

OCP Amendment & Rezoning Application for  
900-Block and 1045 Yates Street  
&  
Development Permit with Variances Application  
for 1045 Yates Street



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July 15, 2021 Committee of the Whole

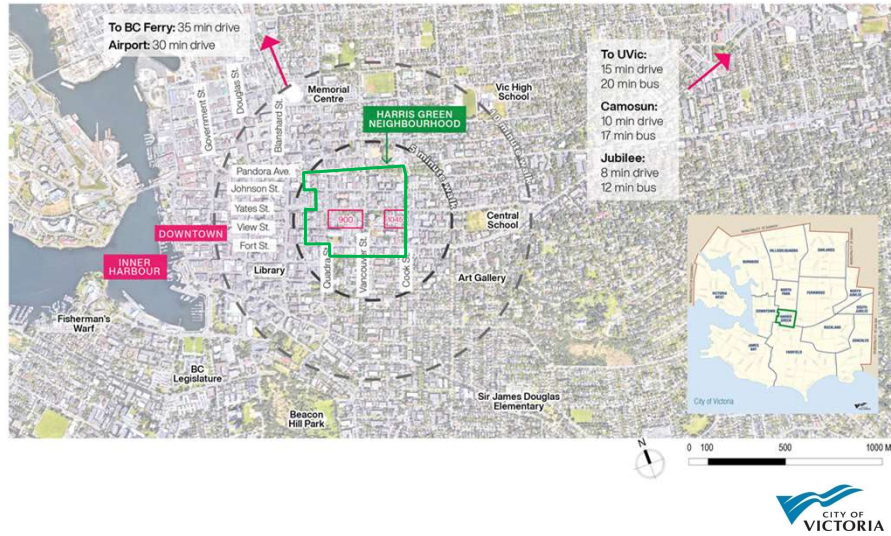
1. *That at least 15% of the units, with at least one-third in the first phase of the development, achieve the median income of affordability in the city's housing affordability strategy.*
2. *Revise the unit mix to reflect more 2-3 bedroom units for all phases.*
3. *That the public plaza be mostly park-like green space and that a Development Permit for the plaza be submitted now with an expiration timed with the proposed build out of phase 2.*
4. *5% accessible units across all phases of the development.*
5. *That at least 450 square metres be designated for childcare.*
6. *That noise mitigation be in place for all rooftop equipment.*



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## Subject Site – Wider Context

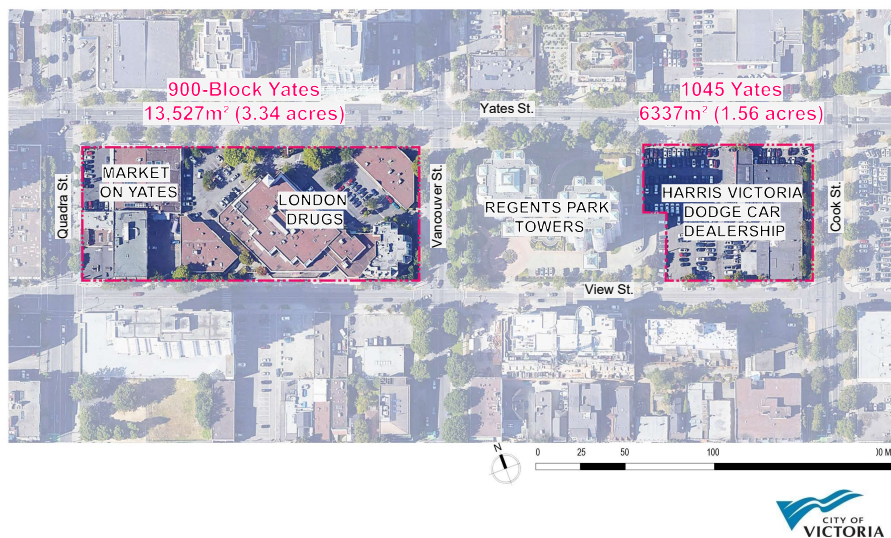
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## Aerial

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## Summary of Changes

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### Aspects of the proposal unchanged

- Density
- Height
- General Form and Massing for Phase 1

### Updates to the proposal

- New Use – Community Space
- Unit mix
- Proportion of Affordable Housing
- Proportion of Adaptable Housing
- Updates to required legal agreements



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## Overall Design Plan

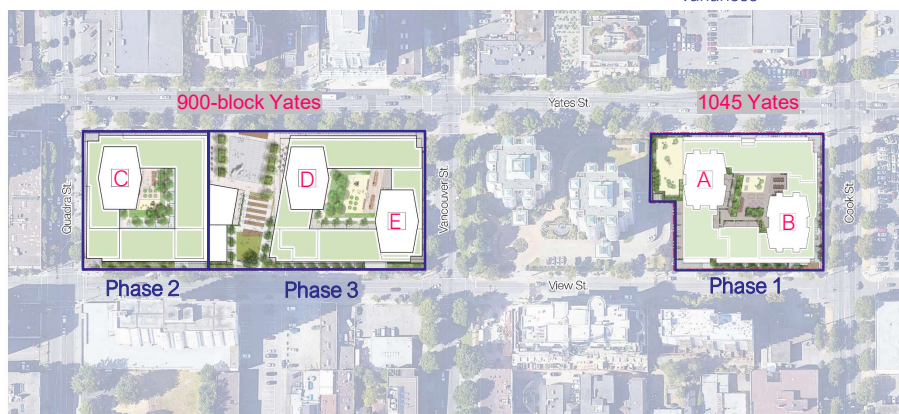
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### Phase 2/3

- Rezoning
- OCP Amendment

### Phase 1

- Rezoning
- OCP Amendment
- Development Permit with Variances

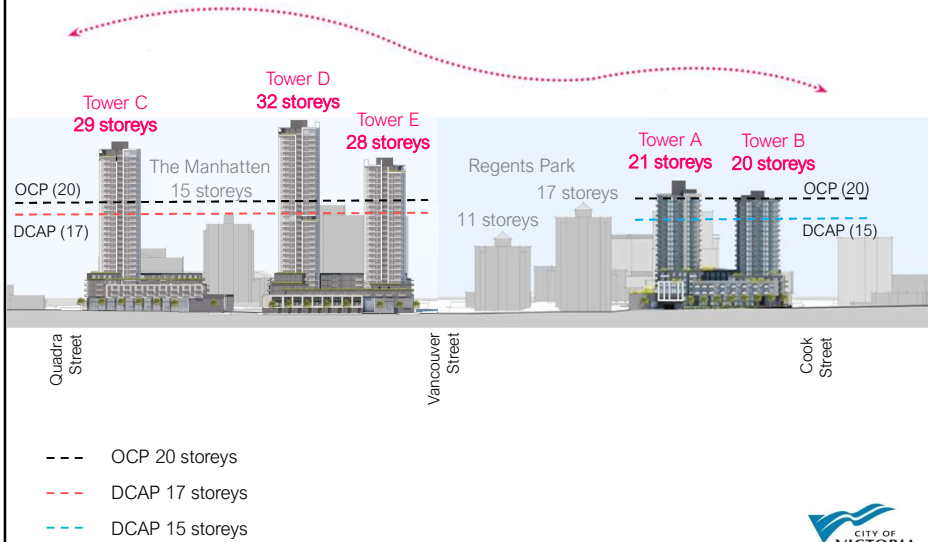


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## Building Heights (storeys)

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Streetscape Elevation Looking North (along View Street)



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## Land Use

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### 900-block Yates

Floor area: 81,162 m<sup>2</sup>

6:1 FSR

### 1045 Yates

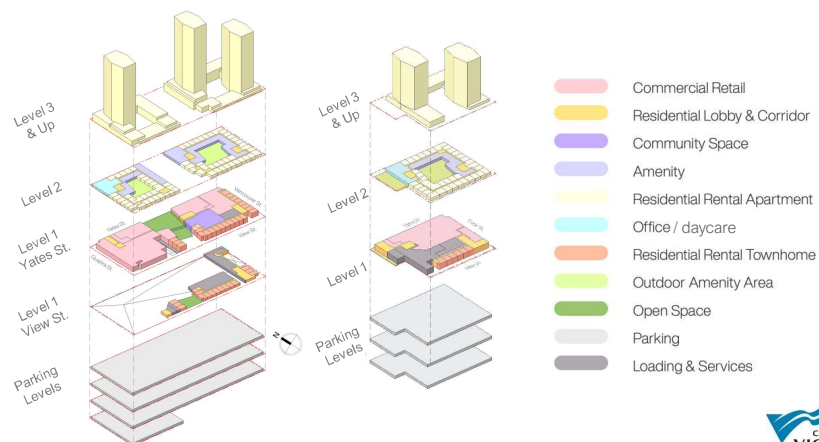
Floor area: 39,289 m<sup>2</sup>

6.2:1 FSR

### Combined

Total floor area: 120,451 m<sup>2</sup>

Total blended FSR: 6.06:1



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## Housing Types

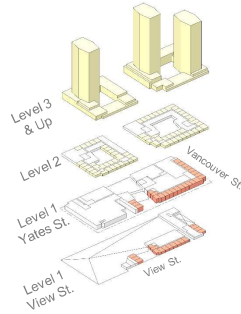
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### July Submission 900-block Yates

- Approx. 1058 units
- 0 affordable units

### Current Proposal 900-block Yates

- Approx. 1058 units
- 40 affordable units (Median Income)
- 5% adaptable units



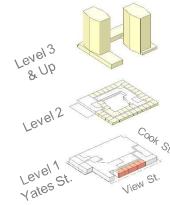
900-block townhomes on View Street

### July Submission 1045 Yates

- 510 units
- 23 affordable units (Median Income)

### Current Proposal 1045 Yates

- 518 units
- 40 affordable units (Median Income)
- 5% adaptable units



1045 townhomes on View Street

- Rental Townhouses
- Rental Apartment



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## Affordable Housing

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### Council requested:

*"that at least 15% of the units, with at least one-third in the first phase of the development, achieve the median income of affordability in the city's housing affordability strategy"*

### Applicant's response:

increase the total number of affordable units from 23 (as originally proposed) to 80, with 50% of these being delivered in Phase 1 – approx. 5% of total units

Phase	Studio (min. 290 ft²)	1-bedroom (min. 405 ft²)	3-bedroom (min. 735 ft²)	Total
1	32	4	4	40
2-3	32	4	4	40
Total	64	8	8	80



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## Unit Mix

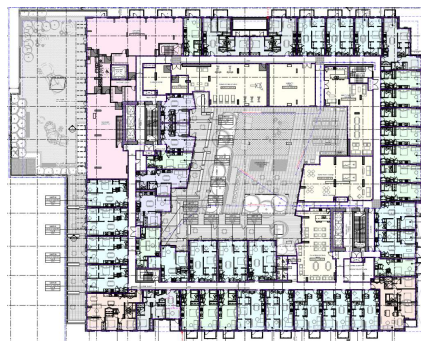
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### Council requested:

*"to revise the unit mix to reflect more 2-3 bedroom units for all phases"*

### Applicant's response:

- Phase 1: approximately 33% of all units will be two-bedroom or larger.
- Phase 2 and 3: no less than 300 family sized units (defined as two-bedroom and larger) – approx. 28% of the total units for these phases combined.



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## Unit Mix

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Unit Type	July 15, 2021 COTW proposal			Updated proposal		
	Unit size range (ft <sup>2</sup> )	Number of Dwelling Units	% of Total Units for Phase 1	Unit size range (ft <sup>2</sup> )	Number of Dwelling Units	% of Total Units for Phase 1
Studio (bachelor)	340-400	35	7%	290-390	16	3.1%
Studio (bachelor) (affordable)	340-400	8	1.6%	290-345	32	6.2%
One-bedroom	450-650	210	41%	420-590	219	42%
One-bedroom (affordable)	450-650	13	3%	405-420	4	0.8%
One-bedroom + den	450-650	80	16%	505-695	78	15%
Two-bedroom	700-800	80	16%	630-915	85	16.4%
Two-bedroom (affordable)	700-800	2	0.4%	-	-	-
Two-bedroom + den	850-900	64	12%	840-920	2	0.4%
Three-bedroom	950-1050	12	2%	735-1050	71	14%
Three-bedroom (affordable)	950-1050	0	-	735	4	0.8%
Townhouse	1100-1400	6	1%	950-1310	7	1.3%
Total		510	100%		518	100%



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## Plaza

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### Council requested:

*"that the public plaza be mostly park-like green space and that a Development Permit for the plaza be submitted now with an expiration timed with the proposed build out of phase 2"*

### Applicant's response:

- Updated Design Guidelines to require the plaza to be mostly park-like
- Commitment to providing a greater level of detail prior to a public hearing
- Delivered with Phase 3 but a commitment to constructing this within 10 years of completion of Phase 2



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## Accessible Units

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### Council requested:

*"5% accessible units across all phases of the development"*

### Applicant's response:

- 5% of the units would meet adaptability standards as per the BC Building Code (BCBC).
- Includes dimensional requirements in washrooms, corridors and doorways and locating switches at an appropriate height.
- Commitment to paying for additional costs associated with retrofits required to meet individual renter accessibility needs.

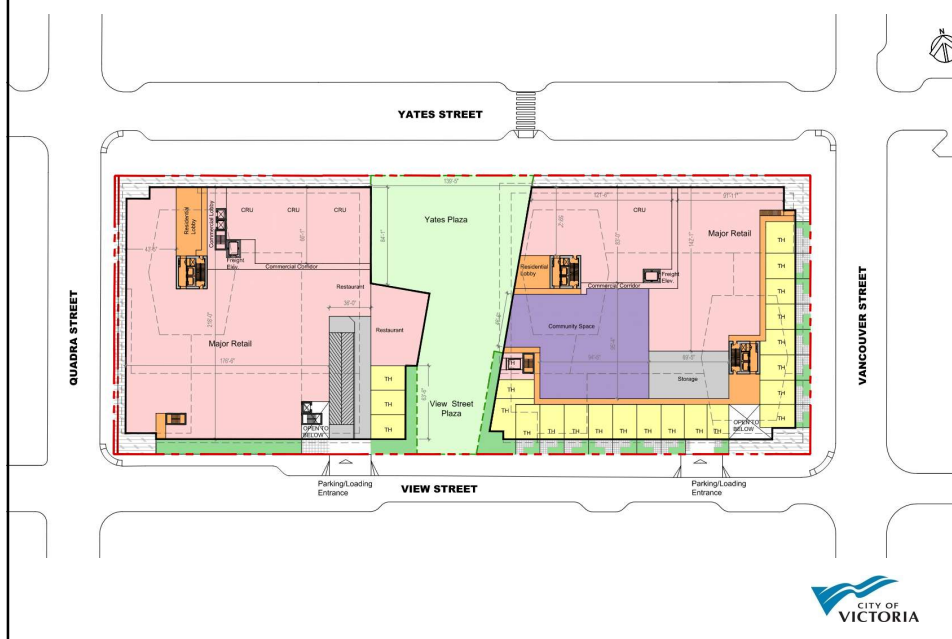


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## Proposed Community Space

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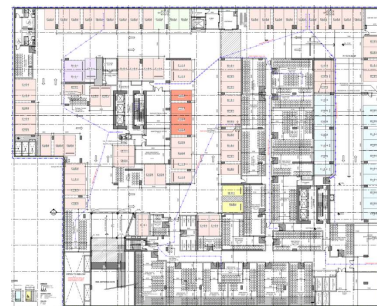
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## Parking Variance

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### Changes since July 15

- Required amount of residential parking has reduced from 316 to 282
- Variance for residential vehicle stalls has reduced from 48 to 9
- Variance for residential vehicle visitor stalls has reduced from 40 to 32
  - 13 residential
  - 17 commercial
  - 2 daycare
- Variance for 11 bicycle parking stalls (10 long term and 1 short term) – expectation that this will be rectified in future plans
- Reduction in Transportation Demand Management (TDM) programs from three car share vehicles and three car share stalls to two car share vehicles and two car share stalls.



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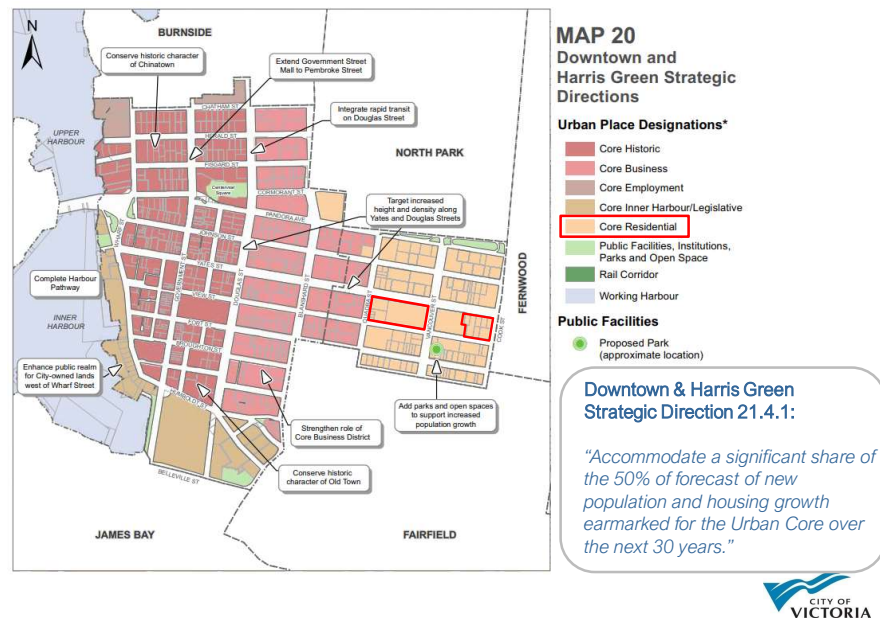
QUESTIONS



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## Official Community Plan (OCP) Strategic Directions

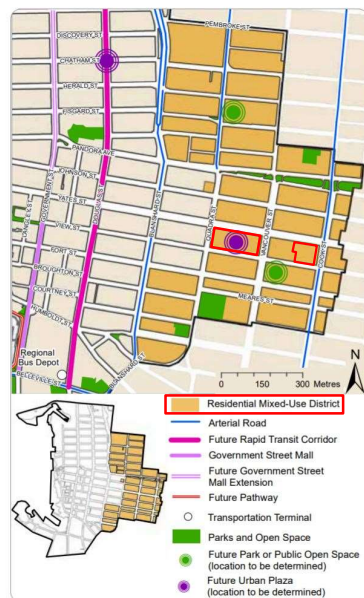
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## Downtown Core Area Plan (DCAP)

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### 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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## 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



<b>Level 'B': OCP Base Density to Proposed Density</b>
An increase in residential density from the OCP base density to the proposed density if CAC or affordable housing is provided.
<b>Level 'A': Existing Zoning to OCP Base Density</b>
An increase in residential density from the Zoning Regulation Bylaw to the OCP base density if CAC or affordable housing is provided.
<b>As of Right Zoning:</b> 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 (ft<sup>2</sup>) is lower than a comparable strata building
- Costs of concrete construction

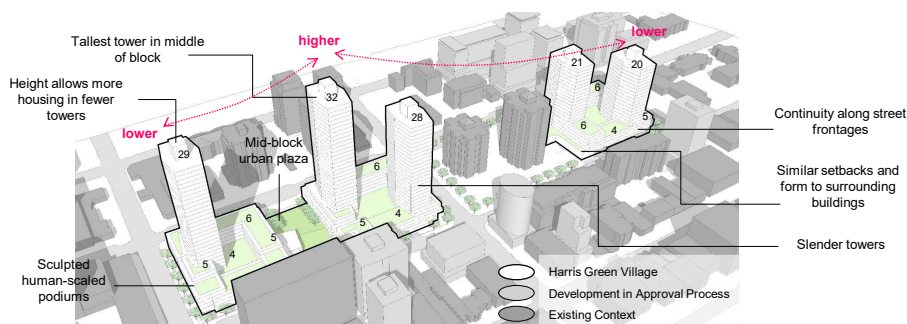


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## Overall Massing & Height

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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.

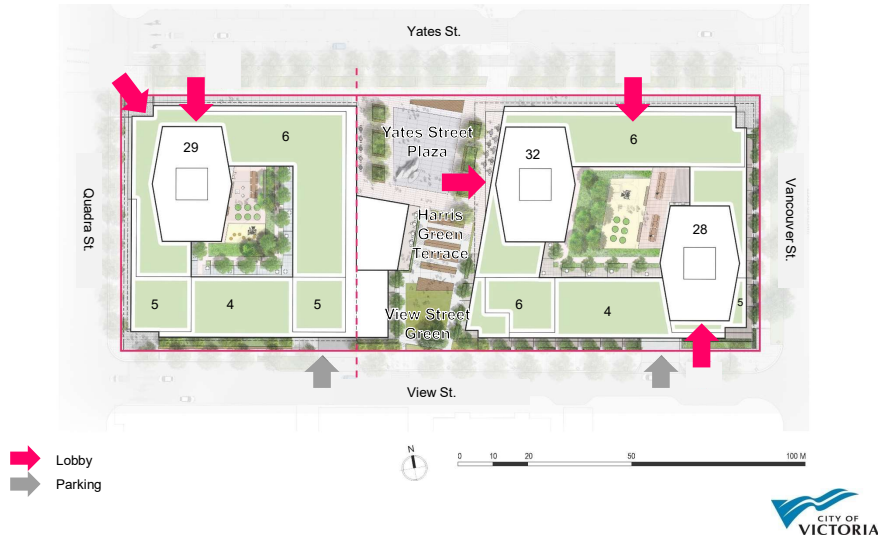


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## 900-Block Yates Site Plan

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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.



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## 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 m<sup>2</sup>  
 Daycare: 482 m<sup>2</sup>  
 Residential rental: 33,976 m<sup>2</sup>  
 Rental Units: ~510  
 Total floor area: 39,289 m<sup>2</sup>  
 FAR: 6.2

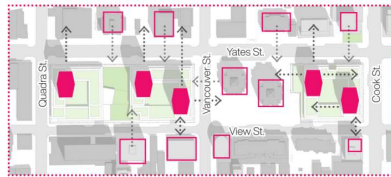


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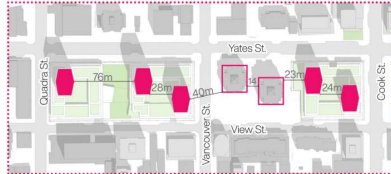
## Tower Placement

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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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## Advisory Design Panel Review (1045 Yates St)

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ADP Submission (December 2020)

### 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

### 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.



Current Submission (June 2021)

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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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## Elevations

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