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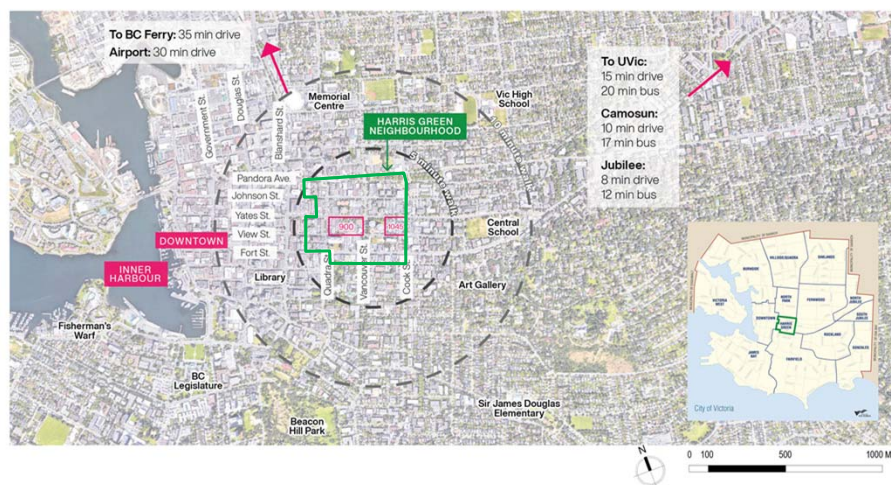
OCP Amendment & Rezoning Application for 900-BLOCK YATES & 1045 YATES & Development Permit with Variances Application for 1045 YATES



1

Subject Site – Wider Context

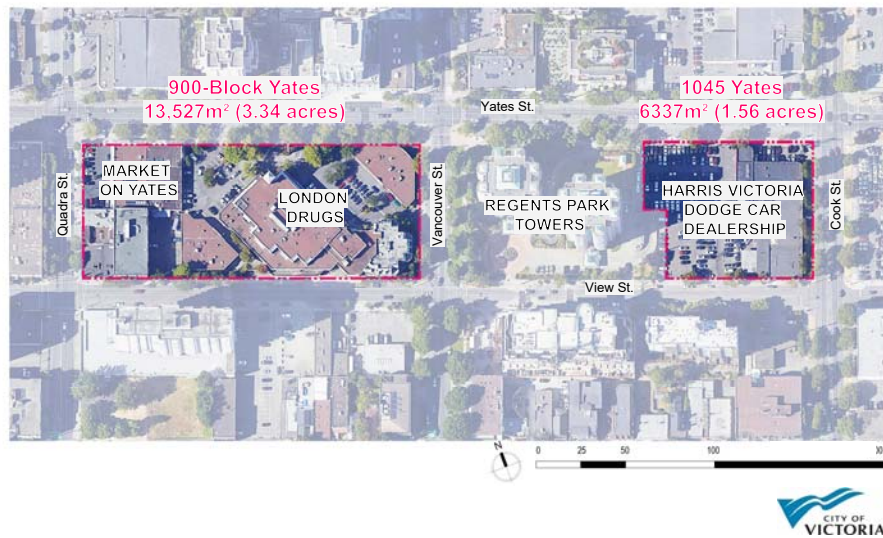
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Aerial

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Neighbourhood Context

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900 Block Current Condition

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- London Drugs
- Market on Yates
- Smaller shops and services
- 15 unit residential rental building



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1045 Yates Current Condition

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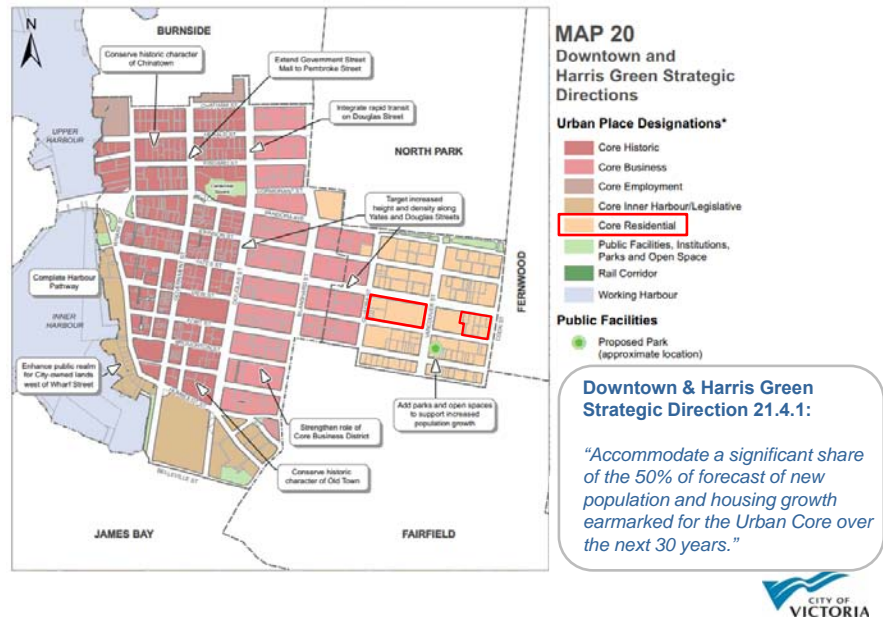
The 1045 Yates block is currently being used as a car dealership.



6

Official Community Plan (OCP) Strategic Directions

7



7

Downtown Core Area Plan (DCAP)

8



Policy

- Encourage multi-use residential development appropriate to the context
- Up to 45m in height for 1045 Yates St.
- Up to 50m in height for 900 block Yates St.
- Up to a maximum 5.5:1 FSR

Proposal

900 Block Yates St

- Podium and Tower configuration
- Three towers, 86m, 95m, 104m
- 6:1 FSR

1045 Yates

- Podium and tower configuration
- Two towers: 65m, 68m
- 6.2:1 FSR



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Community Engagement Process

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Date: June 2019

IDEAS Open House:

- Vision for the community
- Land use and density
- Built form
- Open spaces
- Community amenities



Design Elements

Look & Feel

Gains & Pains



Date: July 2019

Design Workshop:

- Schematic design of the site using plexiglass blocks
- Land use and density
- Open spaces
- Community amenities



Density & Open Space Allocation

CALUC meetings

- December 3, 2019 (public meeting) 4835 notifications
- June 2021 (30 day online consultation period) 5804 notifications



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DESIGN RESPONSE

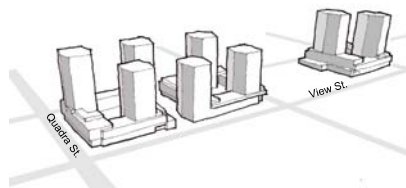


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Comprehensive Development

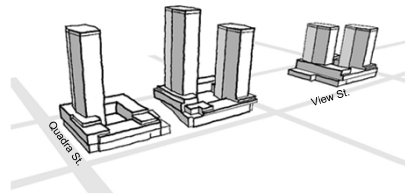
11

Multiple Lots



- More towers
- Shorter towers
- Less tower spacing
- Less view access
- Less sun access

Comprehensive Development



- Fewer towers
- Taller towers
- More tower spacing
- Allowing view access
- Allowing sun access



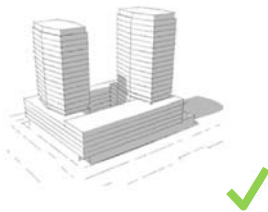
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Massing Typology

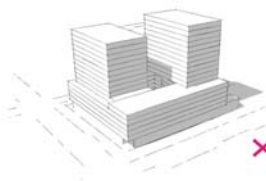
12

A well-proportioned tower and podium design best balances height, massing, open space, and sun access.

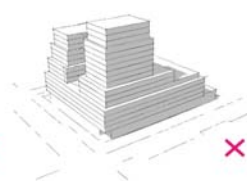
Podium with Tall Slender Towers



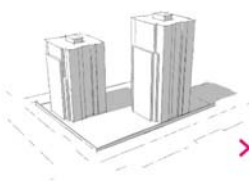
Podium with Squat Towers



Tiered/Stepped Massing



Towers Set in Landscape



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Urban Design Rationale

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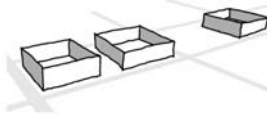
Split the Block



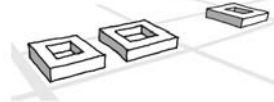
Add Green Space



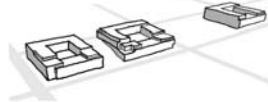
Frame the View



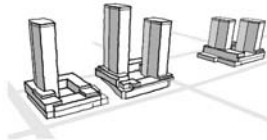
Carve out Residential Courtyards



Sculpt the Podium



Strategically Place Buildings



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Tower Placement

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Tower Offset



Tower Spacing



Tower Position for Sunlight on Open Space



Minimum Distance Between Towers

Current DCAP Standard

- 6m for buildings up to 30m (~10 storeys)
- 12m for buildings 30m-72m (~24 storeys)
- 20m for tall buildings located next to buildings greater than 45m in height

Emerging DCAP Standard

- Mid-rise (up to 35m in height) 25m facing distance between towers located on the same parcel
- High-rise (above 30m in height) 20m with staggered tower formation

Proposed Development

- Range: 23m to 76m

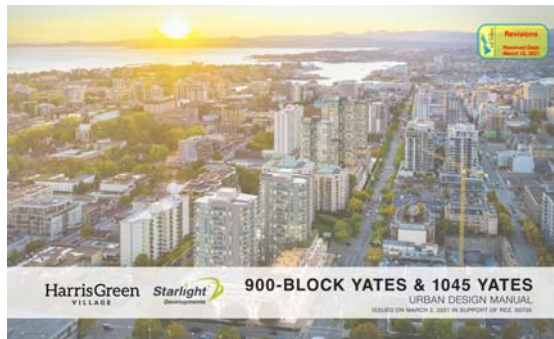


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Design Manual

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900-Block Yates and 1045 Yates Urban Design Manual



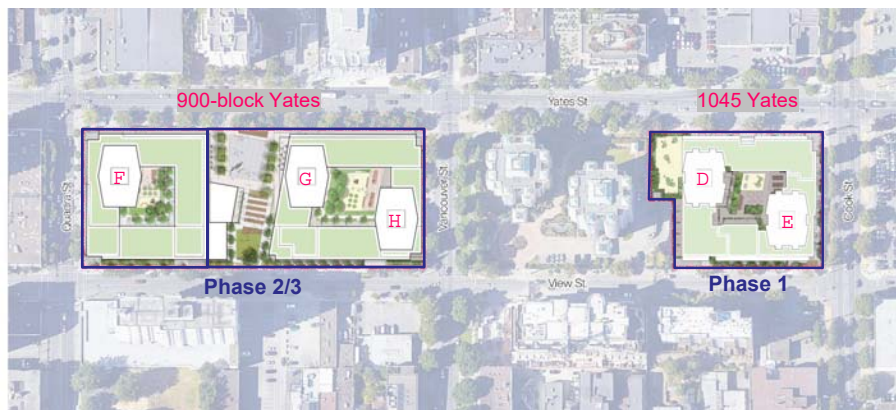
- Site Planning
- Tower Placement
- Building Massing + Height
- Architectural Typology
- Facades + Setbacks
- Building + Street Interface
- Street + Open Space
- Architecture
- Urban Ecology
- Landscape Architecture
- Phasing



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Overall Design Plan

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**Phase 1**

- Rezoning
- OCP Amendment
- Development Permit with Variances

Phase 2/3

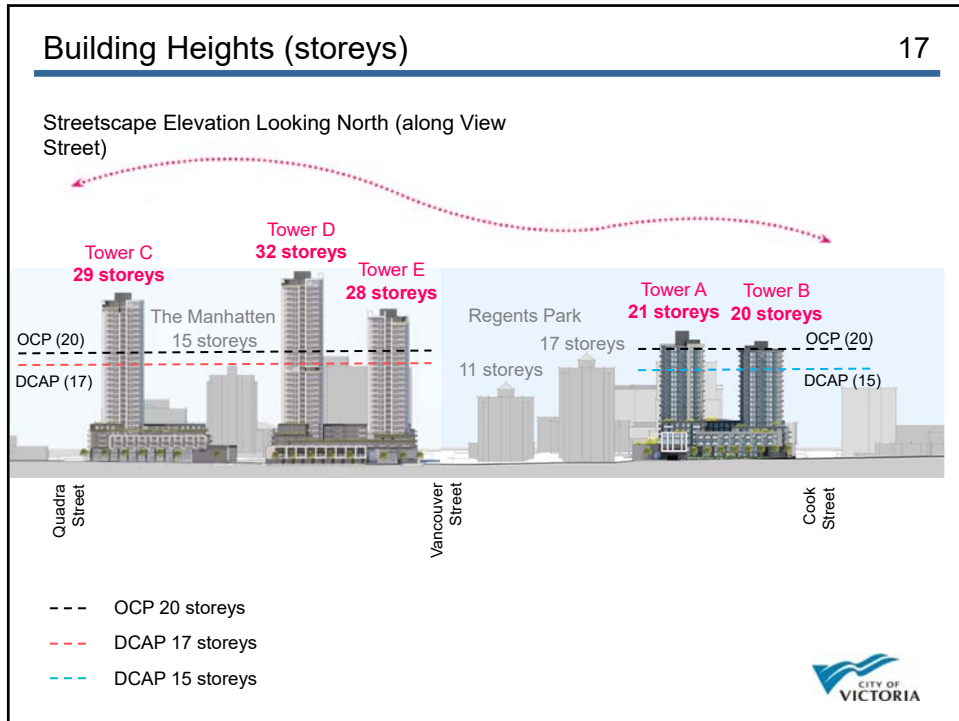
- Rezoning
- OCP Amendment



0 25 50 100 200 M



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LAND USE, OPEN SPACE, INCLUSIONARY HOUSING & COMMUNITY AMENITIES

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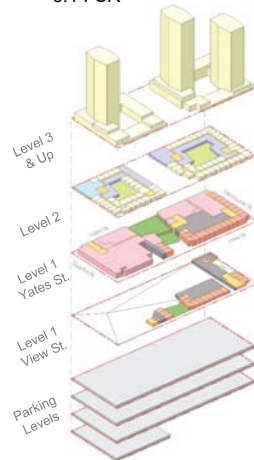
Land Use

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900-block Yates

Floor area: **81,162 m²**

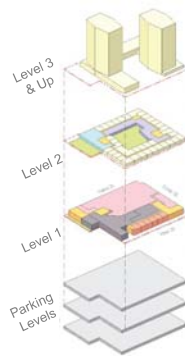
6:1 FSR



1045 Yates

Floor area: **39,289 m²**

6.2:1 FSR



Combined

Total floor area: **120,451 m²**

Total blended FSR: **6.06:1**

- Commercial Retail
- Residential Lobby & Corridor
- Amenity
- Residential Rental Apartment
- Office/Daycare
- Residential Rental
- Townhome
- Outdoor Amenity Area
- Open Space
- Parking
- Loading & Services



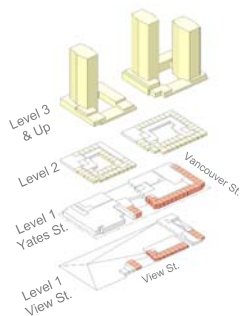
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Housing Types

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900-block Yates

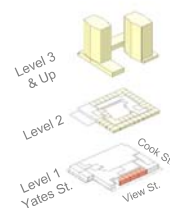
- Approx. 1058 units



900-block townhomes on View Street

1045 Yates

- 510 units
- 23 Affordable Units (Median Income)



1045 townhomes on View Street

- Rental Townhouses
- Rental Apartment



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Large & Small-Scale Retail

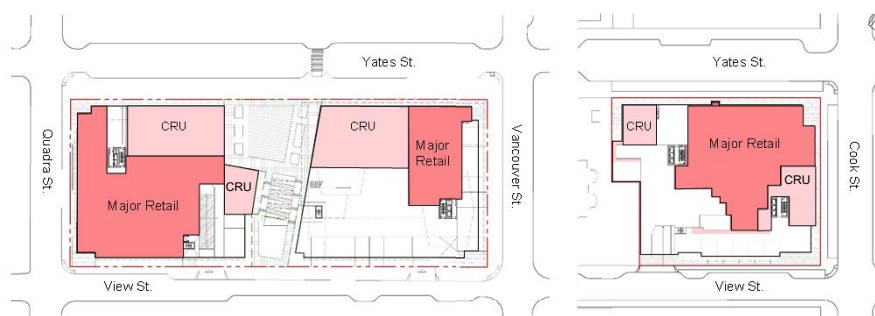
21

900-block Yates

- Major retail floor area: ~ 3,600 m²
- CRU floor area: ~ 2,200 m²
- Total commercial floor area: ~5,800 m²

1045 Yates

- Major retail floor area: ~2,200 m²
- CRU floor area: ~800 m²
- Total commercial floor area: ~3,000 m²



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Inclusionary Housing and Community Amenity Policy

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Policy

100% Rental (secured through a legal agreement) = exempt from policy
 Over half a city block / OCP Amendment = "Atypical" so Land Lift Analysis required

Scenario 3

Scenario 2

Scenario 1



Level 'B': OCP Base Density to Proposed Density
An increase in residential density from the OCP base density to the proposed density if CAC or affordable housing is provided.
Level 'A': Existing Zoning to OCP Base Density
An increase in residential density from the Zoning Regulation Bylaw to the OCP base density if CAC or affordable housing is provided.
As of Right Zoning: Amount of residential density permitted on an outright basis in the Zoning Regulation Bylaw. No CAC or affordable housing provided.

Results

No lift in land value due to the following factors:

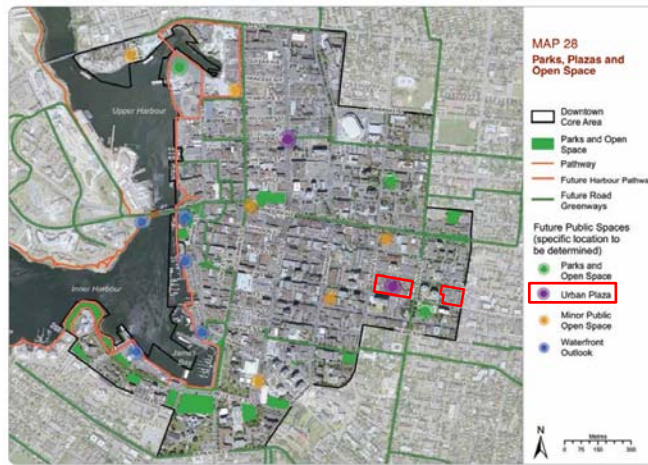
- Subject site has a high existing achievable density
- The value of the completed rental building (ft²) is lower than a comparable strata building
- Costs of concrete construction



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DCAP – Plaza Requirement

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DCAP Policy 6.35:

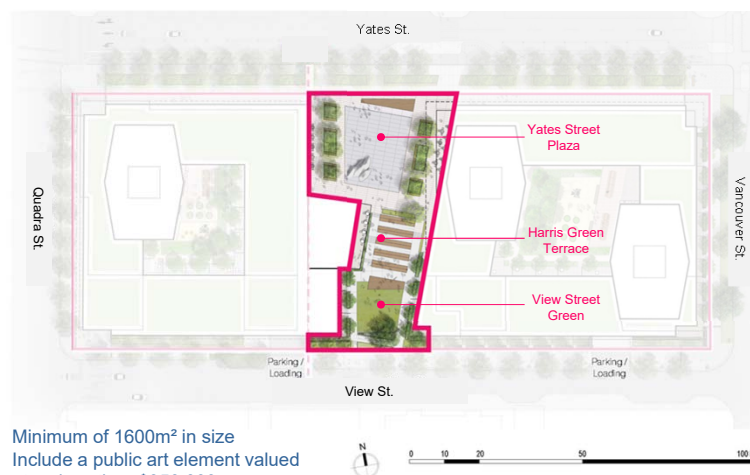
"Establish two new urban plazas as a component of private development that are generally 800 m² to 1200 m² in size to provide formal open space."



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Central Plaza at 900-Block Yates

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- Minimum of 1600m² in size
- Include a public art element valued at no less than \$350,000
- Plaza and public art written into the zone as a community amenity
- High quality design standards embedded into the Design Manual
- Secured through legal agreement



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Plaza – Key Elements

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Yates Street Plaza

- Urban hardscape
- Surrounded by active commercial uses
- Opportunities for outdoor café seating
- Flexible by design
- Public art

View Street Green & Harris Green Terrace

- Outdoor amphitheatre
- Surrounded by residential (townhouse) use
- Terraced seating
- Lawned area
- Accessible pedestrian connection between Yates and View Streets



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Yates Street Plaza

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Yates Street Plaza, Looking South



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Central Plaza: Multi-Use Amenity

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Everyday



Concert (100-200 people)



Food Festival (50-120 people)



Holiday Market (50-100 people)



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Urban Design Experience: Plaza

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Looking into the Plaza from Yates Street



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Urban Design Experience: Streetscape

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Looking at Yates Street from Northwest Corner



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VIEW / SHADOW STUDIES



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View Study #1

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Songhees Point (View 2 in DCAP)



Yates Street at Ormand Street Looking West Down the Hill



- Existing
- Proposed
- Subject Site
- Neighbour
- Developments



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View Study #2

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Cook Street at Johnson Street Looking South



The proposed development is part of a continuous development corridor down Yates St.

Cook Street at Fort Street Looking North



- Existing
- Proposed
- Subject Site
- Neighbour
- Developments



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View Study #3

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Yates Street at Blanshard Street Looking East



Cook Street at Kings Road Looking South



- Existing
- Proposed
- Subject Site
- Neighbour Developments



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Shadow Study – Summer Solstice

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Shadow Study - Equinox

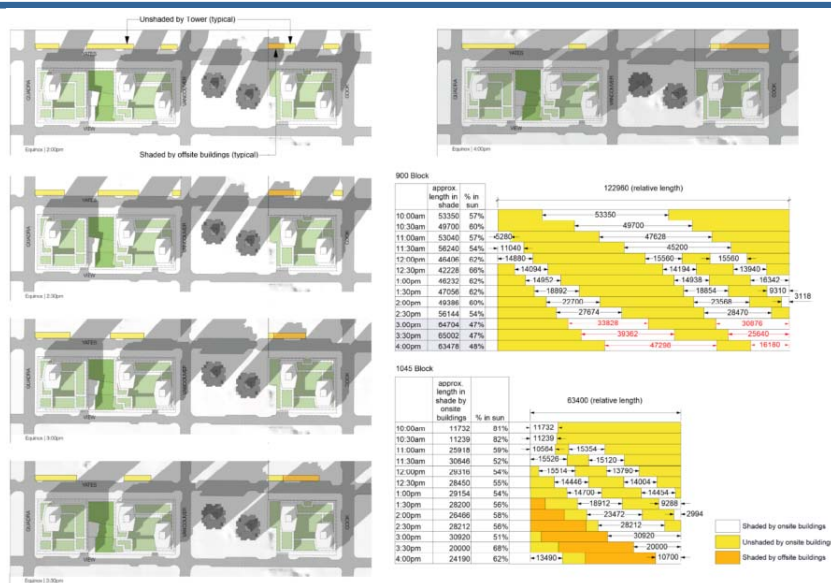
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September 21st / March 21st

35

Shadow Study – Design Manual

36



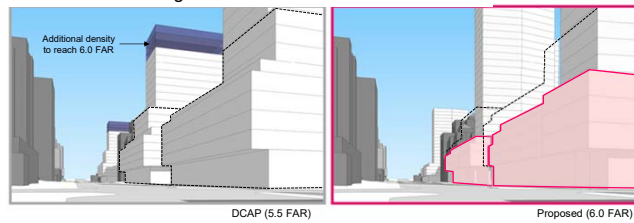
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DCAP COMPARISON

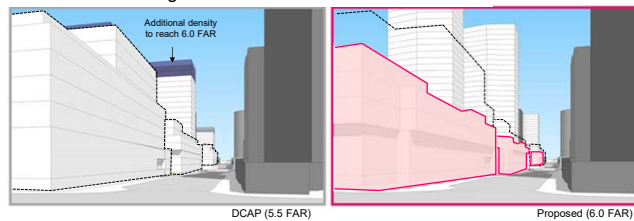


DCAP Comparison - Massing

Yates Street Looking East



View Street Looking East



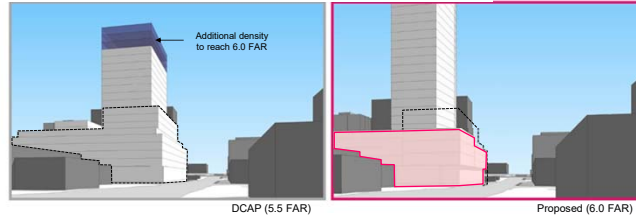
- DCAP Guidelines
- As Proposed
- Proposed Development
- Neighbour Developments



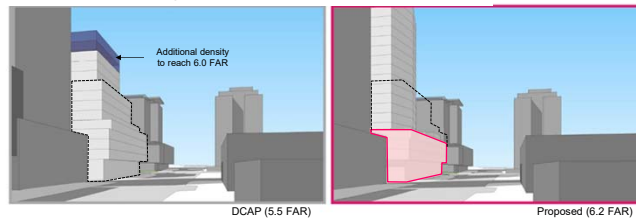
DCAP Comparison - Massing

39

Quadra Street Looking South



Cook Street Looking North



- DCAP Guidelines
- As Proposed
- Proposed Development
- Neighbour Developments



39

DCAP Comparison – Shadow Analysis

40



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Rezoning Conclusion

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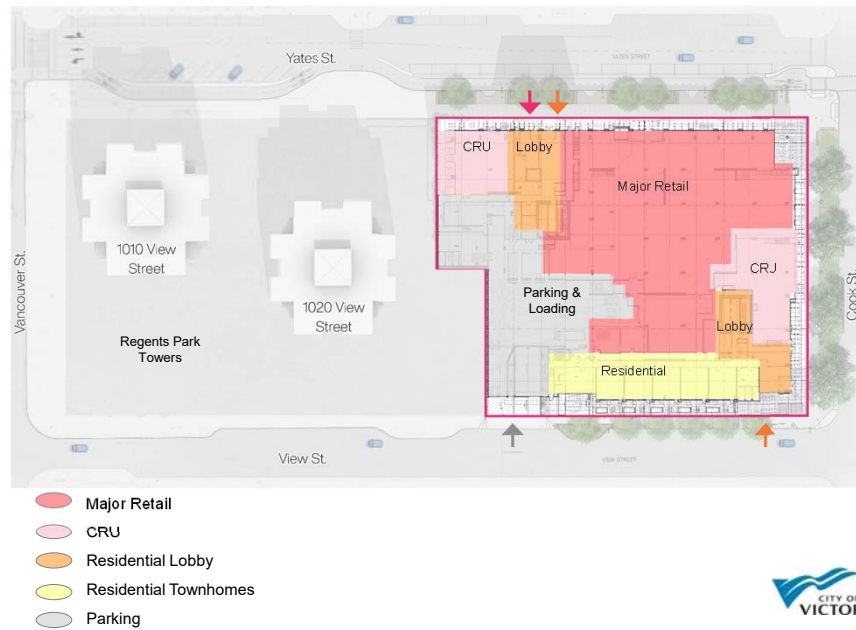
**1045 YATES
DEVELOPMENT PERMIT
WITH VARIANCES
APPLICATION**



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Ground Level Plan - Uses

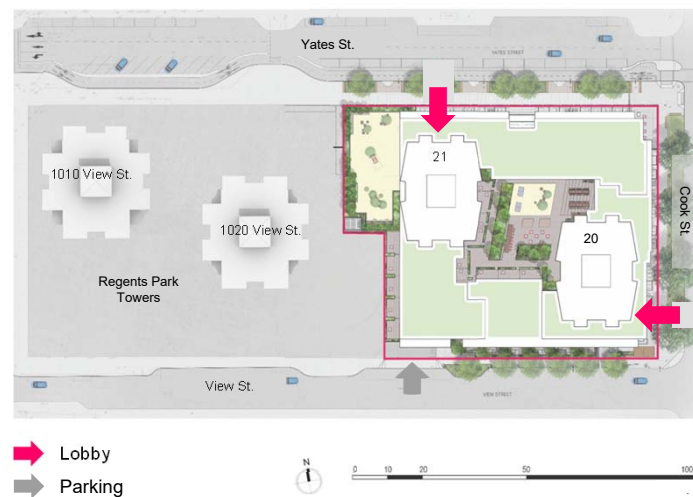
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1045 Yates Site Plan

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Parking Variance

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Parking Variance

- Reduce the required number of residential vehicle parking stalls from 316 stalls to 268 stalls
- Reduce the required number of residential visitor parking, commercial retail and daycare stalls from 117 stalls to 77 stalls
- Allow for 28 short term bicycle stalls to be located further than 15m of a public entrance

Proposed Mitigation (TDM Measures)

- 3 shared vehicle parking stalls
- 3 shared vehicles
- 169 car share memberships
- 4 electric vehicle charging stations
- 90 stalls wired to be "EV Ready"
- long term, end of trip facilities (changing areas, and showers)
- secured by legal agreement



Parking Level 1



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Elevations

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DCAP Policy: 15 storeys

OCP Policy: 20 storeys

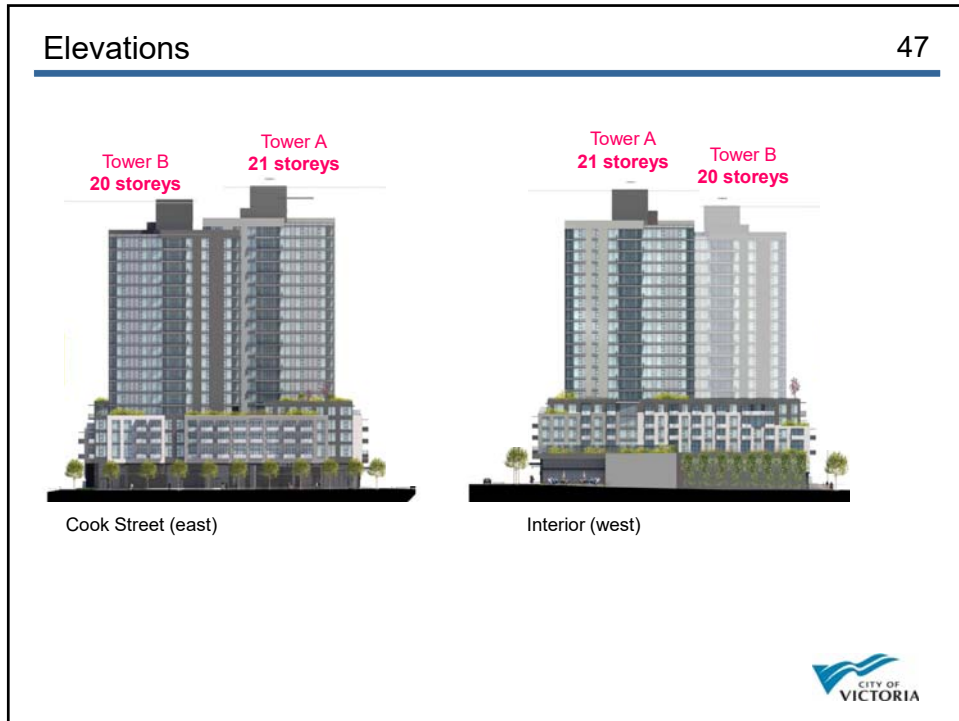
Proposal: 21 storeys

Height Variances

- Increase the maximum number of storeys from 20 to 21
- Increase the maximum height from 60m to 68.51m
- Increase the maximum height allowed for rooftop structure from 5.0m to 9.46m



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Landscape Plan – Streetscape Improvements

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Landscape Plan – Level 2

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Landscape Plan – Level 4

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Landscape Plan – Level 5

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Landscape Plan – Level 6

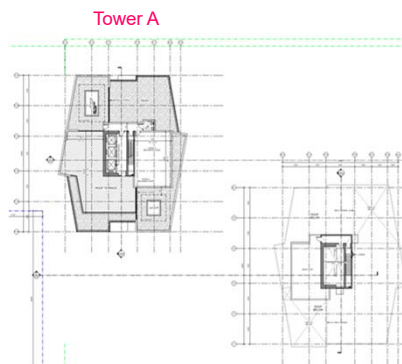
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Roof Deck

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Advisory Design Panel Review

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DGS#xep lvrg#Ghfp eh#5353,

Recommendation:

- break up the mass of the podium
- more consideration of materiality of towers in terms of richness and variation
- consideration of providing access to some public open space or connection between View Street and Yates Street.



Fxuhq#xep lvrg#Vxqh#5354,

Response:

- Deeper recess along Yates Street
- Refinement of materials
- Public seating areas added at the intersections between Cook Street/Yates Street and Cook Street/View Street

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Cook Street (looking west)

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View Street (looking north)

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57

Yates Street (looking south-west)

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QUESTIONS

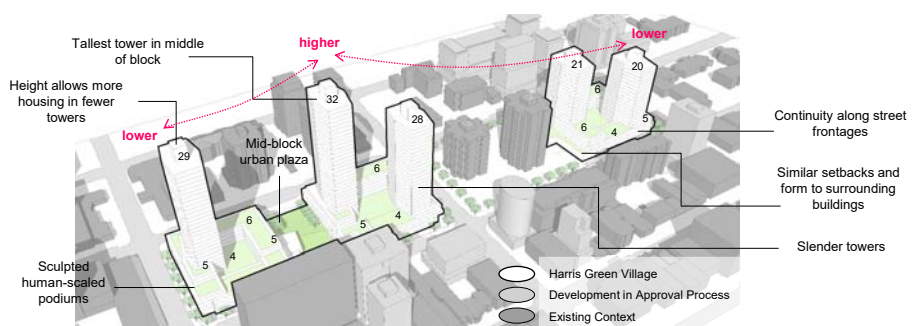


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Overall Massing & Height

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The block scale of the development allows for strategic integration into the neighbourhood by the careful balance and placement of towers, podiums, and public space.

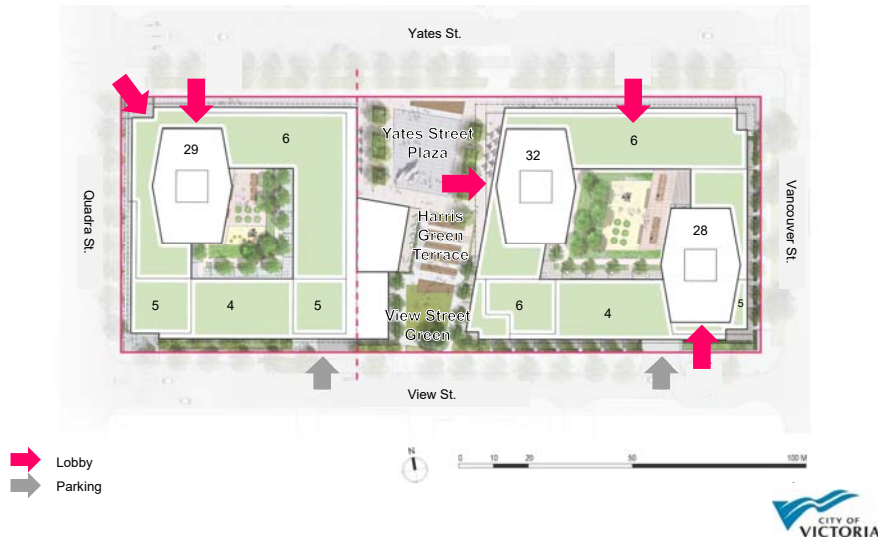


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900-Block Yates Site Plan

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The 900-block site plan demonstrates the public space benefits gained from the allocation of density in the towers, and the intentional design to create strong streetscapes with corner plazas and a framed central plaza.



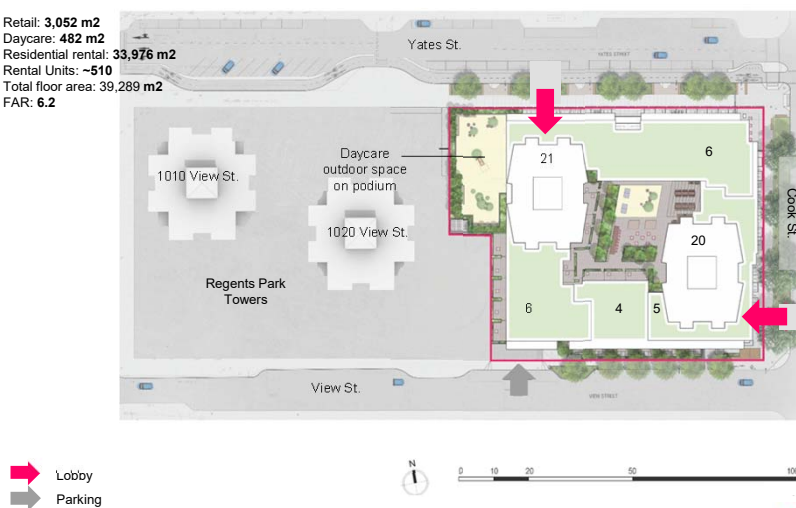
61

1045 Yates Site Plan

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Two towers, podium structure, courtyard and daycare space are the components of Phase 1 in 1045 Yates St.

Retail: 3,052 m²
 Daycare: 482 m²
 Residential rental: 33,976 m²
 Rental Units: ~510
 Total floor area: 39,289 m²
 FAR: 6.2



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