that the application be advanced to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00730 for 903, 911 & 1045 Yates Street, 910 View Street and 1205 & 1209 Quadra Street.

Respectfully submitted,

Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Karen Hoesle, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council dated July 6, 2021

- Attachment D: Plans date stamped June 15, 2021
- Attachment E: Rezoning Booklet date stamped June 15, 2021
- Attachment F: 900-Block Yates & 1045 Yates Urban Design Manual date stamped March 10, 2021
- Attachment G: Tenant Assistance Plan, dated June 25, 2021
- Attachment H: Pedestrian Wind Study Draft Report, dated May 4, 2020
- Attachment I: Shadow Studies, dated June 9, 2021
- Attachment J: Transportation Impact Assessment, dated May 11, 2020
- Attachment K: Arborist Report, dated November 13, 2020
- Attachment L: Land Lift Analysis by Coriolis, dated June 22, 2021
- Attachment M: Public Engagement Summary, dated August 2019
- Attachment N: Advisory Design Panel Report, dated December 2, 2020
- Attachment O: Advisory Design Panel Minutes from the meeting of January 13, 2021
- Attachment P: Community Association Land Use Committee Comments dated March 8, 2020
- Attachment Q: Consultation Comments from Online Feedback Form
- Attachment R: Correspondence (Letters received from residents).