
1099 RICHARDS STREET (COMPLETE APPLICATION)
DE416775 - ZONE DD

SDB/BM/AEM/CL/LK/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
P. Storer, Engineering Services
L. Gayman, Real Estate Services
D. Naundorf, Housing Centre

Also Present:

A. Molaro, Urban Design & Development Planning
P. Cheng, Urban Design & Development Planning
B. Mah, Development Services
C. Lau, Development Services
L. King, Development Services
A. Gilman, Housing Policy
M. Schouls, Project Management

APPLICANT:

GBL Architects
Attention: Irmina Jozkow
140 - 2034 West 11th Avenue
Vancouver, BC
V6J 2C9

PROPERTY OWNER:

Brenhill Developments Ltd.
1079 Richards Street
Vancouver, BC
V6B 3E4

EXECUTIVE SUMMARY

- **Proposal:** To develop the site with a 13-storey multiple dwelling building with two and a half levels of underground parking accessed from the lane. The building will contain 162 social housing units, a portion of which meet the definition of low cost housing (as defined in the Downtown Official Development Plan).

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

Appendix E Bulk Storage - Residential Developments Bulletin

● **Issues:**

1. Public realm interface along Richards and Helmcken Streets
2. Size of dwelling units
3. Required bulk storage for dwelling uses

- **Urban Design Panel: SUPPORT (5-0)**
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DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE

THAT the Board APPROVE Development Application No. DE416775 submitted, the plans and information forming a part thereof, thereby permitting the development of a 13-storey multiple dwelling building with two and a half levels of underground parking accessed from the lane. The building will contain 162 social housing units, a portion of which meet the definition of low cost housing (as defined in the Downtown Official Development Plan), subject to the following conditions:

1.0 Prior to the issuance of the development permit, revised drawings, sealed and signed, and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:

1.1 design development to meet the minimum size of dwelling units;

Note to Applicant: This can be primarily accomplished by adjusting the internal layout of the units e.g. by making some one-bedrooms units slightly smaller and increasing the size of the smallest studio units. If adjustments to the exterior walls are necessary after making internal changes, staff would consider a reduction in the 30 ft. setback to the lane of no more than two feet for the depth of one unit. See also Technical conditions (Standard Condition A.1.7).

1.2 provision of a draft Operational Management Plan (OMP), in consultation with neighbouring property owners, residents and businesses, to the satisfaction of the Managing Director of Social Development;

Note to Applicant: A finalized OMP will be required for release of the Occupancy Permit.

1.3 arrangements to be made to the satisfaction of the Managing Director of Social Development, Manager of Real Estate Services and the Director of Legal Services to enter into a lease registered on title that will restrict the uses to social housing units, a portion of which meets the definition of low cost housing (as defined in the Downtown Official Development Plan), on this site;

1.4 design development to provide a minimum of 5.7 cubic metres of separate storage space for each dwelling unit.

Note to Applicant: Refer to the Administrative Bulletin for design parameters in Appendix E. Due to the relative small size of many of these dwelling units staff anticipate that these storage units will need to be provided in the underground parking area.

2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.

3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

PROJECT INFORMATION						
	PERMITTED (MAXIMUM)		REQUIRED		PROPOSED	
Site Size	-		-		100 ft. x 120 ft. (nominal)	
Site Area	-		-		12,000 sq. ft.	
FSR ¹	All Uses	3.00	-		Social Housing	5.00
	All Uses + Social Housing	5.00			Low Cost Housing	<u>2.04</u>
	(Social Housing > 2/3), subject to Office/Institutional/Cultural & Recreational Uses				Total	7.04
	Low Cost Housing	Council				
Floor Area ¹	All Uses	36,000 sq. ft.	-		Social Housing	60,000 sq. ft.
	All Uses + Social Housing	60,000 sq. ft.			Low Cost Housing	<u>24,441</u> sq. ft.
	Low Cost Housing	Council			Total	84,441 sq. ft.
Height ²	Basic	70 ft.	-		Top of Main Parapet Wall	120.0 ft.
	Discretionary	120 ft.			Top of Roof Guardrail	123.5 ft.
	View Cone	165 ft.			Top of Roof Access/Elev. Overrun	137.5 ft.
Parking ³	-		Residential	27	Residential - Standard	14
	Small Car (max. 25%)	4	Disability Spaces	6	Disability	<u>2</u>
					Total	16
Bicycle Parking ⁴	-		Dwelling Use	Class A 151 Class B 6	Dwelling Use	Class A 149 Class B 6
	Vertical (30%)	44	Horizontal (50%) Locker (20%)	76 31	Horizontal Locker	44 98
			Electrical Outlet	76	Vertical	<u>7</u> (locker)
			Clothing Locker	2	Total	149
					Electrical Outlet	0
					Clothing Locker	0
Loading	-		Dwelling Use	Class A 0 Class B 1	Dwelling Use	Class A 0 Class B 1
Amenity	10,000 sq. ft. (max.)		-		5,838 ft. ²	
Unit Floor Area ⁵	-		398 sq. ft. → 320 sq. ft.		17 units <320 sq. ft. 86 units <398 sq. ft. <u>59</u> units >398 sq. ft. 162 units 15 units @ 306 sq. ft.; 2 units @ 312 sq. ft. 64 units @ 334 sq. ft.; 16 units @ 335 sq. ft.; 1 unit @ 357 sq. ft.; 4 units @ 368 sq. ft.; 1 unit @ 386 sq. ft.	
Unit Type	-		-		116 - studio (9 accessible) <u>46</u> - one-bedroom (2 accessible) 162 units	

¹Note on FSR/Floor Area: Pursuant to Section 3(13) of the Downtown Official Development Plan, the Development Permit Board may, for any development which includes low cost housing, permit an increase in the floor space ratio, subject to prior approval by City Council and the securing of a Housing Agreement.

²Note on Height: Staff support a limited extension above the recommended height of 120 feet to allow for guardrails, access structures and other similar features.

³**Note on Parking:** The required parking has been determined as a use similar to other low income social housing projects approved in the past, at 1 space for every 6 dwelling units, based on the senior's housing standard in the Parking By-law. Staff recommend that the Development Permit Board relax this further to 1 space for every 10 dwelling units for the supportive housing component of the development, which has been used by other supportive housing projects. See Engineering Services commentary on page 14 and Standard Condition 2.3.4.

⁴**Note on Bicycle Parking:** Standard Condition A.1.8 seeks compliance with the required number of Class A bicycle spaces and clothing lockers, and a note to provide electrical outlets as required.

⁵**Note on Unit Floor Area:** Standard Condition A.1.7 seeks compliance for all dwelling units to have a floor area of not less than 320 sq. ft. Recommended Condition 1.1 gives some guidance on a possible solution.

Guideline Technical Analysis - Downtown South Guidelines (excluding Granville Street)

<i>New Yaletown</i>	RECOMMENDED	PROPOSED
Noise [Section 2.8]	Acoustics Report	letter from acoustical consultant (Brown Strachan Associates) dated April 9, 2013 - work in progress
Tower Width & Floor Plate Size ¹ [Section 4.1.3]	Tower Width or Depth - 27.43 m (90 ft.) Optimum Tower Widths to fronting streets (typically north and south streets) - range 22.86 m (75 ft.) - 25.91 (85 ft.) Tower Floor Plate - 604 sq. m (6,500 sq. ft.)	Width/Depth 1 st /2 nd levels 85.75/106.13 ft. 3 rd /5 th levels 87.67/106.13 ft. 4 th level 90.67/109.13 ft. 6 th level 85.92/109.13 ft. 7 th level 82.92/106.13 ft. 8 th /10 th levels 85.92/81.13 ft. 9 th /11 th /13 th levels 82.92/78.13 ft. 12 th level 85.92/81.13 ft. Floor Plate 2 nd level 7,000 sq. ft. 3 rd /5 th levels 7,972 sq. ft. 4 th level 8,076 sq. ft. 6 th level 7,601 sq. ft. 7 th level 7,562 sq. ft. 8 th level 5,905 sq. ft. 9 th /11 th /13 th levels 5,828 sq. ft. 10 th level 5,866 sq. ft. 12 th level 5,906 sq. ft.
Floor-to-Floor Heights [Section 4.1.4]	Typical Floor-to-Floor Heights generally between 2.59 m (8.5 ft.) and 2.74 m (9.0 ft.).	2 nd - 12 th levels 8.6 ft.
Front Yard & Setbacks ² [Section 4.2.1]	3.66 m (12 ft.)	Richards Street 9 ft./12 ft.
Side Yard & Setbacks ² Interior Side [Section 4.2.2(d)]	3.66 m (12 ft.) 0 ft. for 0 m/ft. - 21.33 m (70 ft.) height 12.19 m (40 ft.) for >21.33 m (70 ft.) height	Helmcken Street 9 ft./12 ft. Interior Side (NE) 1 st - 5 th levels 0.25 ft./23.0 ft. 6 th /7 th levels 5.0 ft./23.0 ft. 8 th - 13 th levels 5.0 ft./31.25 ft.
Rear Yard & Setbacks ² [Section 4.2.3(a)]	3.05 m (10 ft.) for 0 m/ft. - 10.67 m (35 ft.) height 9.14 m (30 ft.) for >10.67 m (35 ft.) height	1 st - 7 th levels 2.0 ft. 8 th - 13 th levels 30.0 ft.
Horizontal Angle of Daylight ³ [Section 4.4]	Habitable rooms to have at least one window with unobstructed view of 50° or sum of 2 angles of 70° over a distance of 24.38 m (80 ft.).	Some areas, such as sleeping areas that are partitioned away from exterior windows, may not provide sufficient access to natural light and should be revised.
Lower Floor of Building [Section 5.5.1(d)]	Main floor of residential units should be located approximately 0.91 m (3.0 ft.) above grade.	No residential units proposed at ground level.
Awnings, Canopies, Recesses & Arcades ⁴ [Section 5.6]	Weather protection to be provided over entrances to residential uses and encouraged where appropriate on non-retail streets.	Weather protection should be provided over the main entry.
Semi-Private Open Space ⁵ [Section 7.2]	Residential units to provide an aggregate area of 4.65 sq. m (50 sq. ft.) per unit. 162 units x 50 sq. ft. = 8,100 sq. ft.	Level 8 1,061 sq. ft. Roof Level 3,443 sq. ft. Total 4,504 sq. ft.
Private Open Space ⁶ [Section 7.3]	Residential units to have access to a private outdoor space with a minimum width of 1.83 m (6 ft.).	Confirmation is sought that private open space is not intended for this building program.
HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES/Bulk Storage - Residential Developments Administration Bulletin		
Storage ⁷ [Section 4.4]	25 sq. ft. for each unit 25 sq. ft. x 162 units = 4,050 sq. ft.	Level P2 - 48 lockers 1,741 sq. ft. Ensuite - 50 units 1,561 sq. ft. Total 3,302 sq. ft.

¹Note on Tower Width & Floor Plate Size: Staff support the dimensions proposed, given the limited site size available for the proposed number of units.

²Note on Yards & Setbacks: Staff accept the dimensions proposed, based on the limited extent of reductions, the site width, and the nature of the project. Further commentary is included in the Response to Applicable By-laws and Guidelines section.

³Note on Horizontal Angle of Daylight: Staff recommend this be addressed with Standard Condition A.1.6.

⁴Note on Awnings, Canopies, Recesses & Arcades: Staff recommend this be addressed with Standard Condition A.1.4.

⁵Note on Semi-Private Open Spaces: Staff recommend this be addressed with Standard Condition A.1.1.

⁶Note on Private Open Space: Staff recommend this be addressed with Standard Condition A.1.1.

⁷Note on Storage: For dwelling units that are relatively small, adequate storage space becomes an increasingly important matter. Condition 1.4 requires a minimum amount of storage space to be located either within the dwelling unit or in underground lockers. Staff anticipate that another half-level of underground area will be required to meet this condition.

• **Legal Description**

Lots 20 - 23
 Block 84
 District Lot 541
 Plan 210

• **History of Application:**

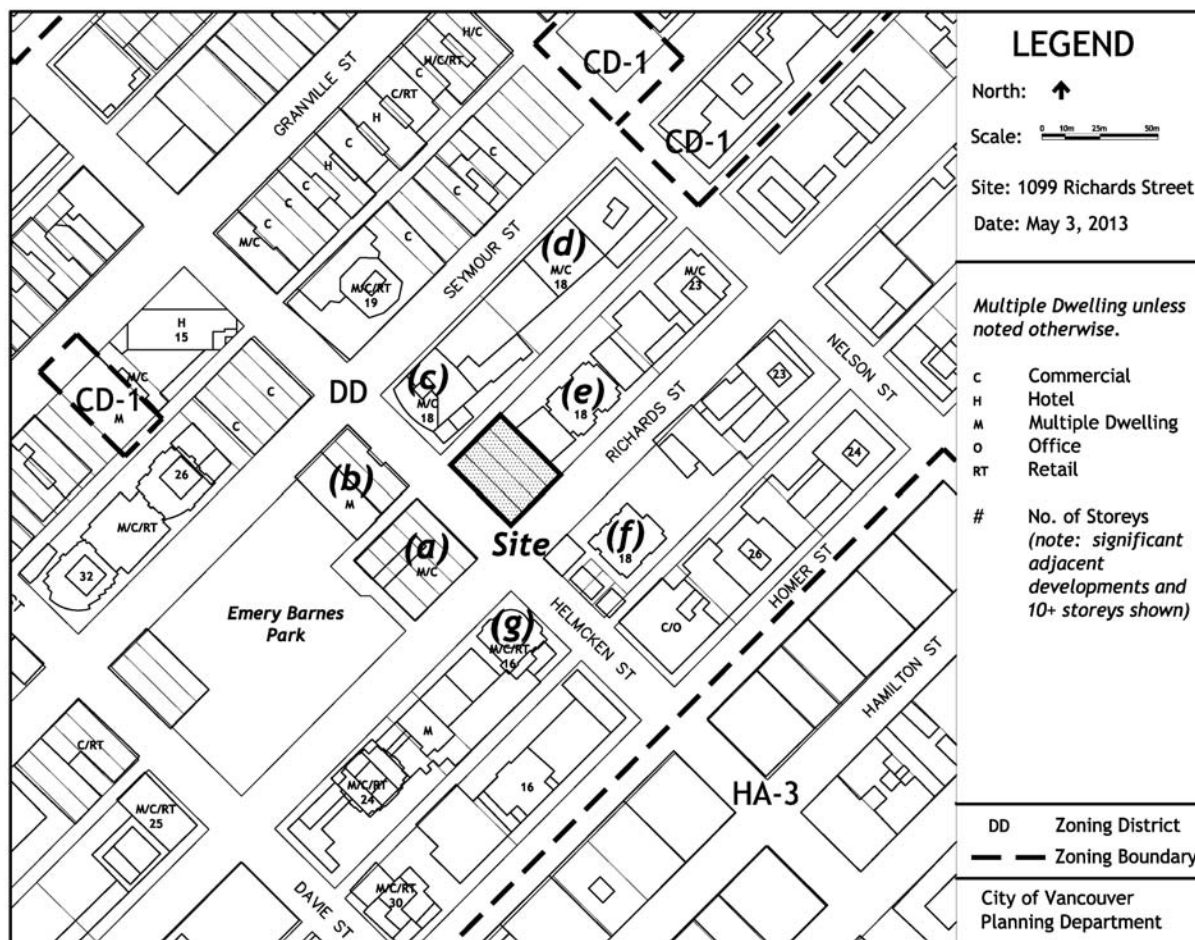
13 04 24 Complete DE submitted
 13 06 05 Urban Design Panel
 13 07 17 Development Permit Staff Committee
 13 07 31 Development Permit Staff Committee

• **Site:** The site has 100 ft. of frontage on Richards Street and extends for 120 ft. to the lane. The site slopes down from the lane approximately 4.6 ft. to the front property line.

• **Context:** The site is within the New Yaletown sub-area of Downtown South. Within the immediate neighbourhood, there is a wide variety of uses including residential, hotel, office, social service, retail and entertainment uses. The project site is located on the corner of Richards and Helmcken Streets. Market residential towers are located or proposed to the south, west, north and east of the site.

Significant adjacent development includes:

- (a) 508 Helmcken Street - Current Rezoning Application (proposed 36 storey mixed use building)
- (b) 540 Helmcken Street - The 127 Housing Society (6 storey residential building)
- (c) 1082 Seymour Street - The Freesia (19 storey mixed use building)
- (d) 1022 Seymour Street - Level (18 storey mixed use building)
- (e) 1055 Richards Street - Donovan (18 storey residential building)
- (f) 1088 Richards Street - Richards (18 storey residential building)
- (g) 488 Helmcken Street - Robinson Tower (16 storey mixed use building)



• **Background:**

The existing Jubilee House sits on City-owned land at 508 Helmcken Street. Brenhill Developments Ltd. has approached the City with an innovative proposal to redevelop their lands at 1077-1099 Richards Street as social housing, allowing for the renewal and replacement of the 87 units at Jubilee House, and construction of a further 75 units of social housing, all to be provided “turn-key” to the City. In exchange Brenhill is proposing to purchase and rezone the site at 508 Helmcken Street and build a mixed use residential building. The rezoning proposal for 508 Helmcken Street received approval on July 23, 2013. In conjunction with the rezoning approval, this proposed social housing site will be completed and tenanted by the current residents of Jubilee House, prior to any demolition on the existing Jubilee House on the 508 Helmcken Street site.

The applicant is seeking an increase in density in exchange for the provision of low cost housing, defined in the Downtown Official Development Plan as “sleeping, housekeeping, or dwelling units designed for persons receiving War Veterans Allowance, Canadian Pension Commission Disability Pension, Guaranteed Income Supplement, Spouses Allowance or income form Guaranteed Annual Income for Need”.

It is important to note that as this definition of low cost housing is somewhat dated, there is a blurring between the definition of low cost housing and that of social housing (“residential units, purchased by a government or non-profit housing group using available government funding, for housing senior citizens, handicapped persons or individuals or families of low income”). A 2001 Council report on the state of social housing stated that “social housing is built to modest design criteria and under restricted budgets and has also been called low cost housing”. While a portion of the 162 units meet the Downtown Official Development Plan definition of low cost housing, it is very likely this building will be referenced simply as social housing, and known to house individuals with a range of income levels (as further outlined in the Social Development commentary).

• **Applicable By-laws and Guidelines:**

1. **Downtown Official Development Plan (DDODP)**

In summary, the By-law allows a maximum of 5.0 FSR and up to 36 m (120 ft.) in height for social housing. The By-law also permits for a further increase in FSR for any development which includes low cost housing, subject to prior approval by Council and a Housing Agreement to ensure its continued operation as low cost housing. Council approved the construction of 162 units and a total built floor space of 8,358 sq. m. (89,965 sq. ft.) at 1099 Richards as an in-kind Community Amenity Contribution for the rezoning of 508 Helmcken Street on July 23, 2013. In the case of this project, the land will remain under City ownership and be leased to the 127 Society. One of the terms of the lease will require the dwelling units to be operated as social housing. As with all City leased social housing sites, there is no need for a Housing Agreement on this site. The lease is a more secure and more easily enforceable legal instrument with which to secure the social housing use for the 60 year term of the lease.

2. **Downtown South Guidelines (excluding Granville Street)**

In summary, the intent of the Guidelines as they apply to this site in the New Yaletown sub-area is to provide residential livability and improved street and lane interfaces with enhanced public realm treatments. The guidelines provide qualitative parameters for built form, public realm and open space, livability, and architectural treatment.

3. Zoning and Development By-law: Section 10.21.2 - Dwelling Unit Size

Section 10.21.2 - Dwelling Unit Size: The Zoning and Development By-law requires each dwelling unit to have a minimum floor area of 398 sq. ft., except that a lesser floor area may be permitted to a minimum of 320 sq. ft., if the design and the location of the unit provides satisfactory living accommodation, having regard to the type of occupancy proposed.

Section 10.11.1 - Height Increases for Buildings: The Zoning and Development By-law permits a greater height than otherwise permitted for access and infrastructure required to maintain green roofs or urban agriculture provided that the Director of Planning considers their siting and sizing in relation to views, overlook shadowing and noise impacts and all applicable policies and guidelines adopted by Council.

4. Housing and Homelessness Strategy 2012-2021

The Housing and Homelessness Strategy describes the City's overall direction for housing, including current and future needs and directions on how it can be achieved over the next ten years. It identifies the different kinds of housing necessary to meet the needs of all residents as well as ways to improve and better preserve the housing we currently have.

The goals of the strategy are to end street homelessness and provide more affordable housing choices for all Vancouverites. This includes housing that is accessible, affordable and suitable for all income levels, seniors, families and residents challenged by disability.

● Response to Applicable By-laws and Guidelines:

1. Downtown Official Development Plan

Density and Use: The application seeks an increase of 2.04 from the base density of 5.0 FSR for a total FSR of 7.04. In determining the amount of an increase in floor space ratio that may be permitted, the Development Permit Board with advice from the Manager of Social Development and the Manager of the Real Estate Division shall consider:

- (a) the cost to the Developer of providing the low cost housing;
- (b) the value of the increased floor area;
- (c) the value of any relaxation of the other regulations;
- (d) the impact upon livability and environmental quality of the neighbourhood; and
- (e) all applicable policies and guidelines adopted by Council.

Staff have reviewed the cost and values of the additional floor area under consideration, in addition to the livability and environmental quality impacts on the neighbours and are satisfied that these costs, values and impacts are acceptable. See additional commentary below under Downtown South Guidelines: Built Form and Real Estate Services commentary on pages 10 and 15.

Staff have assessed the increase in FSR which allows for not only the continued operation of 87 units of social housing for tenants in Jubilee House (53% of units), but allows for the leveraging of an additional 75 units of social housing at low end of market rents. Over time it is anticipated that an increasing number of units for individuals on a fixed income will be made possible through operating subsidies. See also Social Development Commentary, page 14.

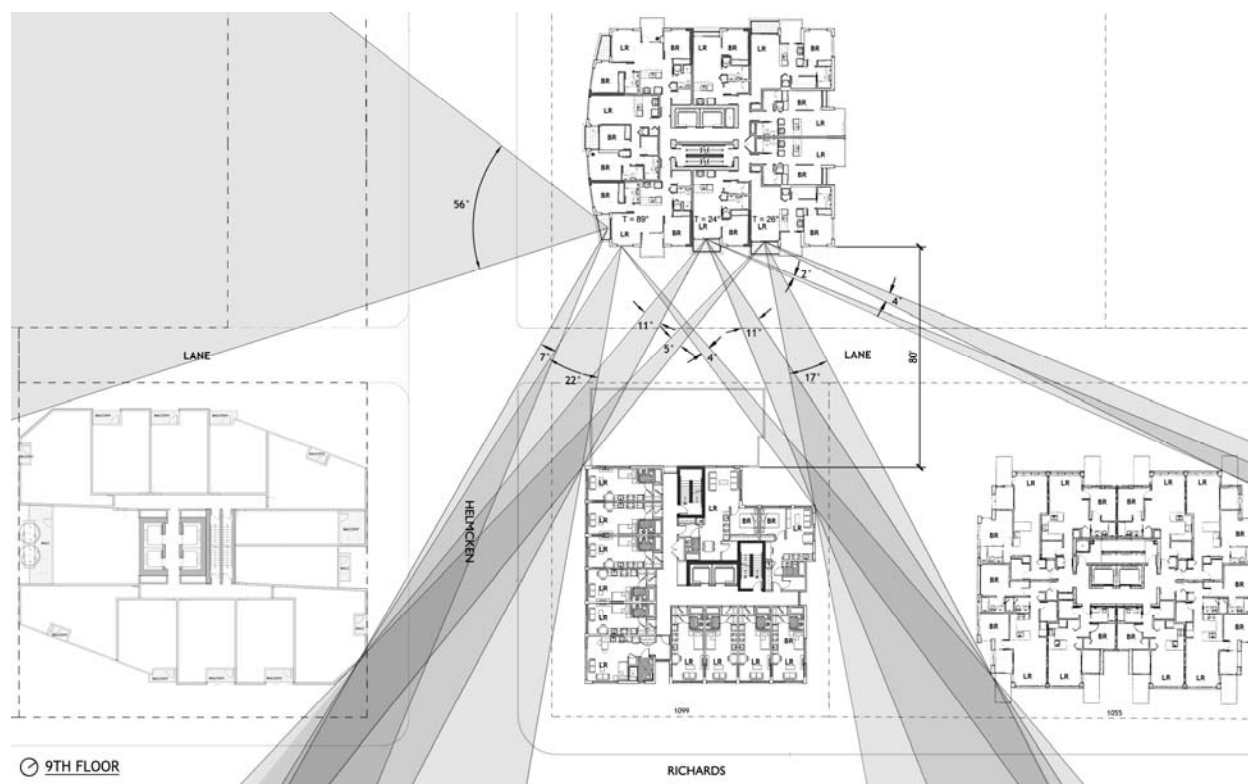
Staff recommended support of the requested increase in density of 2.04 FSR in exchange for the provision of low cost housing.

2. Downtown South Guidelines (excluding Granville Street)

Built Form: The proposed development on this corner site, consists of a 13-storey building with amenity uses at grade, facing both Helmcken and Richards Streets. Outdoor amenity spaces are provided on levels 8 and the roof. The guidelines do not require interior sideyard setbacks for buildings up to 70 ft. in height, but for portions of buildings over 70 ft. a minimum setback of 40 ft. is recommended, when combined with other development, achieving the desired 80 ft. tower separation (above 70 ft.). The intent of this guideline is to provide adequate separation between buildings to ensure access to light and air and to accommodate middle and distant views. The interior sideyard setbacks proposed are substantially less, than what the guidelines envisioned for tower separation, but is not atypical for other small sites containing social housing buildings within Downtown South. Staff have assessed the impact of the adjacent sets with these reduced sideyard setback conditions.

Interior sideyard setbacks of 5 ft. and 8 ft. are proposed along the northerly interior property line (above 70 ft.) located at level 9. The resultant separation between the proposed building and the adjacent residential tower (Donovan) ranges between 56 and 60 ft. Staff are prepared to support this relationship as the primary orientation for the units in the Donovan (levels 7-18) area oriented to Richards Street and the lane, minimizing the direct privacy impacts.

See illustration below.



With respect to the relationship of the proposed building with the existing tower located to the west ("the Freesia" at 1082 Seymour Street), some existing east-facing dwelling units will experience a partial blockage of existing long-distance views from their respective living room windows. This situation is also partially due to another development proposed for 508 Helmcken Street. Nevertheless, a minimum separation of 80 ft. between the two tower elements is maintained, which also conforms

with the Horizontal Angle of Daylight guidelines in the Downtown South Guidelines. The resulting impact for dwelling units in neighbouring buildings is deemed an acceptable standard of livability by staff.

Public Realm Interface: Residential housing is the principal use encouraged along this street frontage. In conformance to the Downtown South Guidelines, the proposal provides a 12 ft. building setback from both the Helmcken and Richards Street frontages. Within this setback, a double row of trees and display gardens has been located, thus establishing a high degree of visual amenity in the form of nature and greenery. While a water feature has also been provided as part of the entry sequence to the building, staff have concerns over the long-term maintenance of this element. Design Condition A.1.19 requires the deletion of this design element.

Architecture: The proposal provides a rich palette of durable cladding materials for the building, including metal panels, double-glazed window wall system, brick and insulated glass spandrel panels. Further, a visually-rich set of facades is provided with major physical elements of building articulation which helps to break down the overall visual scale of the building. While the building articulation succeeds in creating architectural interest, staff wish to ensure that these elements do not pose any future premature building envelope problems that will affect the building's operations. As such, condition A.1.16 requires a construction detail for the proposed exterior horizontal surfaces on the building's facades to ensure the shedding of rain and moisture.

3. Zoning and Development By-law: Dwelling unit size and Height

Livability (Dwelling Unit Size) and Open Space: The proposal providing housing for low income singles and families (refer to Social Development commentary, page 14) consists of 162 units, of which 103 units seek permission for a reduced dwelling unit size as permitted under Section 10.21.2 of the Zoning and Development By-law. Of these units, 17 units are currently proposed to be less than the by-law permits. Staff are seeking compliance for these units to meet the minimum by-law unit size requirement, noting that the number of dwelling units will remain, requiring only some redistribution of floor area between units to achieve compliance (Conditions 1.1 and Standard Condition A.1.7).

In consideration of the reduced dwelling unit size provision, staff have assessed the dwelling units proposed, which will have its own washroom, kitchen, sleeping, and living area. To enhance the livability within these small units, as no private outdoor space is provided, there are several on-site amenity areas provided, including lounges, meeting rooms, and semi-private open spaces that are located on the 8th level podium and the roof, to enhance the livability for the residents.

Height: The application proposes a parapet height of 123.5 ft. with a further height to the top of the stair/elevator core of 137.5 ft. The Downtown Official Development Plan by-law would limit the proposed development to a maximum height of 120 ft., however this modest increase to the parapet height is a result, in part, due to the 4.6 ft. cross-slope across the site. The additional height proposed, to 137.5 ft. is to the top of the stair/elevator overrun to accommodate access to the green roof, which can be considered under the Zoning and Development By-law. While the outdoor amenity of the roof is an important component of livability attributes of the proposal, there is also a strong policy intention to attain a higher level of sustainability through the greening of roofs. The treatment of the roof is proposed to provide a large amount of extensive or intensive green roofs, but staff are uncertain if the extent of green roof has met with the requirements of current policy. Staff are recommending design development to further develop the green roof treatment to achieve an acceptable standard of sustainability performance, or confirmation that this performance has already been attained in the proposed design (Standard Conditions A.1.1 and A.1.2).

Staff note that the site sits within View Cone D - Leg-in-Boot Square to the Lions which limits the buildable height on this site to 50.2 m (165 ft.).

Staff consider that there are no significant impacts, with respect to neighbourliness, livability or views associated with this increase in height and recommend support of the additional height requested.

4. Housing and Homelessness Strategy 2012-2021

This project will contribute to an increase in the supply of affordable housing, contributing to a City-wide goal of 5,000 social housing units, with over half of the units assisting those on a fixed income, and meeting the definition of low cost housing.

• **Conclusion:** Staff recommend approval, including the increase in density and height, for this social housing project. The building design and landscape, with some further design development, has responded well to a number of demanding objectives. Staff recommend approval, subject to the conditions contained within this report.

URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on June 5, 2013, and provided the following comments:

EVALUATION: SUPPORT (5-0)

• **Introduction:** Sailen Black, Development Planner introduced the proposal for a site under the existing zoning for social and low cost housing. He reviewed the existing policies and guidelines on built form, and noted that the horizontal separation to the closest tower portion over 70 ft. tall is about 56 ft. away. As well twelve foot setbacks are provided as recommended in the guidelines on Richards Street, with smaller than recommended setbacks of about nine feet on upper levels facing Helmcken Street. There will be meeting and office rooms fronting onto Richards Street, and an open loading bay and parkade ramp facing the lane with residential units above. Mr. Black described the context for the site noting the social housing building across the street and nearby market residential towers. He added that a new greenway is proposed along the north side of Helmcken Street.

Mr. Black explained the Downtown South Guidelines for the site that recommends a form of development that is intended to provide a relatively high density living while preserving access to light, view and air for the residents.

Advice from the Panel on this application is sought on the following:

Comments are sought on the landscape and architectural design of development permit application in general, and in particular:

1. Taking into consideration current zoning and guidelines, does the Panel support the proposed setback (9 ft.), and density (7.12 FSR) within this neighbouring context?
2. Does the Panel have any advice on the delivery of an active public realm interface, considering the proposed program and landscape at grade and the façade design?
3. Does the Panel have any advice on the design with regard to neighbourliness, including shadow and view impacts?

Mr. Black took questions from the Panel.

• **Applicant's Introductory Comments:** Stu Lyon, Architect, further described the proposal for a new non-market housing project that will contain 162 residential units. He mentioned that the exterior design of the building reflects the suites within the building and has punched windows along the north façade. Mr. Lyon described the proposed materials which include panels of frit and

insulated spandrel glass. As well there is a use of masonry where windows are punched out. All parking is underground and accessed from the lane.

Julian Pattison, Landscape Architect, described the landscaping plans noting that they are providing a bicycle service station along Helmcken Street. There is also a shallow reflecting water feature at the entrance. At the 6th floor is a steel trellis system that will provide some security and some greenery. The 8th and 14th floor will have communal amenity spaces with some urban agriculture. The space is for social gathering and could be used for events. Raised planters are used to create outdoor rooms and some have seating areas.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Design development to refine the relationship between the various exterior patterns;
 - Design development to improve the scale relationship between the brick form and the tower;
 - Design development to improve the accessibility of the landscape for people at grade;
 - Consideration be given to long-term durability and maintenance.
- **Related Commentary:** The Panel supported the proposal and thought the design was visually interesting.

The Panel commended the applicant for bringing another social housing project to the city. They thought it was a very energetic proposal especially with the use of colour. The Panel supported the design but felt that the beehive pattern didn't relate well to the egg crate pattern. As well they thought that from a material stand point the design would benefit from a little more distinction between the forms. They wanted to see more of a vertical expression to strengthen the composition of the building. They noted that the brick needed either larger window openings or a more playful design with one Panel member suggested pairing the windows to give a larger reading.

The Panel felt that there needed to be some better scale relationship between the lower brick form and the taller one. They also thought the rigour of the main elevation was lost at the corner where the frame becomes larger but the opening is the same.

The Panel noted that the landscaping was difficult considering the programming to provide a public realm interface that was fitting of the Downtown South Guidelines. They thought it made for a harsh corner and suggested extending the activity through some seating such as benches. As well they thought the rest of the landscaping needed some design development. One Panel member noted that the building was not responding to the public realm and thought the landscaping needed to be planned so it did not require upkeep. As well there was some concern regarding the water feature and whether it would survive.

The Panel supported the setbacks and density and did not have any concerns regarding shadowing. With respect to neighbourliness, the Panel thought it was carefully considered on the north side. There was some concern about the amount of context material provided in other areas.

Some Panel members suggested that the amount of underground development and pedestrian conflicts could be reduced if the car parking stalls were located closer to the surface.

- **Applicant's Response:** Mr. Lyon thanked the Panel for their comments. Regarding the parking, Mr. Lyon said that they have talked to Engineering Services about moving the cars up in the levels of the underground parking. Bicycles are generally favoured on the top level of parking but they might be able to make a change.

ENGINEERING SERVICES

The subject site is proposing a considerable increase in density which requires modest upgrades to the City's sanitary system on Richards Street from the site downstream to the intersection of Richards and Helmcken Streets (see Standard Condition A.2.2).

Parking demand for the proposed development can be reasonably forecasted through comparison with other social and supportive housing sites in operation, including the existing Jubilee House located at 508 Helmcken Street. Based on information provided by the operator of the existing Jubilee House and experience with other supportive facilities, vehicle ownership is anticipated to be extremely low and staff support a relaxation as proposed on the condition that a car share vehicle and space be provided on-site to allow better access to a vehicle, when needed, by residents of this and other nearby buildings (see Standard Condition A.2.4).

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Condition A.1.29 requires the applicant to consider the design of internal and exterior spaces to insure that they are well-surveyed from the public realm, neighbouring buildings, or from the proposed building itself. Spaces that provide an overabundance of privacy which would allow nefarious activities to take place should be avoided.

SOCIAL DEVELOPMENT

The Housing and Homelessness Strategy describes the City's overall direction for housing, including current and future needs and directions on how it can be achieved over the next ten years. It identifies the different kinds of housing necessary to meet the needs of all residents as well as ways to improve and better preserve the housing we currently have.

Housing Policy staff support this application for social housing which responds directly to the Housing and Homelessness Strategy, providing an increase in supply of affordable housing and contribution to a greater mix of housing types in the Downtown South. This application provides for replacement of the 87 aging social housing units at Jubilee House and leverages a further 75 new social housing units.

The applicant is seeking an additional increase in FSR in exchange for the inclusion of low cost housing. This proposed tenant mix allows for the continued operation of 87 units, or 53% of the total, for individuals on fixed incomes (including income assistance, Old Age Security or other sources of fixed-incomes). The remaining 75 units will provide housing to individuals at low-end of market rents in order for the project to remain financially sustainable. Over time as operating surpluses become available, there will be an opportunity to provide a higher level of affordability in the units overall.

Urban Agriculture in the Private Realm

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" encourages edible landscaping and shared gardening opportunities in private / higher density developments.

The proposed development has outdoor common spaces on the 8th level and on the rooftop. Design development is needed to one or both of the planned common outdoor spaces to provide edible

landscaping and the infrastructure for urban agricultural activity including accessible garden plots, compost bins, tool storage, potting bench and hosebibs (see Standard Condition A.1.35)

REAL ESTATE SERVICES

Real Estate Services have reviewed the proposed low cost housing units and are satisfied with the additional increase in floor space ratio of 2.04 resulting in a total floor space ratio of 7.04.

NOTIFICATION

On May 16, 2013, 5792 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There were 36 responses received, the comments are summarized below:

- *Concern over additional social housing in the area and negative impacts from existing social housing*
- *Prime park land should not be exchanged for social housing*
- *Reduced views, sunlight, privacy, property value and quality of life for neighbouring residents*
- *Too much additional density, added density as a result of the land swap for a taller building at 508 Helmcken Street is not justified*
- *Not in line with Downtown South Guidelines for neighbourhood identity and livability*
- *Increased construction noise*
- *Increased noise and crowding at Emery Barnes Park*
- *Empty/vacant lots should be developed first, before existing buildings are torn down*
- *Concerns for safety and additional crime*
- *Ensure new building has good air circulation (Juliet balconies). Mixed material for building façade (wood and stone) for more variety and interest and more attention to the alley side is needed to improve views and beautification of the pedestrian experience (trees, planters)*
- *Increased traffic from additional residents*

An 'Open House' was held on May 29, 2013 from 5pm to 8pm at the Roundhouse Community Centre. 58 people signed in and 35 comment sheets were received and summarized below.

- *Fantastic project*
- *Provide existing Jubilee tenants an opportunity to live in a new complex*
- *Great to see diversity in the neighbourhood by the added social mix and more social housing in the Granville/Helmcken area. Glad to see social housing is spread throughout the city.*
- *Love the landscape design and the environmentally friendly features incorporated*
- *Affordability is a plus*
- *Too much social housing in the area already*
- *Property values will depreciate*
- *Concern for additional crime*
- *Prefer park space be provided*
- *Shadowing of new Jubilee House on 1055 Richards Street and the Donovan building*
- *Increased construction noise, pollution and disruption of daily routines*
- *Height of building is higher than the neighbouring building*
- *Back of building can be more appealing - see 1155 Seymour Street, rear entrance*
- *Design to maximize light going to the west side of the 1000 block of Richards Street or provide more setback on the north side of the building*

- *Don't like the changing landscape of Yaletown - keep old façades and redevelop low-rise buildings*

STAFF RESPONSE

As one of the most densely populated areas in Vancouver, the Downtown South contains a range of uses which include existing social housing and social services which serve the low-income population that has historically lived in this area and remains today. The Affordable Housing Policies adopted by Council in 1989 confirm the direction to maintain and expand housing opportunities for low and moderate income households. Updates to this policy and to the Downtown South Goals and Policies specifically reiterate the direction to maintain, upgrade and increase the existing stock of low cost housing in the Downtown in an effort to ensure one-for-one replacement of the single room occupancy hotels. This site in combination with the rezoning of 508 Helmcken Street will provide 162 units of social housing, up to 110 secured market rental units and up to 338 ownership units, creating a dynamic mix of housing types, and adding to a mix of housing types in the immediate area.

Staff have analyzed the impact on existing neighbouring dwelling units from this proposal in conjunction with the proposal at 508 Helmcken Street. Staff acknowledge that some existing long-range views will be disrupted as building forms permitted by the downtown zoning become increasingly built-out. Nevertheless, staff are satisfied that a viewing distance of a minimum of 80 ft. are maintained from the living room windows, and as such an acceptable level of livability is retained for these existing dwelling units.

DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:

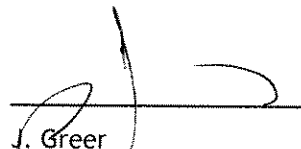
The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law, Downtown Official Development Plan and Parking By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

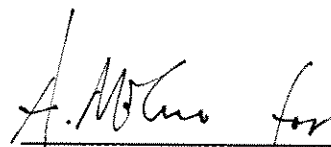
It requires that the Board exercise its authority for the additional height pursuant to Section 10.11.1 of the Zoning and Development By-law. The Staff Committee supports the relaxation proposed as outlined in the proposed conditions of approval.

With respect to the Parking By-law, the Staff Committee has considered the approval sought by this application and concluded that it seeks a relaxation per Section 4.3.8 of the Parking By-Law. The Staff Committee supports the relaxation proposed as outlined in the proposed conditions of approval.


Development Permit Staff Committee has considered this application and supports the proposal with the conditions contained in this report.



J. Greer
Chair, Development Permit Staff Committee



S. Black, Architect AIBC
Development Planner



B. Mah
Project Coordinator

Project Facilitator: L. King

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

A.1 Standard Conditions

A.1.1 confirmation of the area of open space available to residents;

Note to Applicant: Noting the differing requirements of non-market housing, confirmation from the operator is sought that no private open space is required. The amount of semi-private open space, as defined in the Downtown South Guidelines, should be clarified.

A.1.2 design development to provide a minimum 25% coverage of intensive green roof OR minimum 50% coverage of extensive green roof for the proposed roof amenity on the tower element;

Note to Applicant: Consideration of the height relaxation may be granted to accommodate access to and infrastructure for green roofs. Refer to the following link for the applicable guidelines: <http://former.vancouver.ca/commsvcs/BYLAWS/bulletin/R007.pdf>.

A.1.3 design development to expand programming and increase sustainability on common rooftops to provide more community oriented opportunities, including edible planting, increased shared urban agriculture garden plots and more seating opportunities;

Note to Applicant: This can be achieved by including edible plantings integrated with other ornamental plantings; vines with edible berries or fruit can be used on trellises; fruit trees can be trained to espalier, creating live fences. Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation (hose bib locations), potting bench, tool storage and composting (see also Social Development Conditions).

A.1.4 confirmation of weather protection over the entry door;

Note to Applicant: Canopy should extend approximately 8 ft. from the building to give good protection from the elements.

A.1.5 complete notation of height for all roof elements, including guardrails and roof access structures;

Note to Applicant: Show guardrail on roof level and roof plan with height elevation. Also add height elevation to sections. Add dimensions to roof garden accesses.

A.1.6 design development to meet Section 4.5 (Horizontal Angle of Daylight) as recommended in the Downtown South Guidelines;

Note to Applicant: Some residential areas, such as sleeping areas that are partitioned off from exterior windows, may not meet these metrics and should be revised.

A.1.7 compliance with Section 10.21 (Dwelling Units) of the Zoning and Development By-law;

Note to Applicant: Floor area of all dwelling units to be no less than 320 sq. ft., excluding storage room. Small units bordering on the minimum floor area are to be measured to the inside of all outer walls of the unit, excluding storage space. Add dimensions to all storage rooms.

A.1.8 compliance with Section 6 (Off-Street Bicycle Space Regulations) of the Parking By-law;

Note to Applicant: Three additional Class A bicycle spaces and two clothing lockers are required. Clarify number of bicycle spaces and lockers (not obstructed by columns) and provide a summary at each level. Provide details for vertical bicycle lockers. Add note to provide one electrical outlet for every two Class A bicycle spaces.

A.1.9 submission of a revised set of color-coded FSR drawings, sealed and signed, clearly showing and identifying all the uses of the floor areas, including all amenity spaces;

Note to Applicant: Add dimensions to all ensuite storage rooms. Clarify "slipping" in studio unit types A3. Delete landscaping that covers the project information on the ground level (along southwest wall).

A.1.10 Updating of all technical statistics in Project Data on the cover sheet, including Density Calculation table (that matches the FSR drawings), parking, loading and bicycle parking summaries (required and proposed);

Note to Applicant: Note under Proposed Unit Mix table to be revised to state that units within 400 sq. ft. are measured to the inside of all outer walls of the unit (not to centre of party walls). The maximum view cone height is 165 ft. (not 166 ft.).

A.1.11 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the Public Realm;

A.1.12 clarification of walls/floors above and roofs below on the floor plans;

A.1.13 provision of details of the timber trellis/fabric shade structures on the roof gardens, exposed exhaust vents (adjacent to Helmcken Street), bicycle air pump/service area;

Note to Applicant: Show timber trellis/fabric shade structures on all building elevations and roof plans, to be consistent with the landscape plans. Clarify the fabric shade structure against the elevators at the roof level.

A.1.14 clarification of the vertical clearance of all disability parking spaces, including its access and egress;

Note to Applicant: Provide a summary of all parking spaces at each level.

A.1.15 addition of the following notes on plans:

"The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law."; and

"The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.";

"The acoustical measures will be incorporated into the final design and construction based on the consultant's recommendations."; and

"Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.";

- A.1.16 provision of large-scale, detailed drawings of the horizontal surfaces located on the building's elevations, demonstrating that rain and moisture will be shed away from the building's interior;
- A.1.17 confirmation that at least 20% of all off-street parking spaces shall be available for charging of electric vehicles.”;

Note to Applicant: Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the building review of this development. For more information, refer to the website link: <http://vancouver.ca/sustainability/EVcharging.htm>.

- A.1.18 submission of an acoustical consultant's report which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria;

Standard Landscape Conditions

- A.1.19 deletion of the proposed water feature located at the south-east corner, to be replaced by further soft and hard landscaping features;

Note to Applicant: Staff have concerns over the long-term maintenance of this particular element, and the subsequent associated costs.

- A.1.20 provision of a 2ft. setback for sidewalk widening for both the Helmcken and Richards Street property lines, as per the Downtown South Guidelines;
- A.1.21 design development to improve relationship between public realm and building at the corner of Helmcken and Richard Streets by the following:
- i. deleting the wall at the property line;
 - ii. providing some landscape at grade, or layered to create a transition between public and private spaces;
 - iii. increasing street oriented seating opportunities;
 - iv. deleting or relocating the exhaust vents to a less prominent area, where they can be properly screened;

Note to Applicant: This can be achieved by extending the landscape treatment south of the water feature and north of the entry, to wrap around the corner in a more integrated design.

- A.1.22 design development to further refine the landscape to respond to architectural features by provision of similar shapes and forms, for a more cohesive and consistent project presentation;

Note to Applicant: Consider the use of patterns reflecting the building facades.

- A.1.23 design development to the parkade to allow sufficient depth of soil (minimum of 3 ft. 6 in.) for planting of trees on grade, on both Helmcken and Richards Streets, on both sides of the property line;

Note to Applicant: The parkade outline to be shown on the plan, confirming trees planted on grade. Alternately, parkade can be sloped or stepped to allow for the tree root zones, in which case this should be clearly shown in a dimensioned, larger-scale (1/2"=1') section.

- A.1.24 provision of complete details at a larger (1/2"=1') scale for all landscape elements, including water feature, planters, benches, trellises and screens;

- A.1.25 provision of complete landscape information such as section and detail references, notations of all surface materials, outdoor furniture, etc;

Note to Applicant: All streetscape elements including sidewalk treatment, tree grates, bronze insert, bike racks and street furnishings are to be consistent with the Downtown South specifications.

- A.1.26 provision of street trees and private property trees on the plans and the Plant List, with minimum sizes of 6 cm caliper and the addition of the following note:

NOTE Re: NEW STREET TREES:

Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering services. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site, to be confirmed prior to the issuance of the building permit. Call Cabot Lyford at Park Board at 311 for tree species selection and planting requirements.

Park Board to inspect and approve after tree planting completion.

- A.1.27 provision of a Landscape Lighting Plan, including details, key and locations of existing light poles;

- A.1.28 provision of confirmed relocated trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board”;

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan.

Crime Prevention Through Environmental Design (CPTED)

- A.1.29 notation on the drawings of those built features that responds to CPTED principles, especially with regard to:

- i. theft in the underground parking;
- ii. residential break and enter;
- iii. mail theft;
- iv. mischief in alcoves, and
- v. vandalism, such as graffiti;

Note to Applicant: As with any development, the applicant must consider and design against potential risks such as break and enter to property or vehicles, mail theft, the perceived safety of underground parking areas, mischief and vandalism. Provide a strategy that identifies the particular risks that may arise in this area, based on the operator’s experience, and notes the specific features that will be built to mitigate them.

- A.1.30 provision of a security gate at the entrance of the parkade;
-

Social Development Conditions

- A.1.31 provision of a Functional Programme to the satisfaction of the Managing Director of Social Development and the Director of Facilities Planning and Development to ensure the facility is operationally functional and meets the intent of the City of Vancouver Housing Design Technical Guidelines;

Note to Applicant: Applicant to continue working with City staff to enable design development to work towards condition approval in a timely manner.

- A.1.32 provision of a Functional Programme describing the intended use of all amenity spaces located on the main floor plan, including those intended for staff and resident use located on parking levels 1 & 2 , and all outdoor patios;

- A.1.33 provision of 1 washer and dryer per every 10 units without in-suite laundry;

- A.1.34 provide written descriptions of the proposed mechanical and electrical concepts for the building; and

Note to Applicant: Particular consideration is to be given to the mechanical and electrical requirements of the ground floor amenity spaces, as well as any other unique programme requirements such as the de-bugging room.

- A.1.35 design development to the common outdoor spaces on the 8th level and/or on the rooftop to provide edible landscaping and infrastructure for urban agricultural activity including accessible garden plots, compost bins, tool storage, potting bench and hosebibs.

A.2 Standard Engineering Conditions

- A.2.1 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the consolidation of Lots 20 to 23, Block 84, DL 541, Plan 210 to create a single parcel;

- A.2.2 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for the upgrading of the sanitary sewer to serve this site;

Note to Applicant: The developer is responsible for 100% of the required upgrading.

- A.2.3 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for a Right of Way for the provision of space to accommodate a Public Bike Share (PBS) Station;

Note to Applicant:

- Surface treatment: A hard surface is required. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
 - Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - Sun exposure: No vertical obstructions to maximize sun exposure as station operates on solar power.
 - Power: An electrical service is required to the station and provision of electrical power.
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- A.2.4 arrangements shall be made, to the satisfaction of the General Manager of Engineering Services, for provision, operation, and maintenance of one car share vehicle and parking space.
- A.2.5 compliance with the Parking and Loading Design Supplement, to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: The following items are required to meet the Parking and Loading Design Supplement:

- Provision of measures to improve visibility of oncoming vehicles through right angled turns where two vehicles are not able to pass unobstructed.
- Modification of the loading space such that no reliance on the lane is required for loading operations.

Note to Applicant: As currently shown, goods/furniture would be unloaded into the lane.

Contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

- A.2.6 provision of Downtown South Public Realm treatment adjacent the site;

Note to Applicant: Submit a separate application for street trees and/or sidewalk improvements, to the satisfaction of the General Manager of Engineering Services. Provide a copy of the landscape plan directly to Engineering Services for review.

- A.2.7 provision of a standard concrete lane crossing at the lane west of Richards Street on the north side of Helmcken Street including disability ramps and lane returns on both sides of the lane entry;

- A.2.8 clarification of the garbage pick-up operations; and

Note to Applicant: Confirm that a waste hauler can access and pick up from the location shown is required. Pick-up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- A.2.9 undergrounding of all utility services, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: All electrical services to the site must be primary with all electrical plant, which include but not limited to, switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property.

It is presumed with your consultation so far with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met. At this time there seems to be no allocation of such plant shown on the detailed site plan A-2.01, A-2.02, A-2.03 and A-3.01.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:

- A.3.1 a qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site;
 - A.3.2 that the property owner shall, as required by the Manager of the Environmental Contamination Team and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - A.3.3 enter into a remediation agreement for the remediation of the site and any contaminants which have migrated there from on terms and conditions satisfactory to the Manager of the Environmental Contamination Team, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.
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B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before **February 12, 2014**, this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development By-law or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the by-law or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.

B.2 Conditions of Development Permit:

- B.2.1 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.2 This development shall be permanently maintained for social housing and housing of families of low income. In the event the development ceases to provide social housing and housing for families of low income under the provisions of the National Housing Act, then parking, including the required number of spaces, shall be provided in accordance with the relevant requirements of the Parking By-law within thirty (30) days of this change.
- B.2.3 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
- B.2.4 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- B.2.5 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.6 Amenity spaces (general storage room, maintenance workshop and residential workshop on parking level P2, storage, shower and debugging rooms on parking level P1 and multi-use/kitchen, library conference, computer, storage, staff and copier rooms, food store and offices) of 5,838 sq. ft., excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents and occupants of the building;

AND

Further, the amenity space and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents and users of this building.

- B.2.7 Any phasing of the development, other than that specifically approved, that results in an interruption of continuous construction to completion of the development, will require application to amend the development to determine the interim treatment of the incomplete portions of the site to ensure that the phased development functions are as set out in the approved plans, all to the satisfaction of the Director of Planning.
- B.2.8 This site will be affected by a Development Cost Levy By-law. Levies will be required to be paid prior-to issuance of Building Permits. For more information, please refer to the Development Cost Levies Information Bulletin, available at the Planning Department Reception Counter, or online at vancouver.ca/financegrowth. The next increase is scheduled for September 30, 2013; projects without a Building Permit in process will be charged at a higher rate. Additional information about the increase can be found at vancouver.ca/commsvcs/planning/infobul1.pdf.
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PROJECT DATA

LEGAL DESCRIPTION: V13 10 21 27 28 46 6 8 34 41 54 55 64 8 213
 C/OVC ADDRESS: 10711 136th Street, Richmond, BC
 ZONING: R1-1207
 PROPERTY: 10711 136th Street, Richmond, BC
 PROJECT: 10711 136th Street, Richmond, BC

DESIGN RATIONALE

1.275.001 Purpose: To provide a rationale for the proposed development and to demonstrate that the proposed development is in accordance with the applicable zoning bylaws and the Official Community Plan (OCP).

The proposed development is a multi-unit residential development consisting of 120 units. The units are arranged in a grid pattern around a central courtyard. The development is designed to be a self-contained community with its own amenities and services.

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PROPOSED DEVELOPMENT

UNIT TYPE	NO. OF UNITS	GROSS FLOOR AREA (GFA)	NET FLOOR AREA (NFA)	NET FLOOR AREA PER UNIT (NFA/UNIT)
1-BED	10	1,200	1,000	100
2-BED	20	2,400	2,000	100
3-BED	30	3,600	3,000	100
4-BED	40	4,800	4,000	100
5-BED	50	6,000	5,000	100
TOTAL	150	18,000	15,000	100

DENSITY CALCULATION

FLOOR	AREA (SQ. FT.)	ALLOWED DENSITY (UNITS/SQ. FT.)	ALLOWED UNITS
1st FLOOR	15,000	0.05	750
2nd FLOOR	15,000	0.05	750
3rd FLOOR	15,000	0.05	750
4th FLOOR	15,000	0.05	750
5th FLOOR	15,000	0.05	750
TOTAL	75,000	0.05	3,750

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%



PROJECT DATA

DATE: 10/15/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1253

PROJECT DATA

FOR BRENNAN DEVELOPMENT LTD.

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

PROPOSED UNIT MIX

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1-BED	10	6.7%
2-BED	20	13.3%
3-BED	30	20.0%
4-BED	40	26.7%
5-BED	50	33.3%
TOTAL	150	100.0%

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A-1.01



NOTES:
1. SEE PLAN 20-23 FOR DETAILS OF ADJACENT LOTS.
2. SEE PLAN 20-23 FOR DETAILS OF ADJACENT LOTS.

REVISIONS:
NO. DATE REASON
1. 10/10/00 INITIAL DESIGN
2. 10/10/00 REVISION FOR PERMITS
3. 10/10/00 REVISION FOR PERMITS
4. 10/10/00 REVISION FOR PERMITS



NEW LUBLEE HOUSE
VANCOUVER, B.C.

FOR BENSHELL DEVELOPMENT LTD.

BUILDING GRADES
SURVEY

DATE: 10/10/00
DRAWN BY: G. B. L.
CHECKED BY: G. B. L.
JOB NO.: 1253
PROJECT NO.: 080300

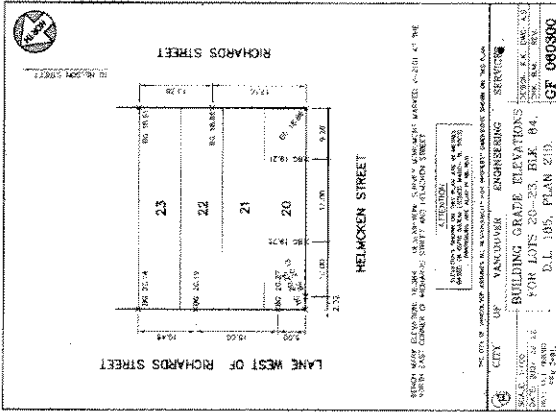
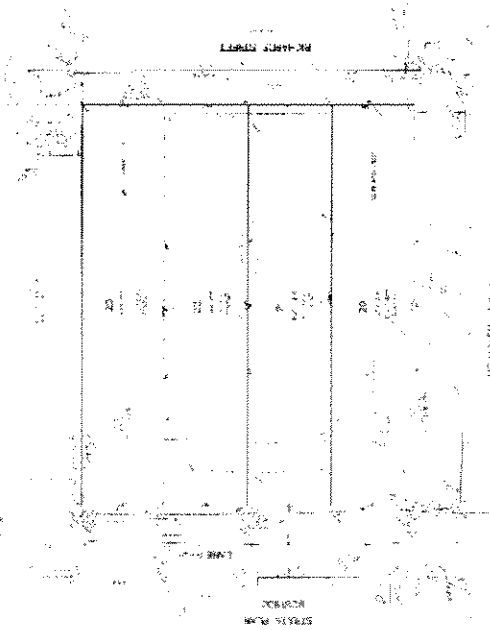
A-1.02

SECTION PLAN OF LOTS 20, 21, 22, AND 23, BLOCK 84, DISTRICT LOT 841.
SECTION 1: BLOCK 84, DISTRICT LOT 841.



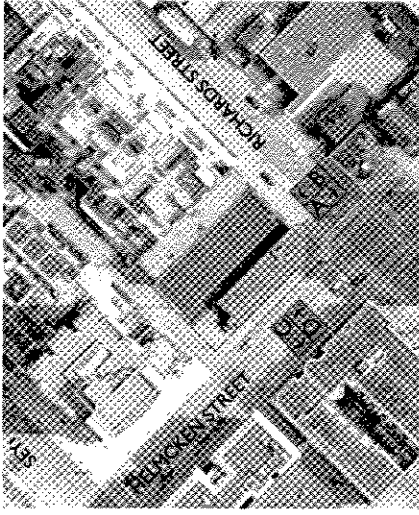
NOTES:
1. SEE PLAN 20-23 FOR DETAILS OF ADJACENT LOTS.
2. SEE PLAN 20-23 FOR DETAILS OF ADJACENT LOTS.

SECTION PLAN
20-23-84



CITY OF VANCOUVER
ENGINEERING SERVICE
BUILDING GRADE ELEVATIONS
FOR LOTS 20-23, BLK. 84,
D.L. 185, PLAN 210.
CF 080300

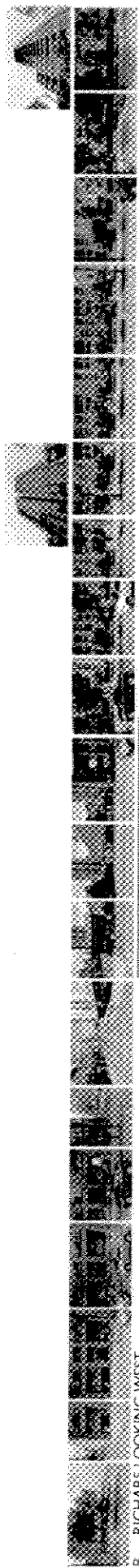
Appendix C: page 2 of 35



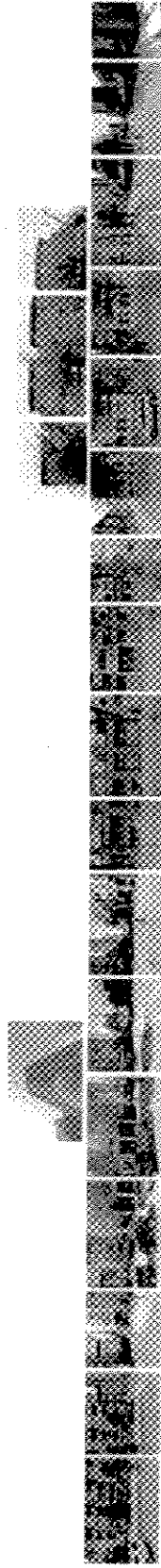
KEY PLAN



A - RICHARDS LOOKING EAST



B - RICHARDS LOOKING WEST



C - HELMCKEN LOOKING SOUTH



D - HELMCKEN LOOKING NORTH

NEW JURILEE HOUSE
 VANCOUVER, B.C.

FOR BRENHILL DEVELOPMENT LTD.

SITE PHOTOS

DATE	12/15/2011
DRAWN BY	W. H. H.
CHECKED BY	W. H. H.
PROJECT	1253
JOB NUMBER	

A-1.03

Appendix C; page 3 of 35



DATE: 12/15/2011
DRAWN BY: [Name]
CHECKED BY: [Name]

REVISIONS:
1. DATE: 12/15/2011
BY: [Name]
DESCRIPTION: [Description]



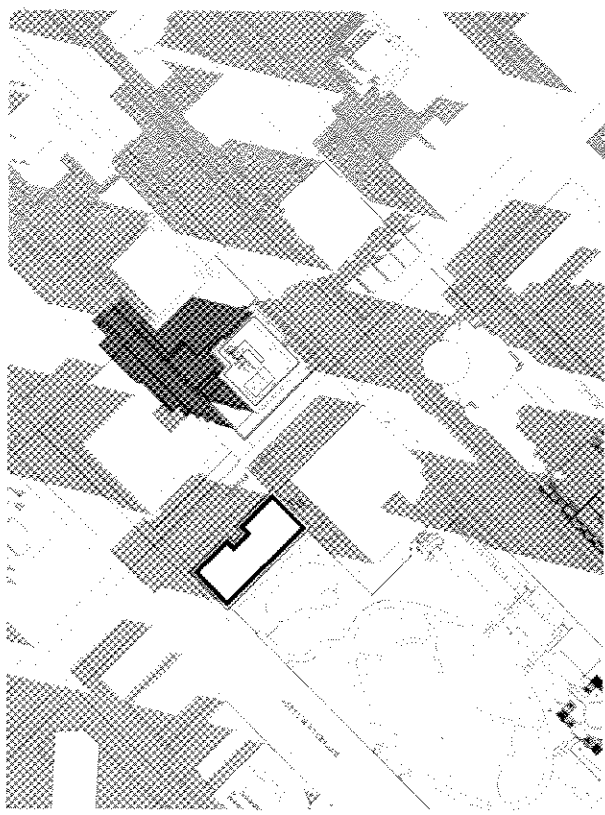
NEW JUBILEE HOUSE
VANCOUVER, B.C.

FOR BEARHILL DEVELOPMENT LTD.

SHADOWS ANALYSIS
with Existing Jubilee House

DATE: 12/15/2011
DRAWN BY: [Name]
CHECKED BY: [Name]
FIELD NO: 1253
JOB NUMBER: [Number]

A-1.04



EQUINOX: 12PM



EQUINOX: 10AM

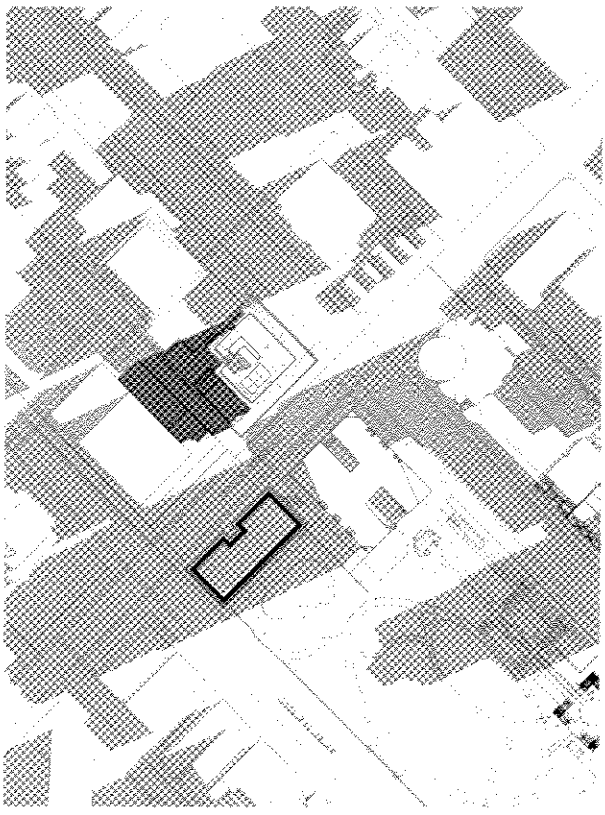


EQUINOX: 2PM

Appendix C; page 4 of 35



EQUINOX: 12PM



EQUINOX: 10AM



EQUINOX: 2PM



NOTES
1. SEE PLAN

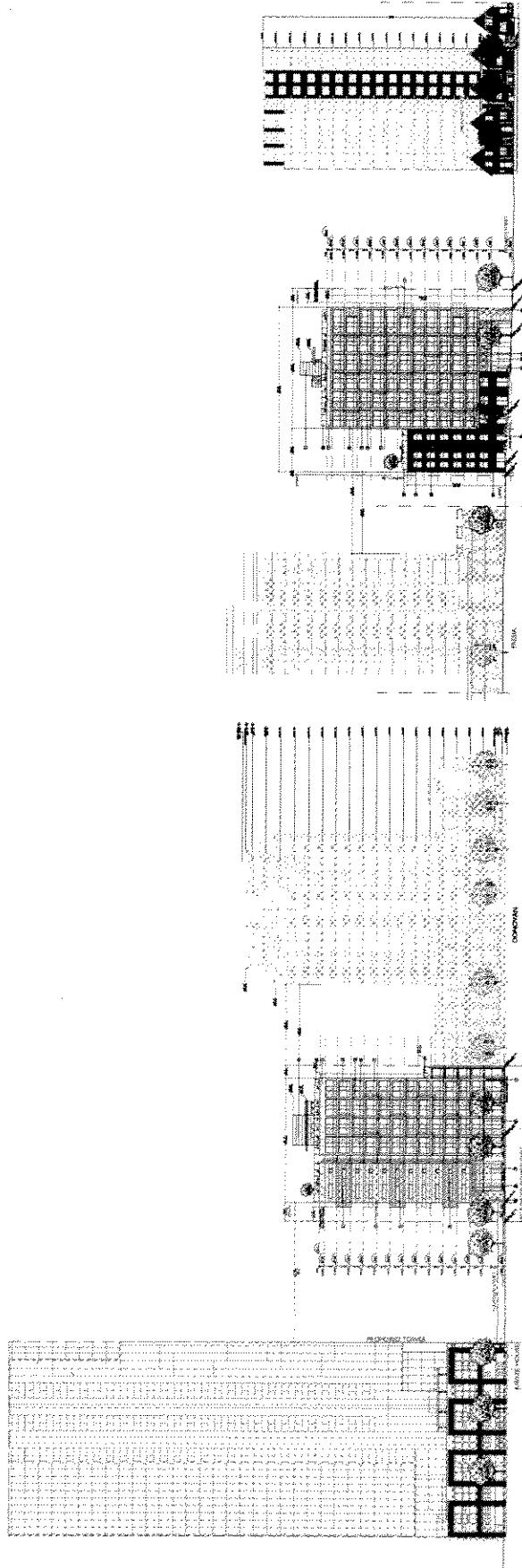
REVISIONS
NO. DATE BY
1. 08/15/11
2. 08/15/11
3. 08/15/11
4. 08/15/11

NEW JUBILEE HOUSE
VANCOUVER, B.C.

FOR BIRNHEAD DEVELOPMENT LTD
STREETSCAPE

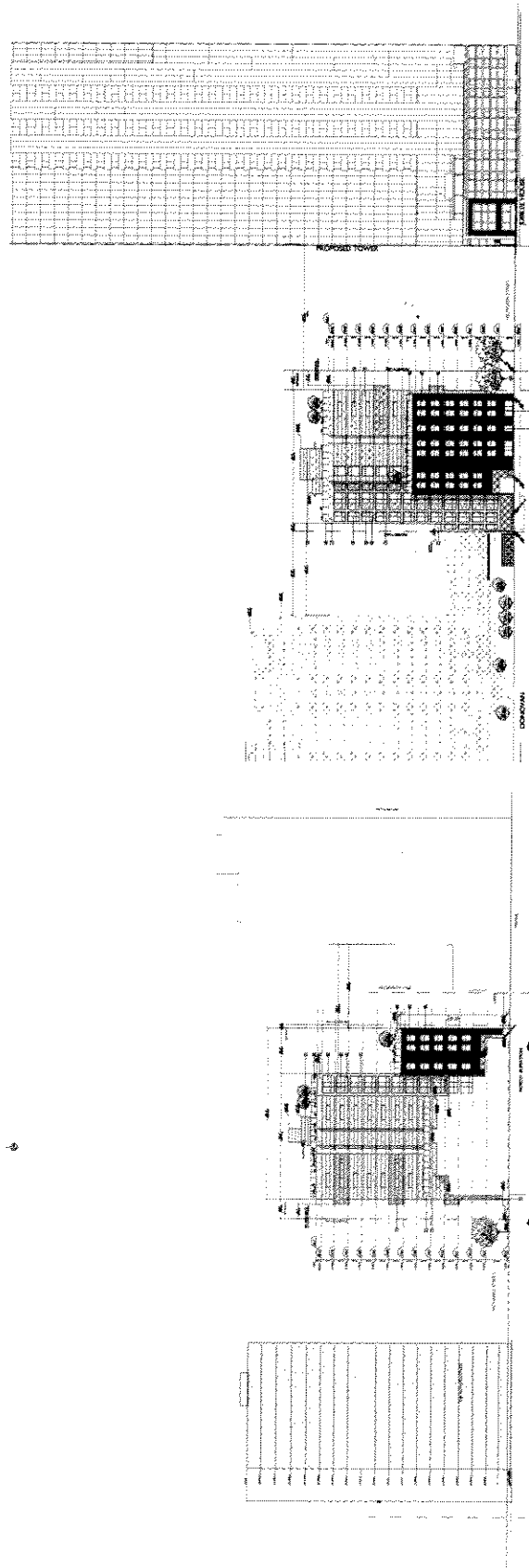
PROJECT NO. 1253
DRAWN BY
CHECKED BY
DATE 08/15/11
JOB NO.

A-1.06



SOUTH ELEVATION (HELMCKEN STREET)

EAST ELEVATION (RICHARDS STREET)



WEST ELEVATION (LANE)

NORTH ELEVATION

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NOTES:
 1. SEE GENERAL NOTES
 2. SEE ARCHITECTURAL SPECIFICATIONS
 3. SEE CIVIL ENGINEERING DRAWINGS
 4. SEE ELECTRICAL ENGINEERING DRAWINGS
 5. SEE MECHANICAL ENGINEERING DRAWINGS
 6. SEE STRUCTURAL ENGINEERING DRAWINGS

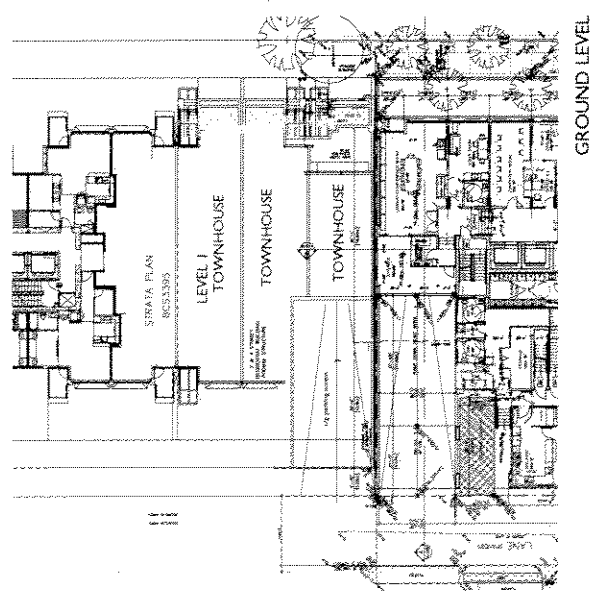
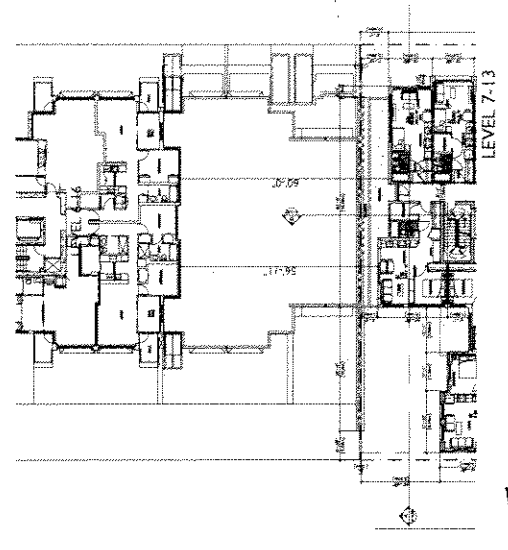
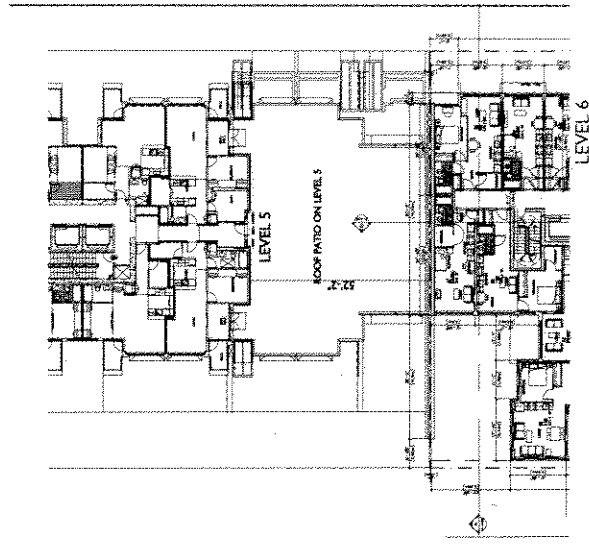


NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR: BERNARD DEVELOPMENT LTD.

DATE: MARCH 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/253
 PROJECT NO: 1253

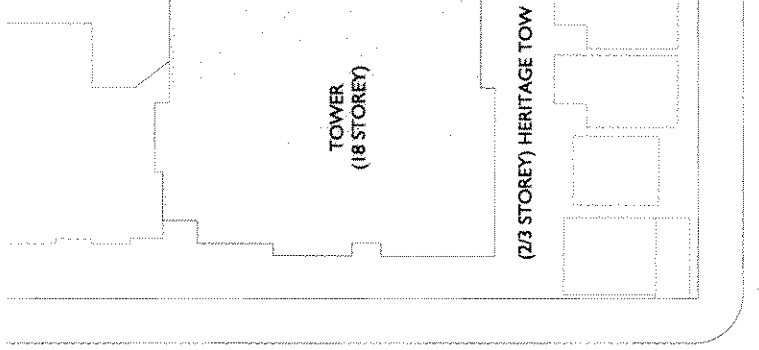
A-1.07



Appendix C; page 7 of 35

NOTES:
 1. SEE DRAWING

REVISIONS:
 NO. DATE DESCRIPTION
 1 08/15/11 INITIAL DESIGN
 2 09/21/11 REVISION FOR REVIEW
 3 10/11/11 REVISION FOR REVIEW
 4 11/14/11 REVISION FOR REVIEW



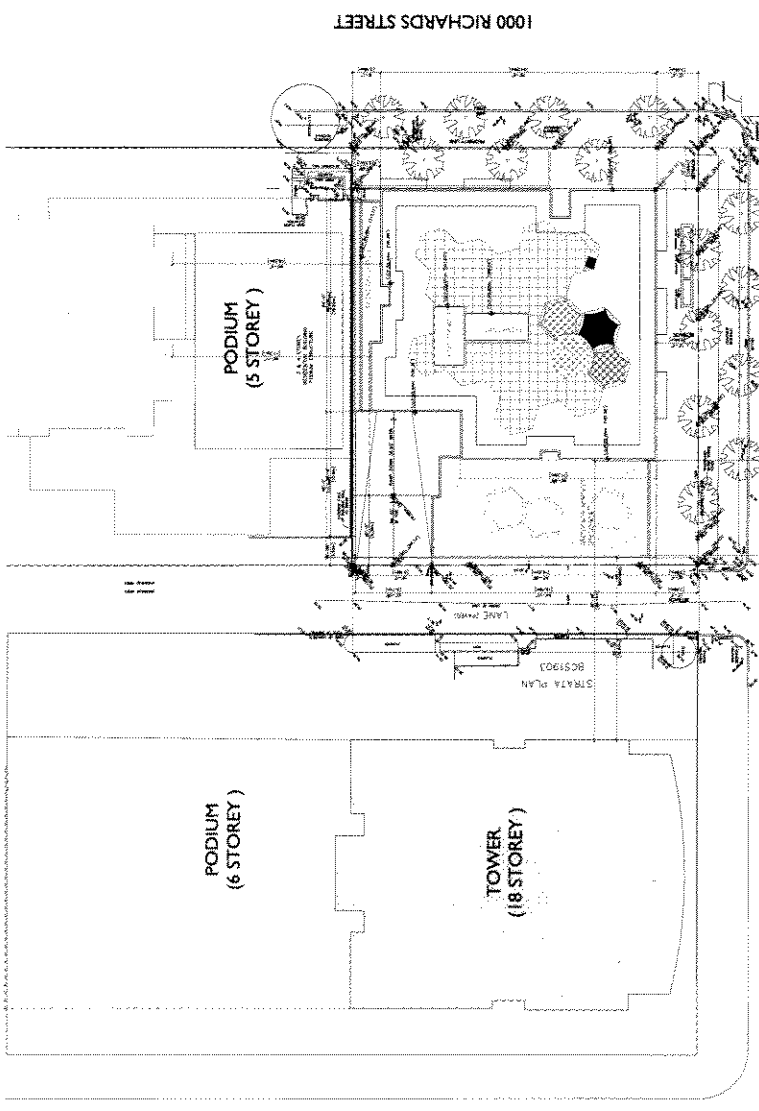
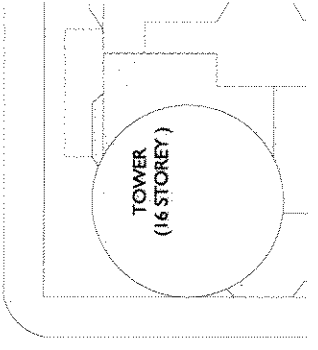
NEW IRLBEE HOUSE
 VANCOUVER, B.C.

FOR BRENHIL DEVELOPMENT LTD.

SITE PLAN

DATE: APRIL 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/253
 JOB NUMBER: [Number]

A-1.08



Appendix C; page 8 of 35

NOTES:
 1. SEE GENERAL NOTES ON SHEET A-1.01

REVISIONS:
 1. REVISION 1: ADDITIONAL REVISIONS
 2. REVISION 2: ADDITIONAL REVISIONS
 3. REVISION 3: ADDITIONAL REVISIONS
 4. REVISION 4: ADDITIONAL REVISIONS

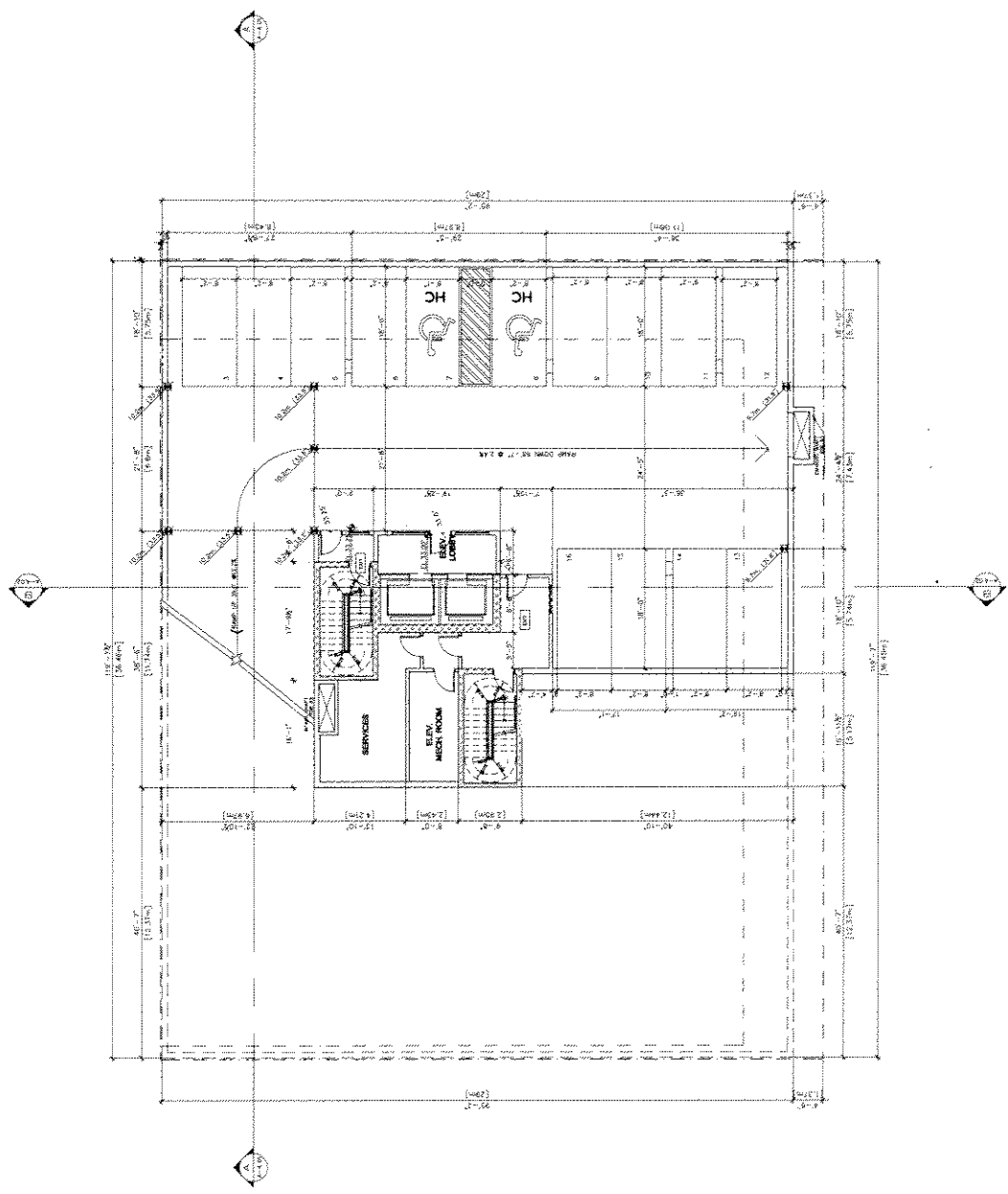


NEW LUBILEE HOUSE
 VANCOUVER, B.C.

FOR BERWHL DEVELOPMENT LTD
 PARKING P3

DATE: MARCH 1, 2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 1253
 SHEET NO: [Number]

A-2.01



Appendix C, page 9 of 3.5

NOTES
 1. SEE GENERAL NOTES

- REVISIONS
- 1. 01/15/17 - REVISED PER COMMENTS
 - 2. 02/01/17 - REVISED PER COMMENTS
 - 3. 02/01/17 - REVISED PER COMMENTS
 - 4. 02/01/17 - REVISED PER COMMENTS

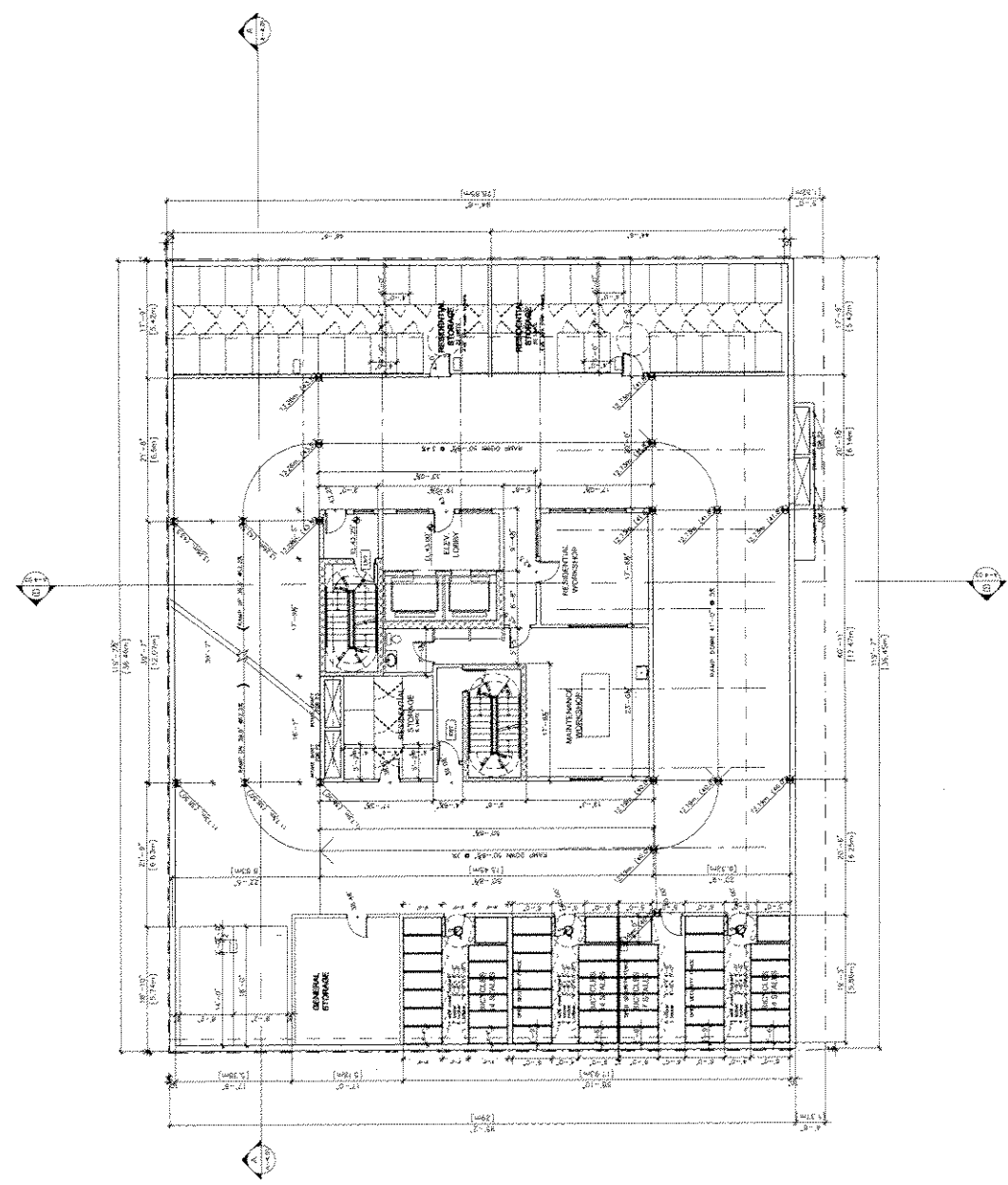


NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BRANDELL DEVELOPMENT LTD.
 PARKING P2

DATE: 01/15/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 PROJECT NO: 1253

A-2.02



Appendix C; page 0 of 35



NOTES:
1. REFER TO DRAWING SHEET A-2.01 FOR GENERAL NOTES.

REVISIONS:
NO. DATE DESCRIPTION
1. 01/15/03 REVISIONS TO MECHANICAL ROOMS
2. 02/10/03 REVISIONS TO ELECTRICAL ROOMS
3. 03/10/03 REVISIONS TO PLUMBING ROOMS

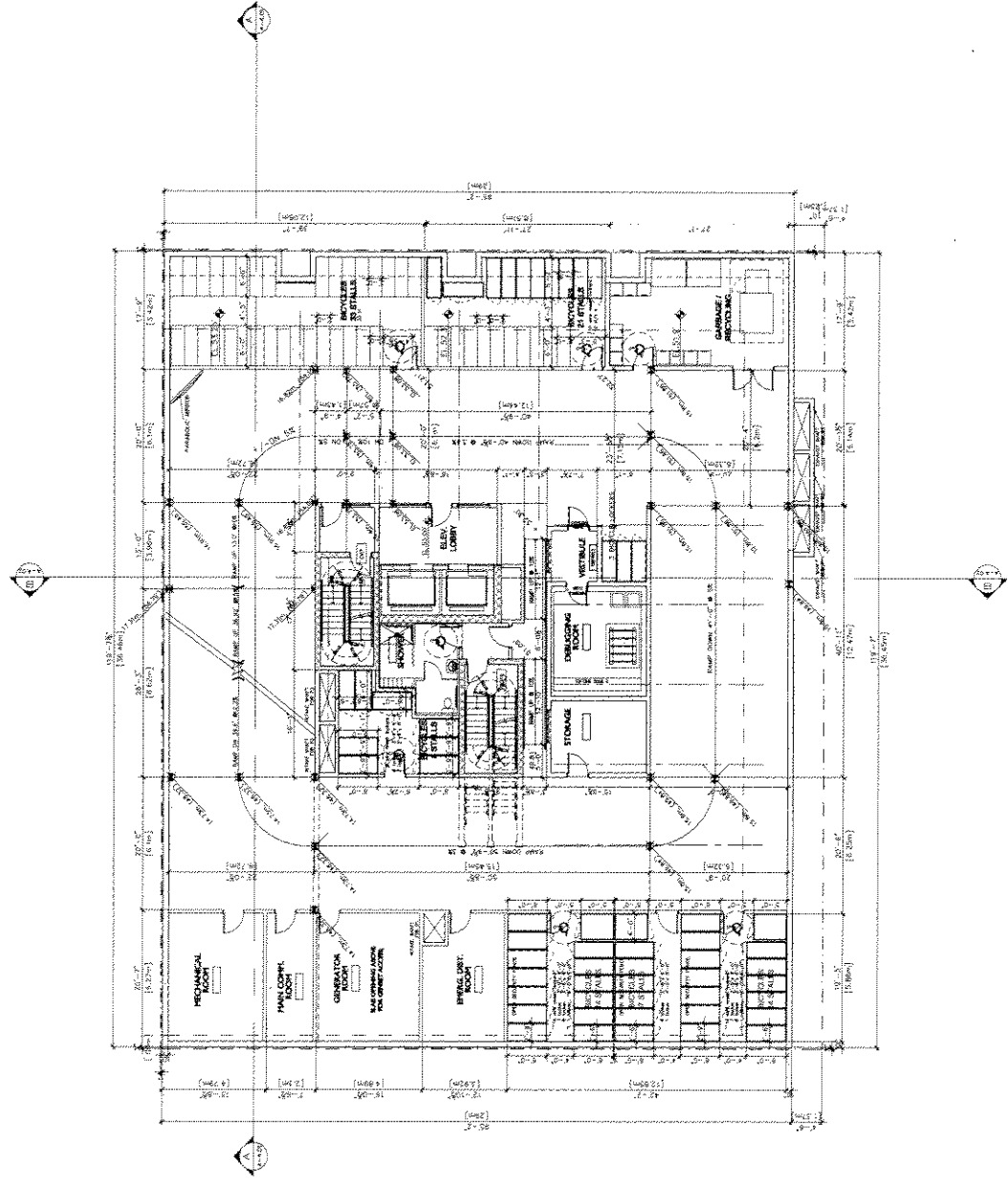


NEW JURILEE HOUSE
VANCOUVER, B.C.

FOR BREWELL DEVELOPMENT LTD.
PARKING P1

DATE: 01/15/03
DRAWN BY: R. K.
CHECKED BY: R. K.
JOB NO.: 1253
JOB NUMBER:

A-2.03



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NOTES:
1. SEE PLAN FOR DIMENSIONS AND FINISHES.

REVISIONS:
NO. DATE DESCRIPTION
1 10/10/01 ISSUED FOR PERMIT
2 11/14/01 ISSUED FOR PERMIT
3 11/14/01 ISSUED FOR PERMIT



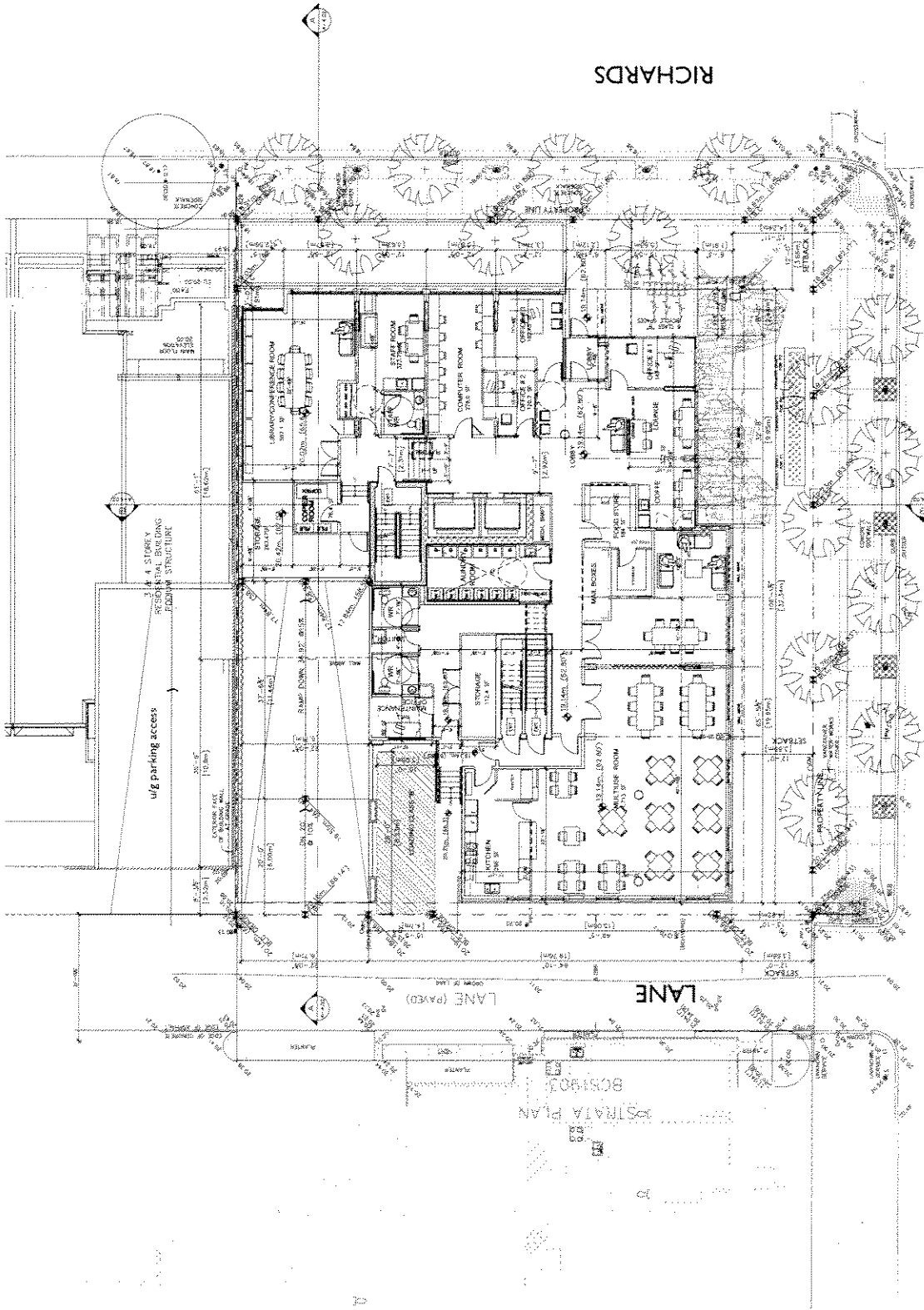
NEW JUBILEE HOUSE
VANCOUVER, B.C.

FOR BERNHILL DEVELOPMENT LTD.

GROUND LEVEL
FLOOR PLAN

DATE: 11/14/01
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
JOB NO.: 1253
JOB NAME: [Name]

A-3.01



HELMCKEN

LEVEL I

RICHARDS

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NOTES
 1. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.

REVISIONS
 1. 01/15/2017: REVISIONS TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
 2. 02/01/2017: REVISIONS TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
 3. 02/01/2017: REVISIONS TO ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.



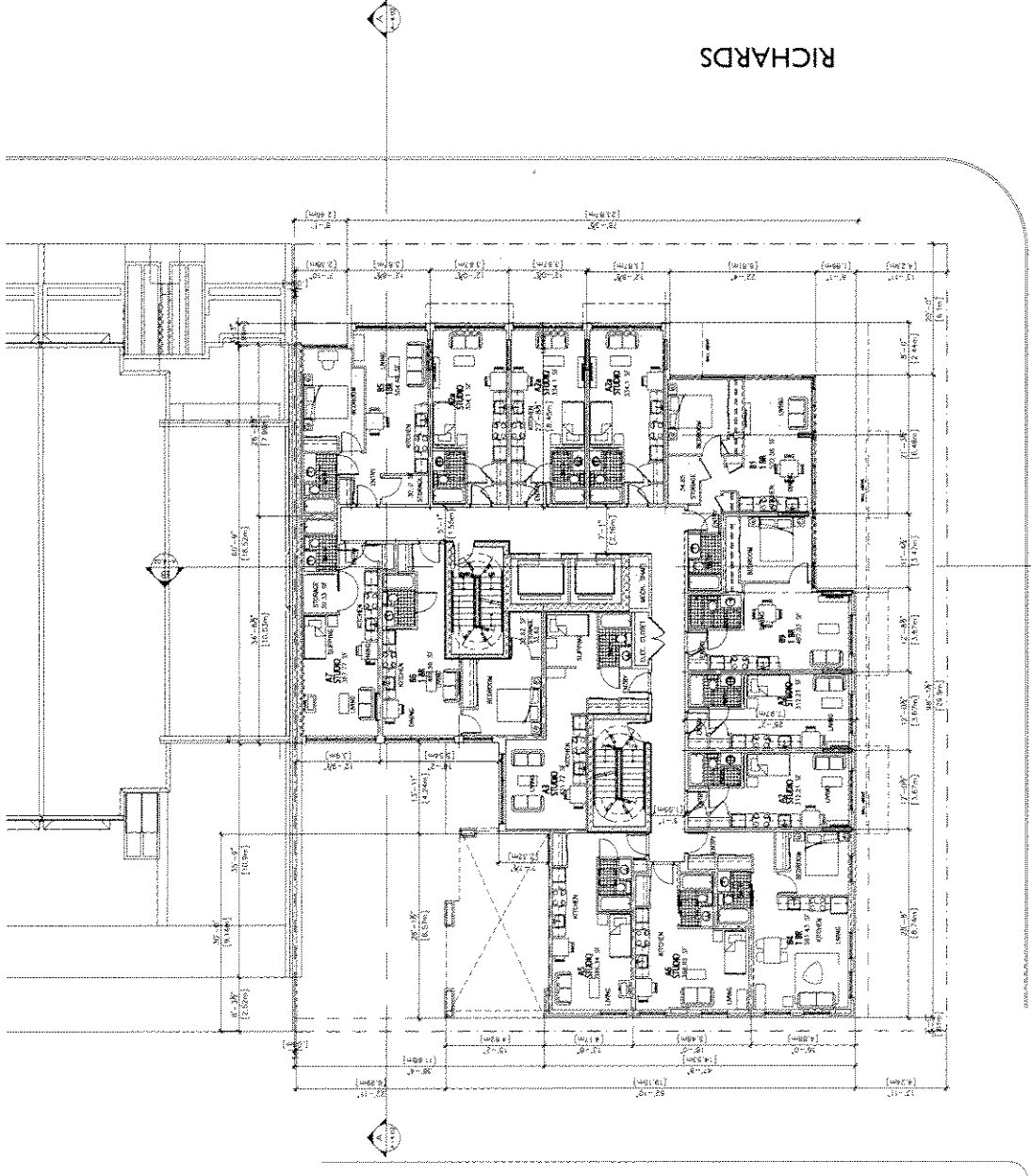
NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BRENHILL DEVELOPMENT LTD.

SECOND LEVEL
 FLOOR PLAN

DATE: 01/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1253

A-3.02



RICHARDS

HELMCKEN

LEVEL 2

Appendix C; page 13 of 35



NOTED
BY: [Signature]

- REVISIONS
- NO. DATE DESCRIPTION
 1. 08/14/13 INITIAL DESIGN
 2. 09/10/13 REVISIONS TO MECHANICAL
 3. 10/01/13 REVISIONS TO MECHANICAL
 4. 10/15/13 REVISIONS TO MECHANICAL

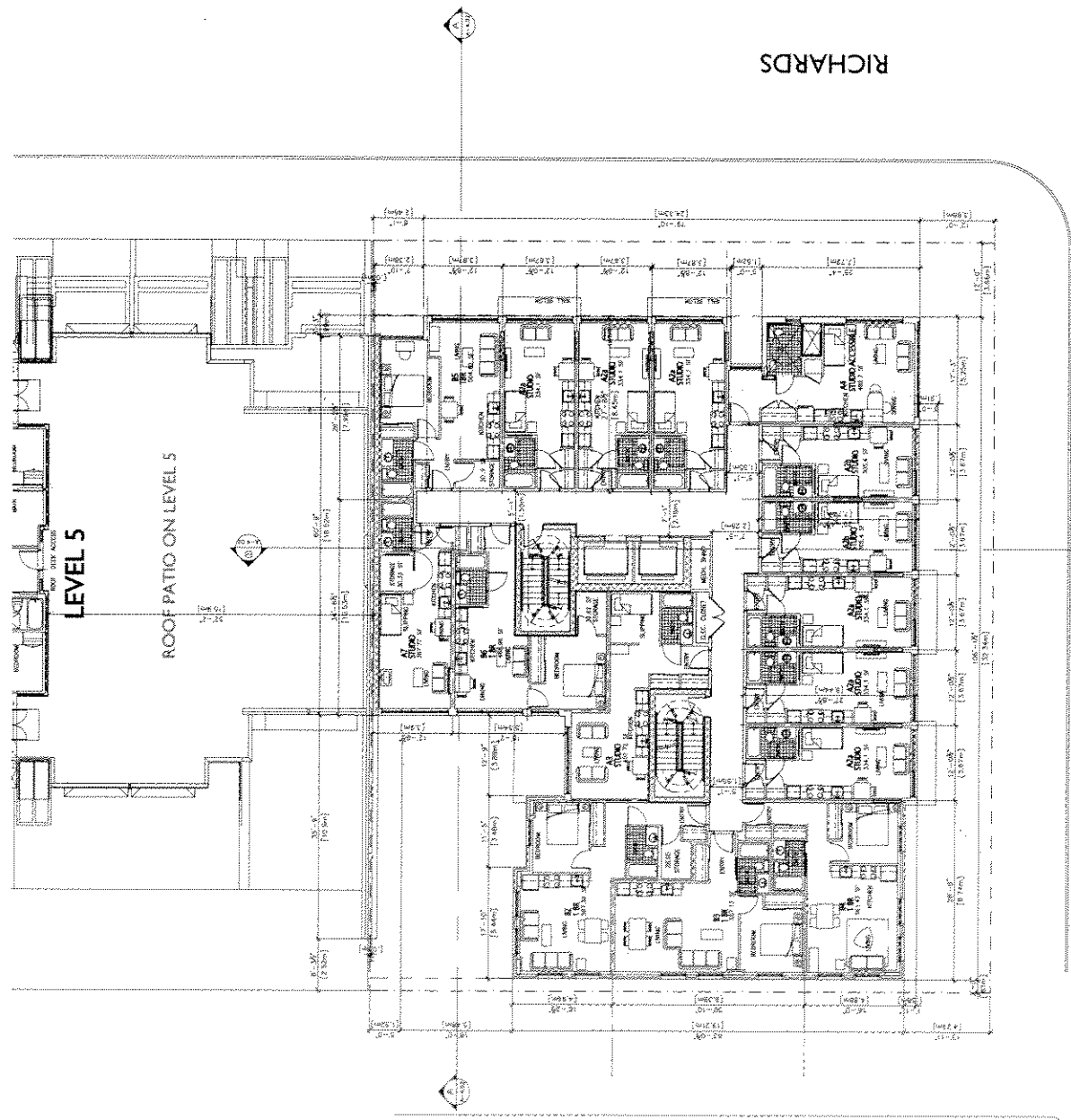


NEW JUBILEE HOUSE
VANCOUVER, B.C.

FOR BREEMILL DEVELOPMENT LTD.
THIRD & FIFTH LEVEL
FLOOR PLAN

DATE: 08/14/13
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
JOB NUMBER: 1253

A-3.03



LEVEL 3.5

HELMCKEN

RICHARDS

Appendix C ; page 4 of 35



NOTED
 1. REFER TO...
 2. REFER TO...
 3. REFER TO...
 4. REFER TO...

REVISIONS
 1. REVISION...
 2. REVISION...
 3. REVISION...
 4. REVISION...

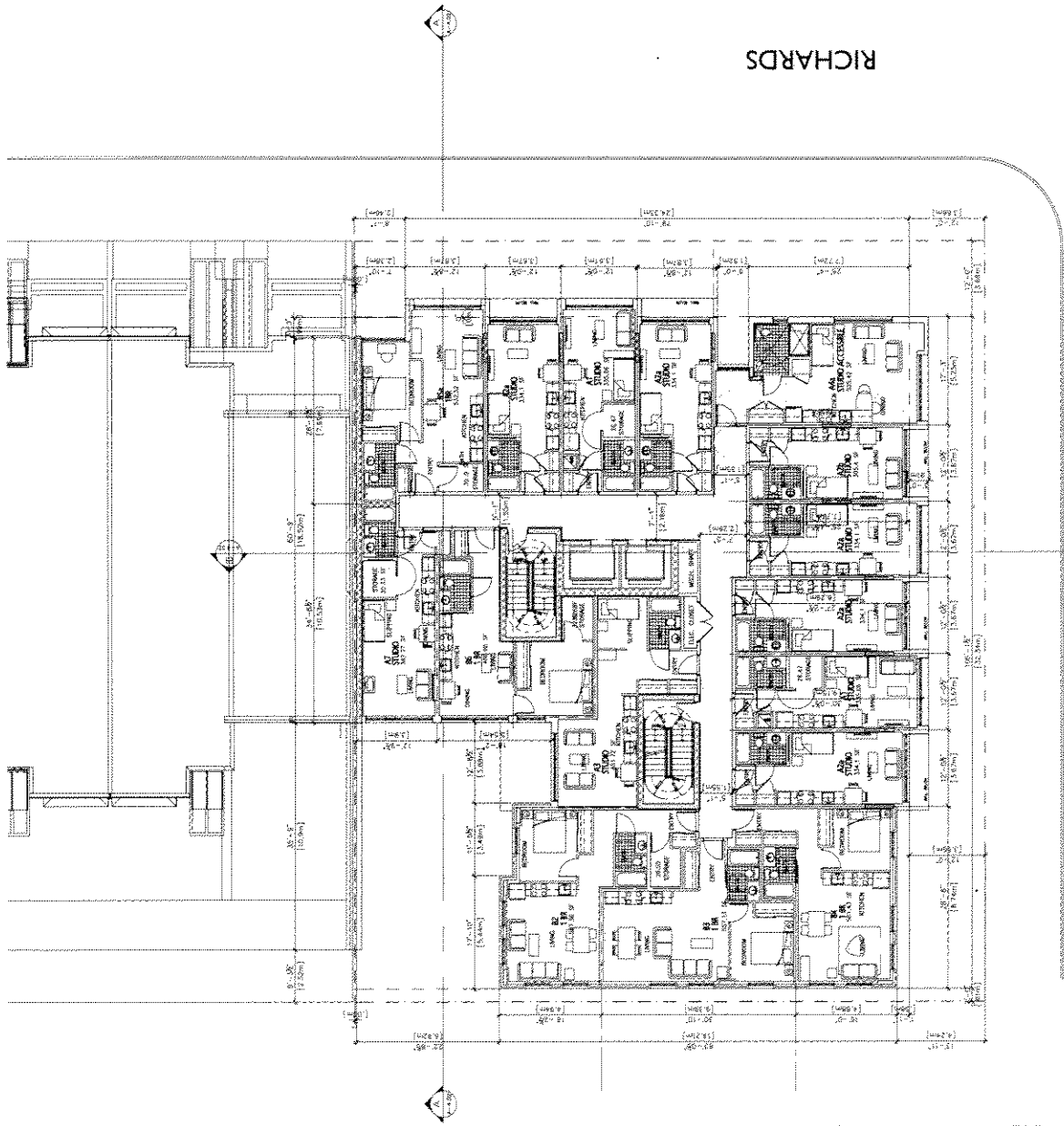


NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BREARILL DEVELOPMENT LTD.
 FOURTH LEVEL
 FLOOR PLAN

DATE: JANUARY 2011
 DRAWING NO.: 100-100-100-100
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1253

A-3.04

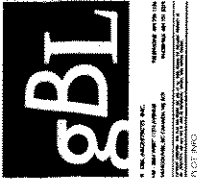


RICHARDS

HELMCKEN

LEVEL 4

Appendix C ; page 6 of 25



PROJECT NO. 1000
 DATE: 08/20/08

REVISIONS
 NO. DATE BY
 1. 08/20/08 JLM
 2. 09/02/08 JLM
 3. 09/02/08 JLM
 4. 09/02/08 JLM



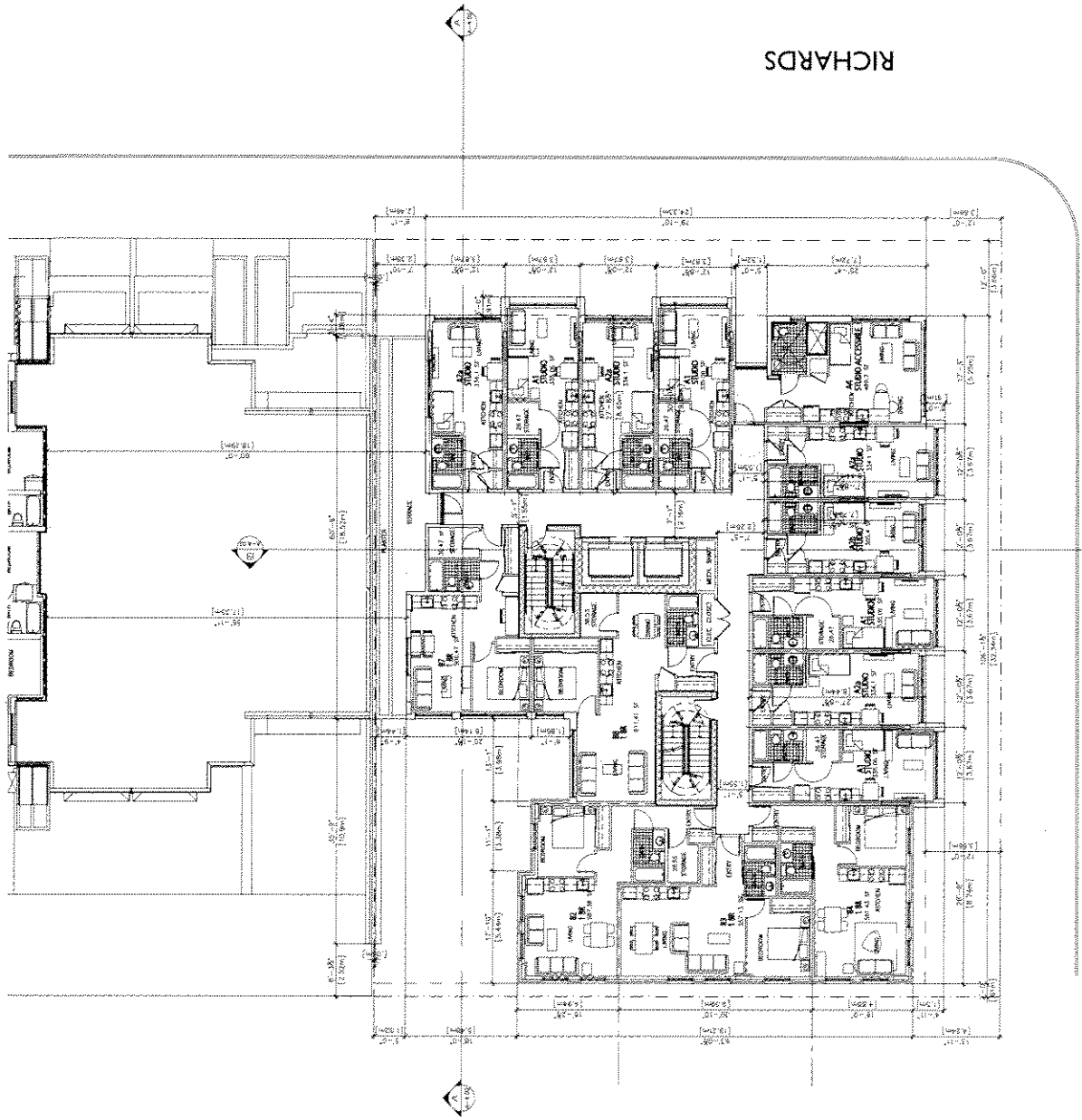
NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BIRNBAUM DEVELOPMENT LTD.

SIXTH LEVEL
 FLOOR PLAN

DATE: 08/20/08
 DRAWN BY: JLM
 CHECKED BY: JLM
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1253

A-3.05

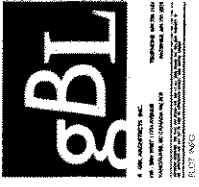


RICHARDS

HELMCKEN

LEVEL 6

Appendix C; page 16 of 35



DATE: 08/20/2014
 BY: [signature]

REVISIONS:
 NO. DATE DESCRIPTION
 1 08/20/2014 ISSUED FOR PERMIT
 2 09/05/2014 ISSUED FOR PERMIT
 3 09/15/2014 ISSUED FOR PERMIT
 4 09/25/2014 ISSUED FOR PERMIT



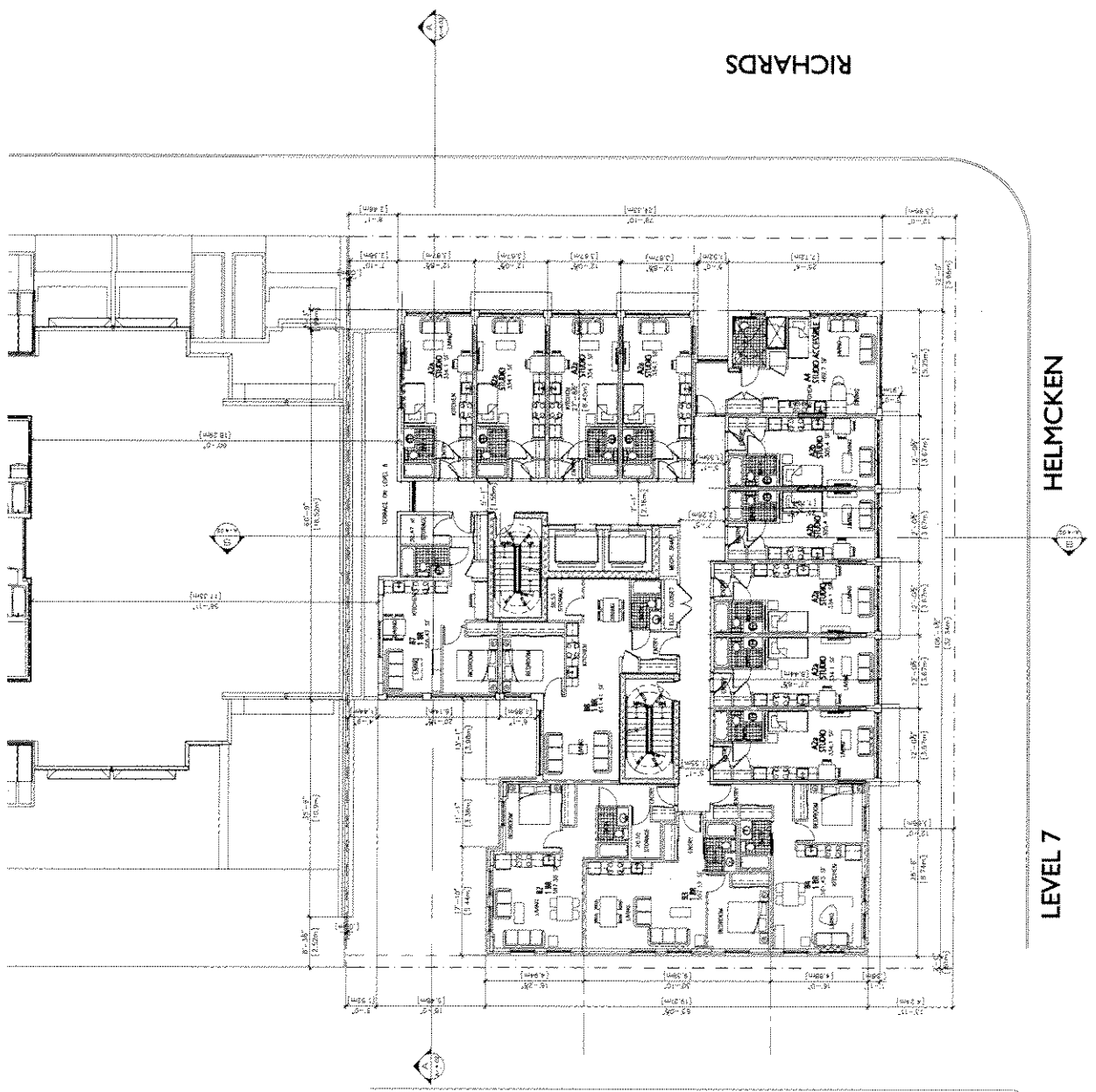
NEW JURILEE HOUSE
 VANCOUVER, B.C.

FOR BRENHILL DEVELOPMENT LTD

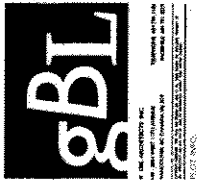
SEVENTH LEVEL
 FLOOR PLAN

DATE: 08/20/2014
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 PROJECT: [signature]
 SHEET NUMBER: 1253

A-3.06



Appendix C; page 17 of 35



NOTES
1. GENERAL

REVISIONS
NO. DATE REVISION
1. 10/10/10 REVISED PER MEETING
2. 11/10/10 REVISED PER MEETING
3. 12/10/10 REVISED PER MEETING
4. 01/11/11 REVISED PER MEETING

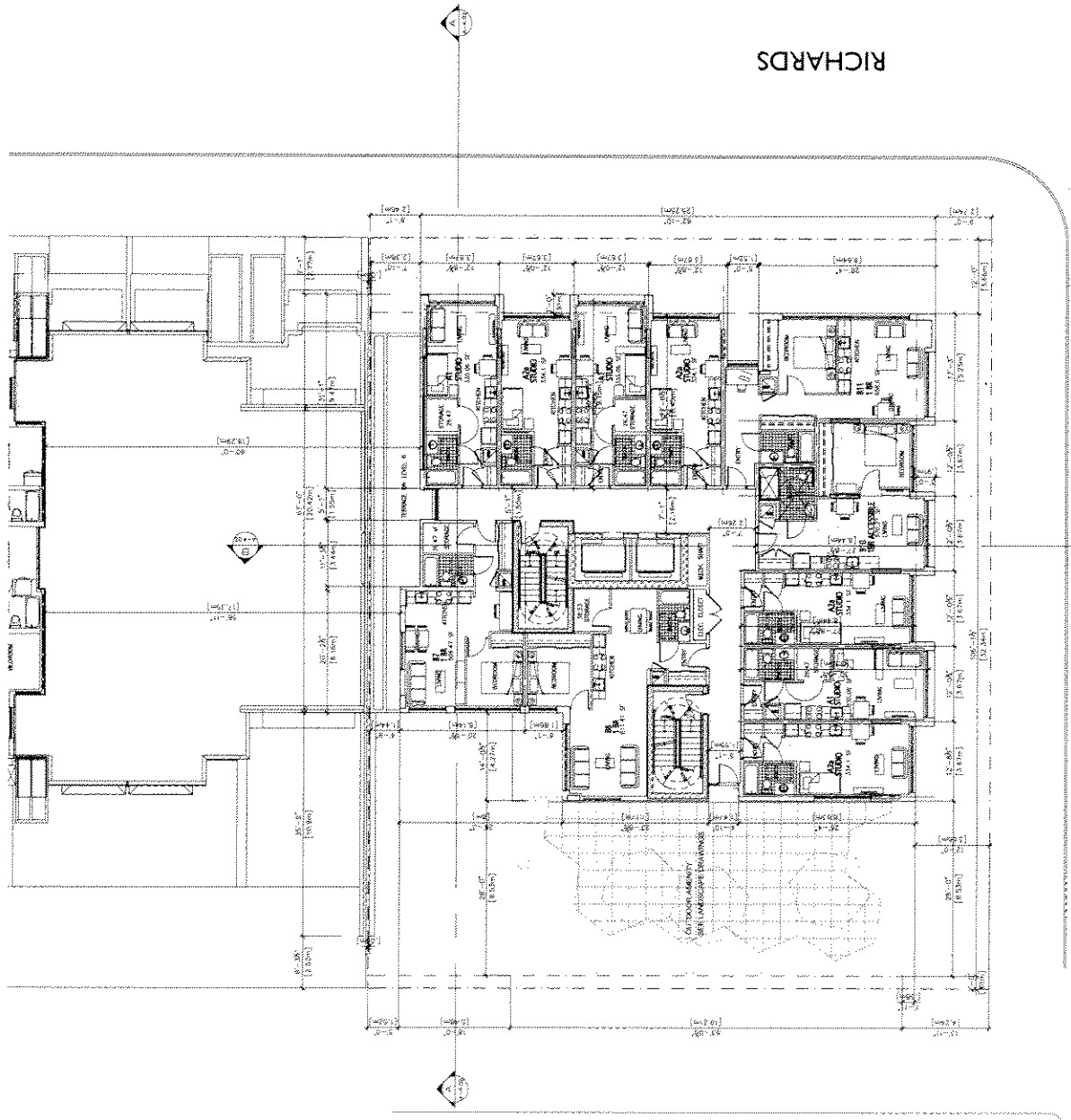


NEW JUBILEE HOUSE
VANCOUVER, B.C.

FOR BREMBAU DEVELOPMENT LTD
EIGHTH LEVEL
FLOOR PLAN

DATE: 01/11/11
DRAWN BY: M
CHECKED BY: M
SCALE: AS SHOWN
SHEET NO.: 1253

A-3.07



LEVEL 8

HELMCKEN

Appendix C; page 1 of 35



NOTES
1. SEE PLAN
2. SEE PLAN

REVISIONS
NO. DATE
1. 10/15/13
2. 10/15/13
3. 10/15/13
4. 10/15/13

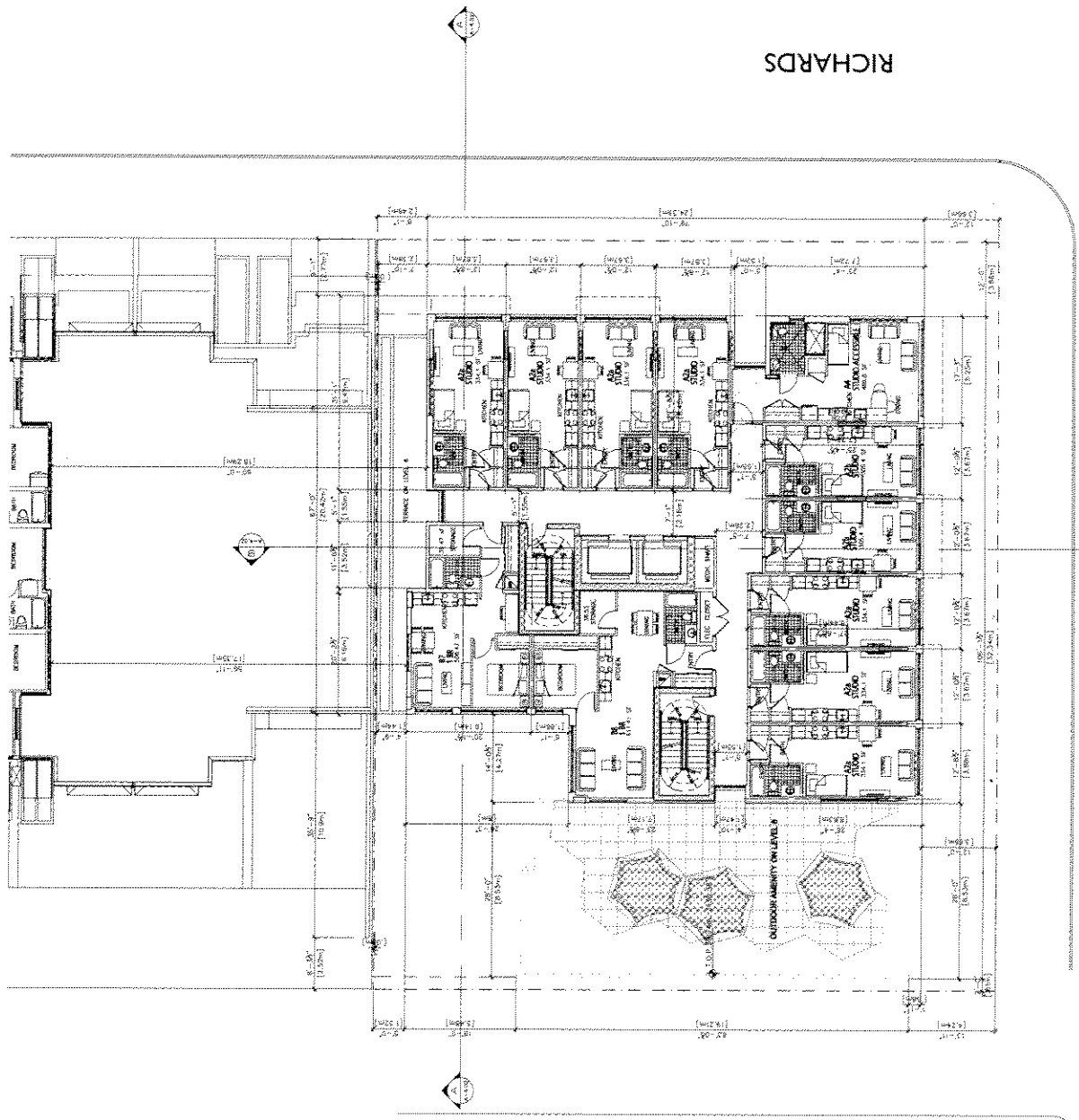


NEW JUBILEE HOUSE
VANCOUVER, B.C.

COE BIRNVALE DEVELOPMENT LTD
9TH, 11TH, 13TH LEVEL
FLOOR PLAN

DATE: 10/15/13
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
PER. NUMBER: 1253

A-3.08



RICHARDS

LEVEL -9, 11, 13

HELMCKEN

Appendix C: page 19 of 35



PROJECT NO.
DATE

REVISIONS
NO. DATE BY
1. 01/25/10 GBL
2. 02/02/10 GBL
3. 02/02/10 GBL



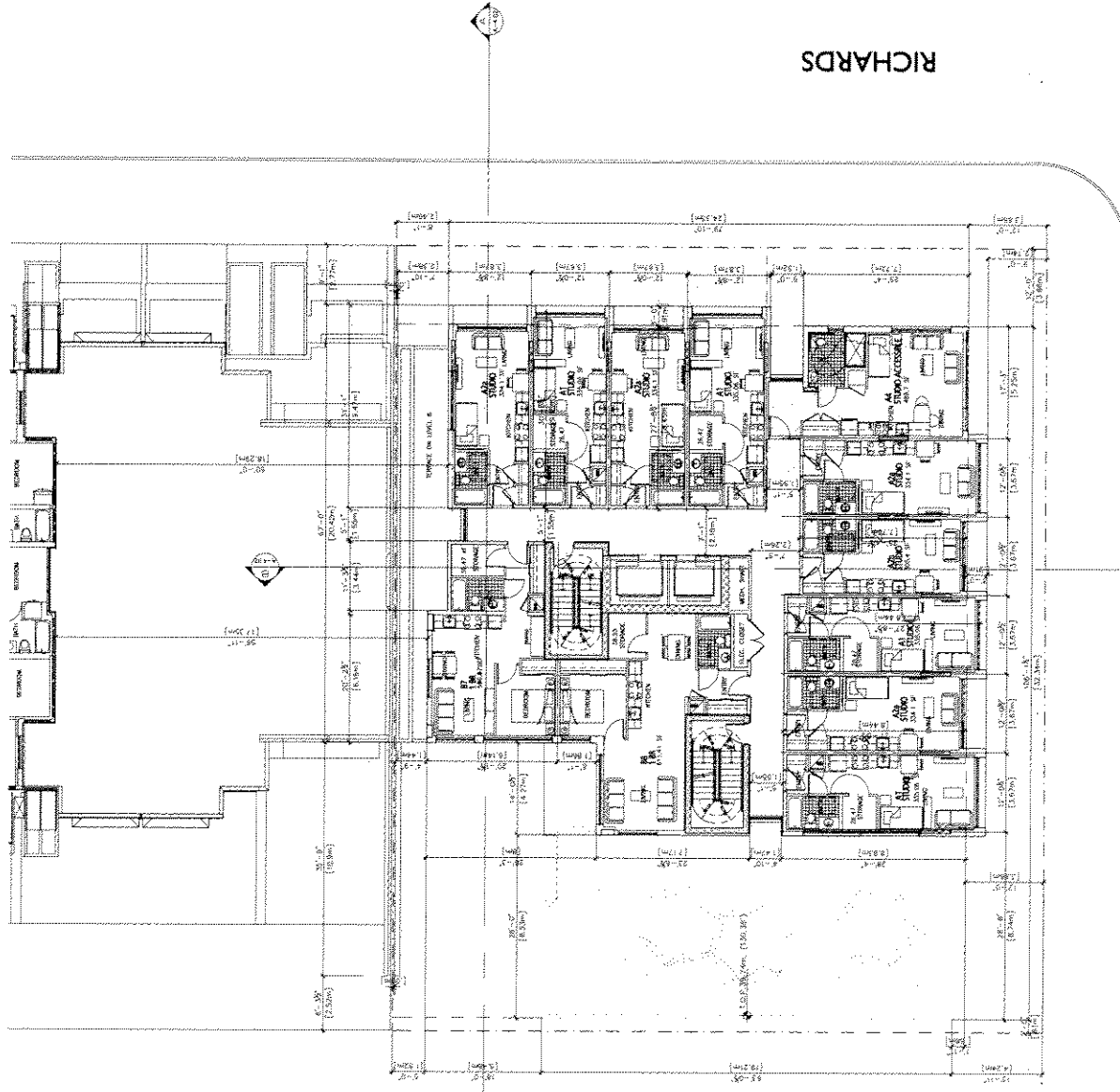
NEW JURILEE HOUSE
VANCOUVER, B.C.

GBL BRENHALL DEVELOPMENT LTD.

TENTH LEVEL
FLOOR PLAN

DATE: 01/25/10
DRAWN BY: GBL
CHECKED BY: GBL
SCALE: AS SHOWN
JOB NUMBER: 1253

A-3.09



RICHARDS

LEVEL 10

HELMCKEN

Appendix C ; page 28 of 35

DATE: 11/11/11
 BY: GBL

REVISIONS
 NO. DATE DESCRIPTION
 1 11/11/11 INITIAL DESIGN
 2 11/11/11 REVISIONS TO PERMIT
 3 11/11/11 PERMIT APPROVAL
 4 11/11/11 PERMIT APPROVAL



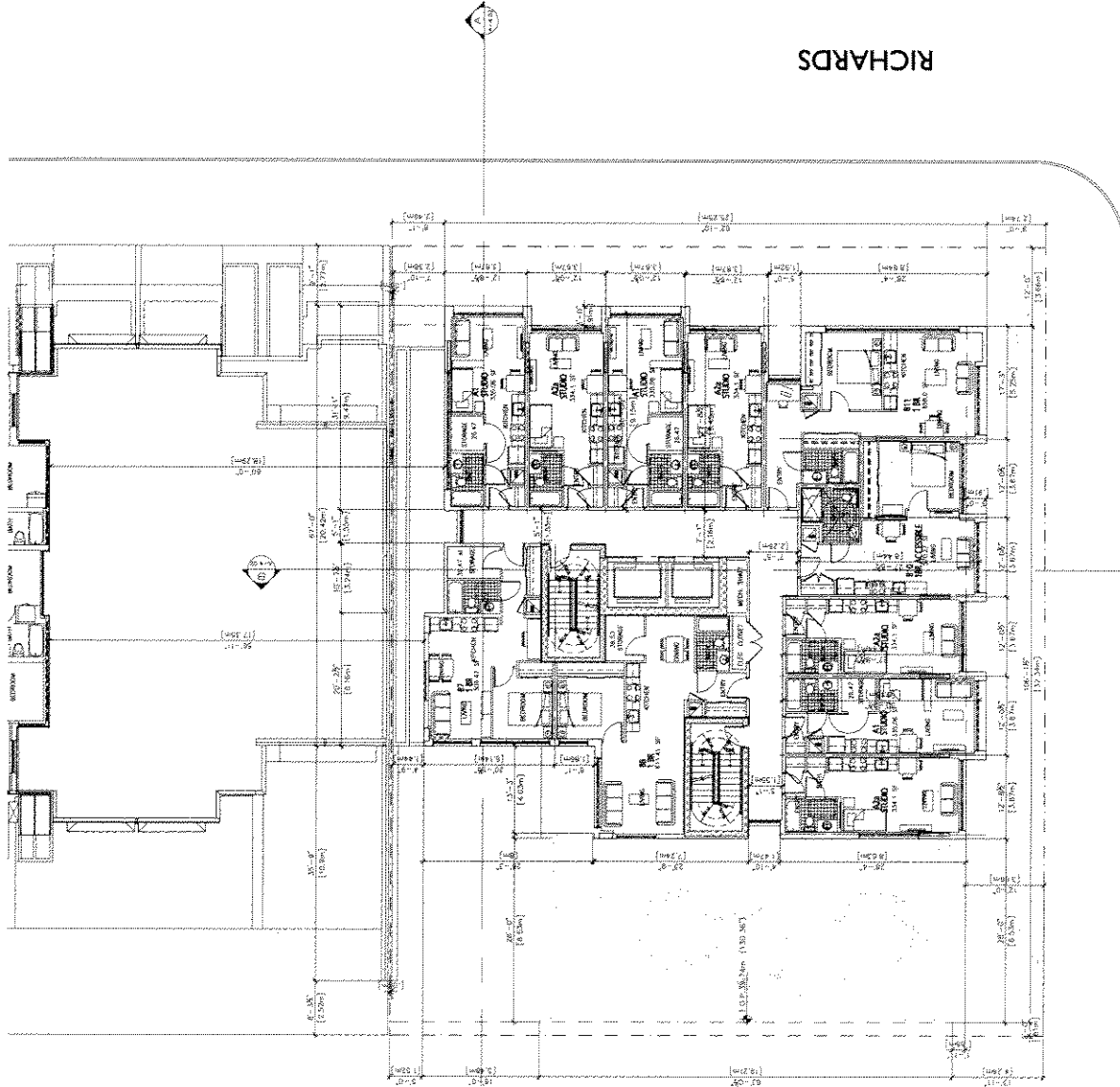
NEW JURILEE HOUSE
 VANCOUVER, B.C.

FOR BRENHILL DEVELOPMENT LTD.

TWELFTH LEVEL
 FLOOR PLAN

DATE: 11/11/11
 DRAWN BY: GBL
 CHECKED BY: GBL
 FILE: 1253
 JOB NUMBER: 1253

A-3.10



RICHARDS

HELMCKEN

LEVEL 12

Appendix C; page 2 of 35

NOTES
 1. SEE GENERAL NOTES

- REVISIONS
- 1. APPROVED FOR PERMIT
 - 2. APPROVED FOR PERMIT
 - 3. APPROVED FOR PERMIT
 - 4. APPROVED FOR PERMIT



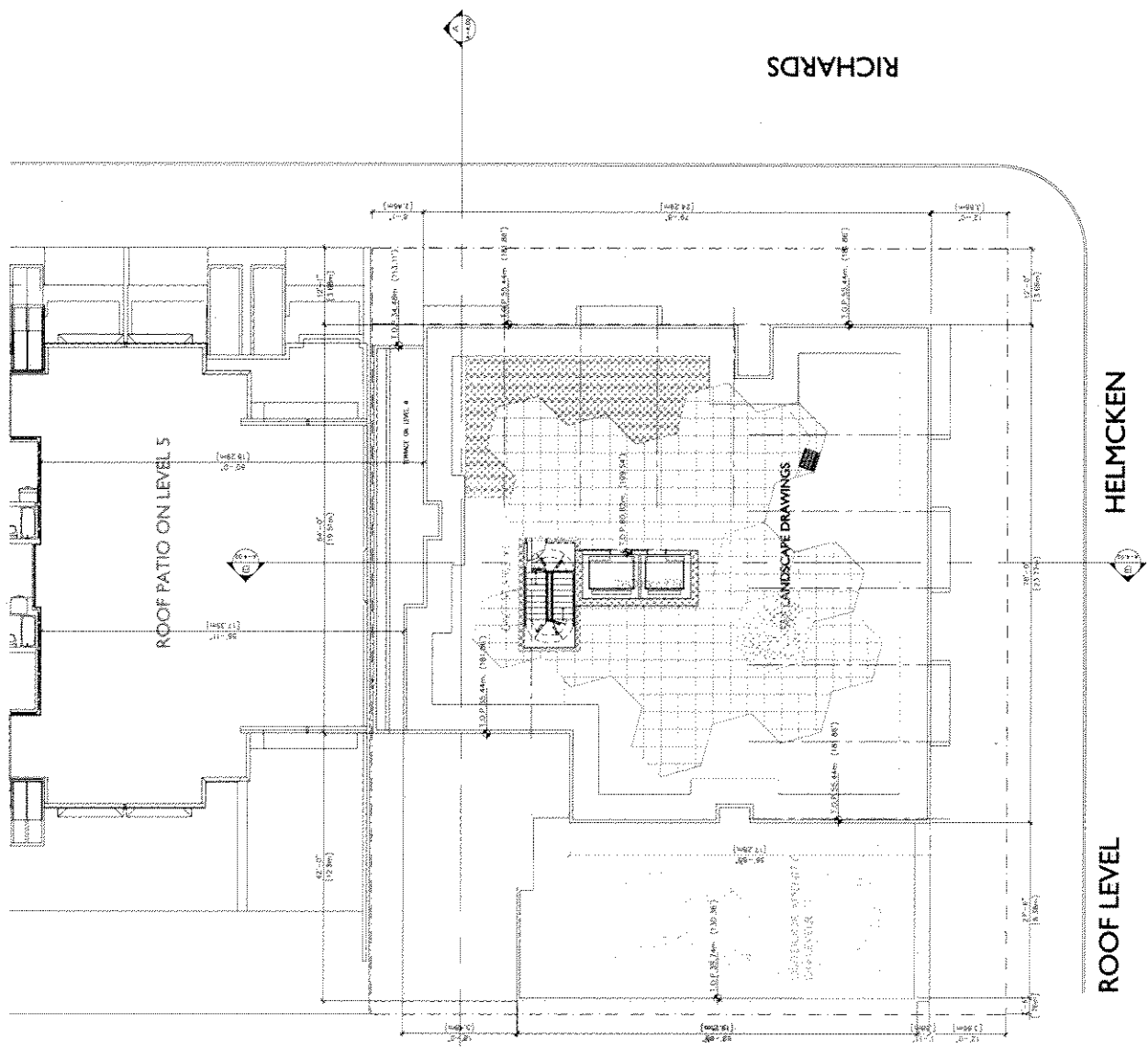
NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BRENNELLS DEVELOPMENT LTD.

ROOF LEVEL

DATE	PROJECT NO.
DRAWN BY	SCALE
CHECKED BY	DATE
SCALE	1:250
DATE	

A-3.11





NAME: _____
 NO. _____

- REVISIONS
- | NO. | DATE | REVISION |
|-----|------------|-------------------|
| 1 | 2019.04.01 | ISSUED FOR PERMIT |
| 2 | 2019.04.01 | ISSUED FOR PERMIT |
| 3 | 2019.04.01 | ISSUED FOR PERMIT |
| 4 | 2019.04.01 | ISSUED FOR PERMIT |



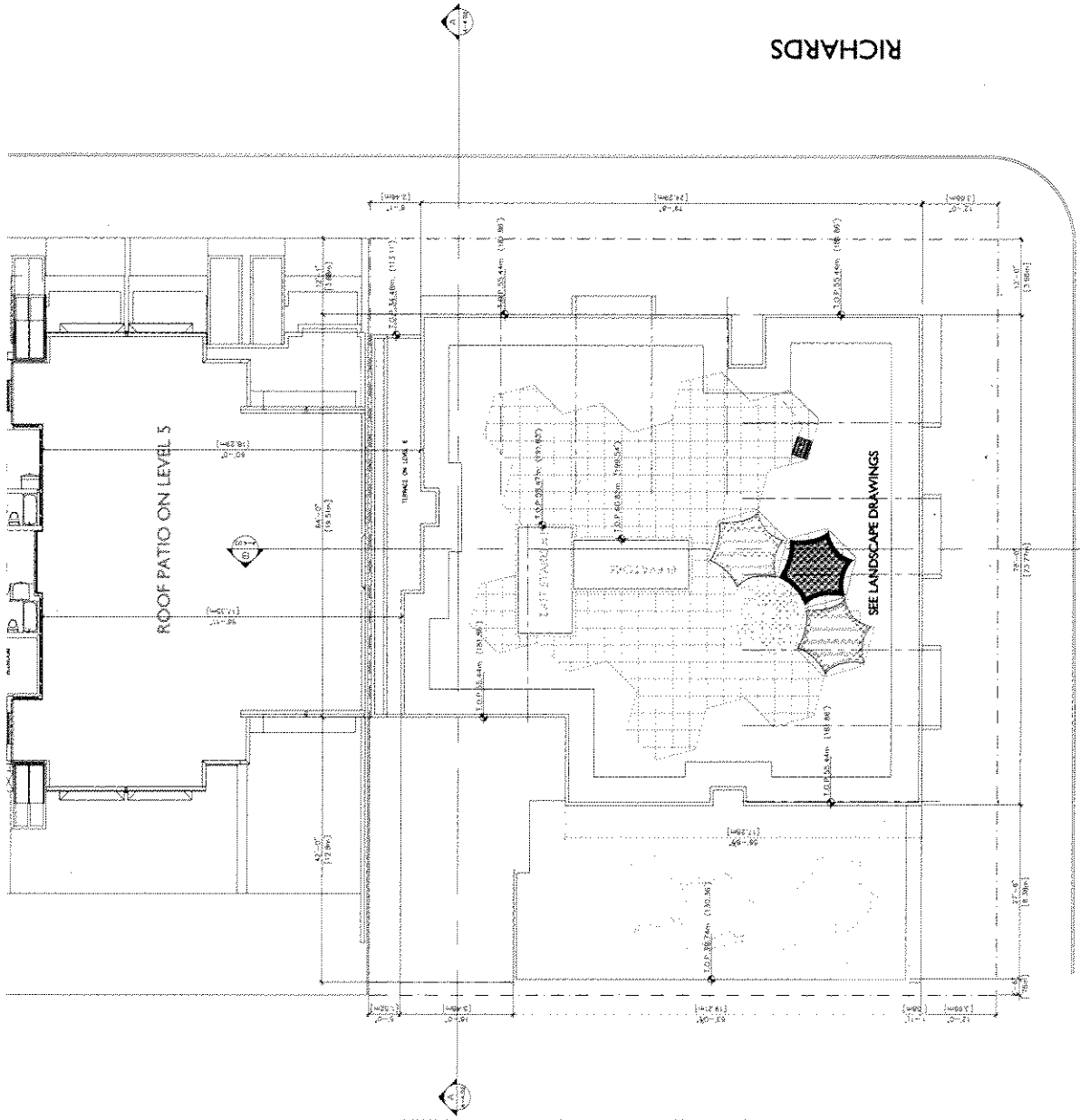
NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BREKSHILL DEVELOPMENT LTD.

ROOF PLAN

DATE	DRAWN BY
2019.04.01	_____
DATE	CHECKED BY
2019.04.01	_____
DATE	JOB NUMBER
2019.04.01	1253

A-3.12



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NOTES
 1. SEE PLAN

REVISIONS
 NO. DATE DESCRIPTION
 1. 01/15/2011 REVISED FOR PERMIT
 2. 02/10/2011 REVISED FOR PERMIT
 3. 03/15/2011 REVISED FOR PERMIT

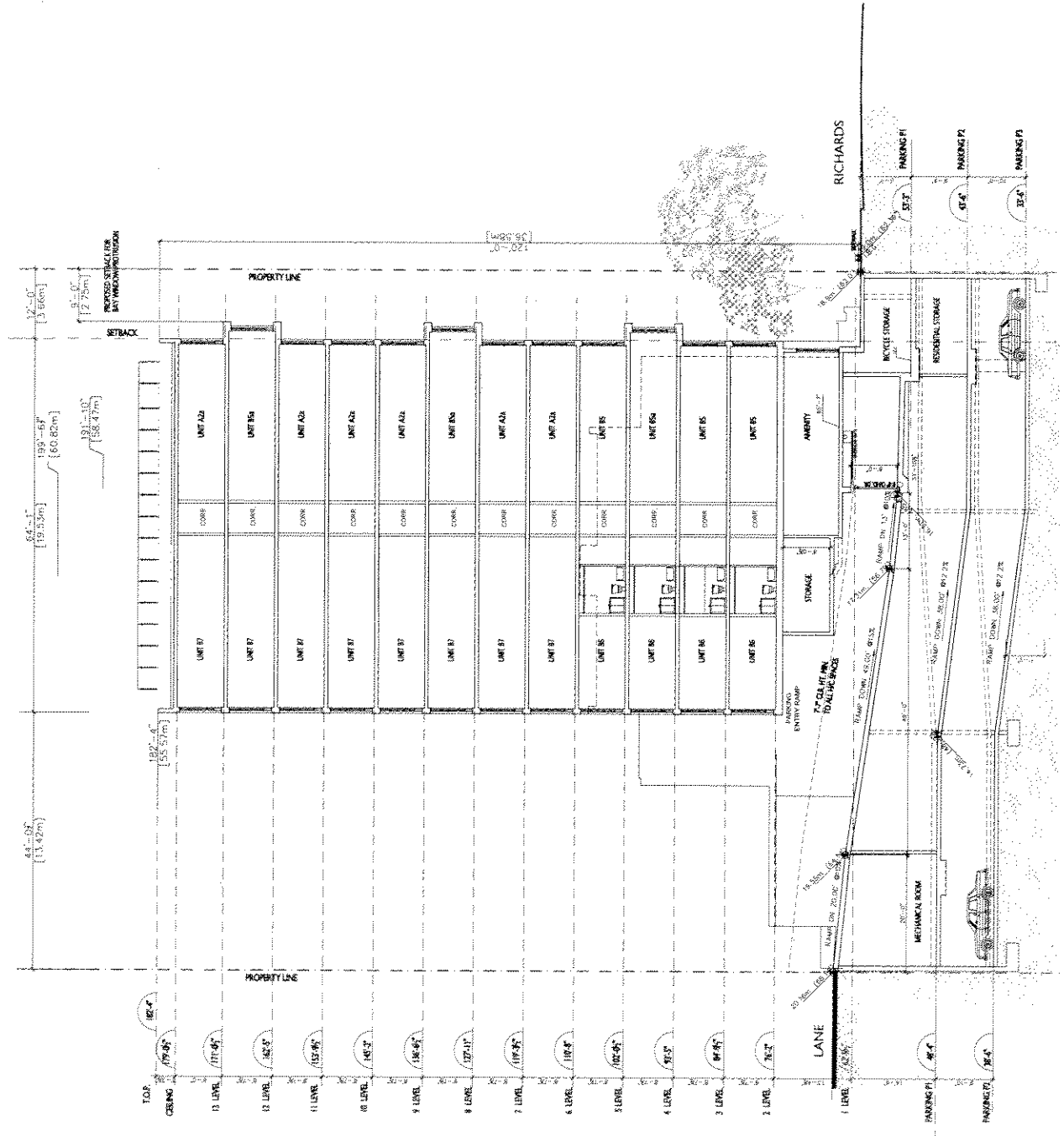


NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BRENNELL DEVELOPMENT LTD.
 SECTION A-A

DATE: 01/15/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 PROJECT NO.: 1253

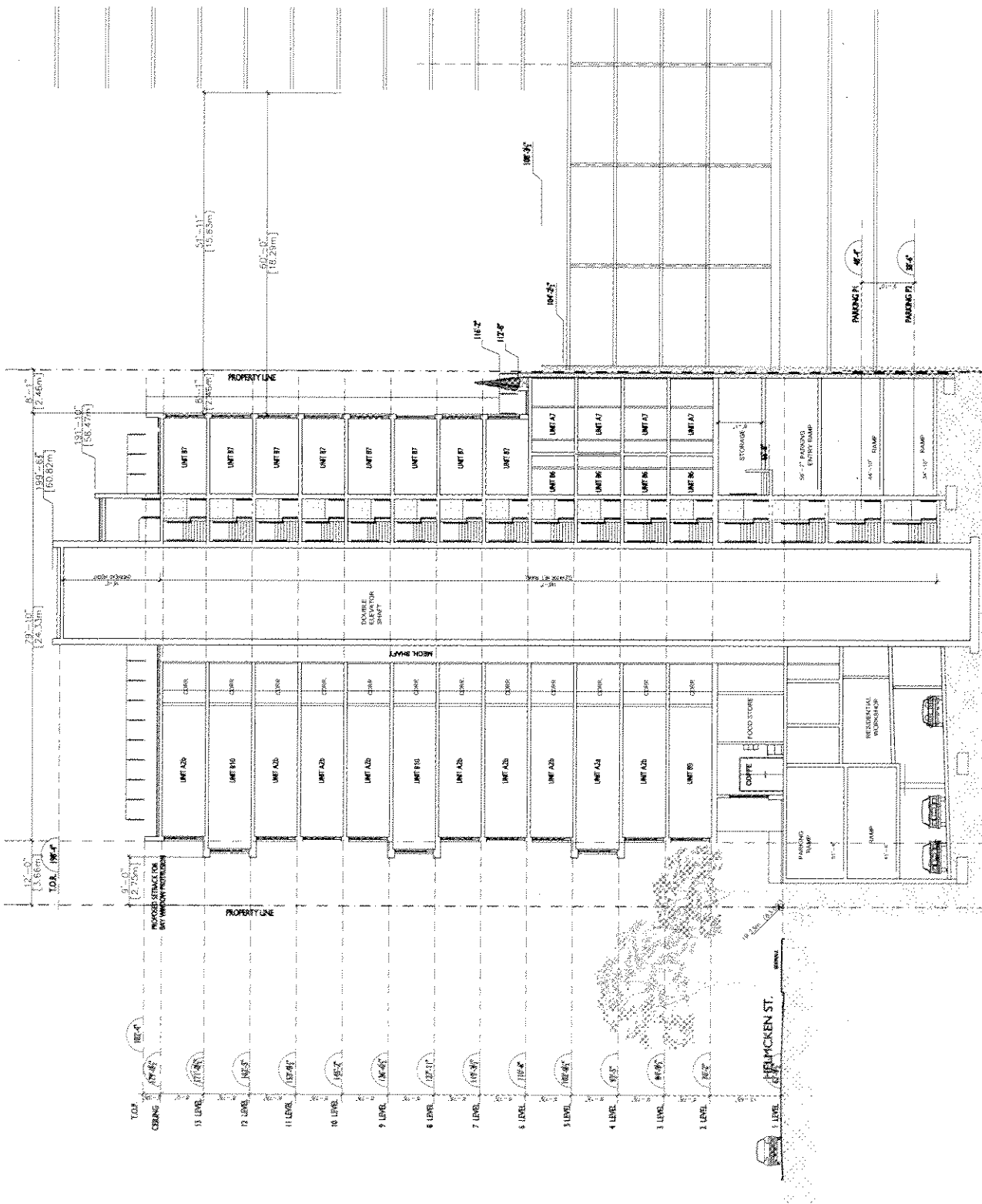
A-4.01



Appendix C, page 24 of 35



DATE:	PROJECT NO.:
DATE:	PROJECT NO.:
DATE:	PROJECT NO.:
DATE:	PROJECT NO.:



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1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

NOTES:
 1. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 2. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 3. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 4. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
 5. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.

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 NO. DATE DESCRIPTION
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 2. 11/15/11 REVISED PER ARCHITECTURAL DRAWINGS
 3. 12/15/11 REVISED PER ARCHITECTURAL DRAWINGS

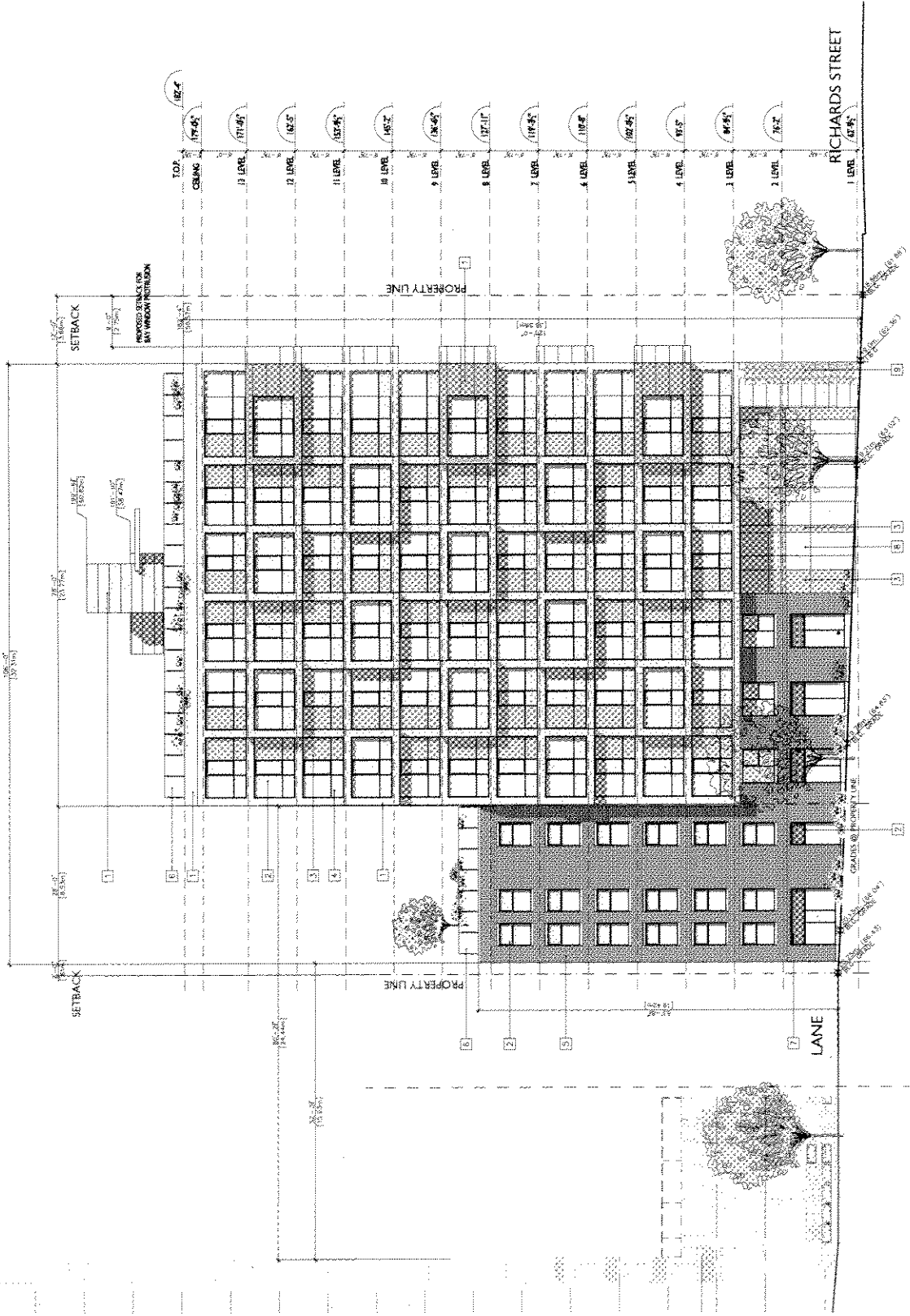


NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BRENNEL DEVELOPMENT LTD
 SOUTH ELEVATION

DATE: 10/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 1253

A-5.01



SOUTH ELEVATION (HELMCKEN STREET)

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FOR ARCHITECTS ONLY
 NOT TO BE USED FOR CONSTRUCTION
 WITHOUT THE ARCHITECT'S PERMISSION

- REVISIONS**
- 1. REVISED TO SHOW
 - 2. REVISED TO SHOW
 - 3. REVISED TO SHOW
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 - 9. REVISED TO SHOW
 - 10. REVISED TO SHOW

NOTES

1. SEE ARCHITECT'S PLAN
2. SEE ARCHITECT'S SECTION
3. SEE ARCHITECT'S ELEVATION
4. SEE ARCHITECT'S DETAIL
5. SEE ARCHITECT'S SPECIFICATION
6. SEE ARCHITECT'S SCHEDULE
7. SEE ARCHITECT'S FINISH SCHEDULE
8. SEE ARCHITECT'S MATERIAL SCHEDULE
9. SEE ARCHITECT'S LIGHTING SCHEDULE
10. SEE ARCHITECT'S MECHANICAL SCHEDULE

- REVISIONS**
- 1. REVISED TO SHOW
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 - 3. REVISED TO SHOW
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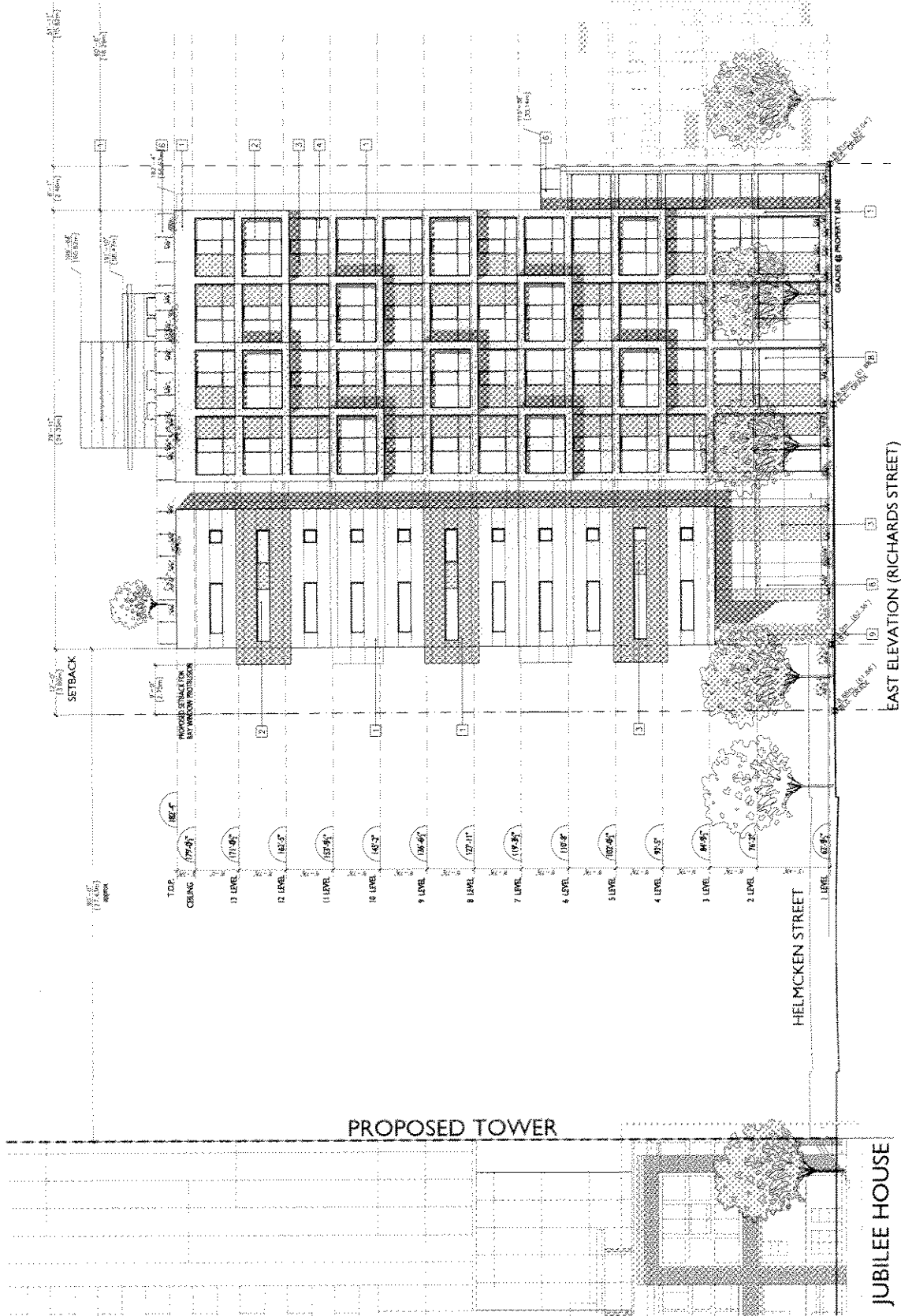


**NEW JUBILEE HOUSE
 VANCOUVER, B.C.**

**FOR BERRILL DEVELOPMENT LTD.
 EAST ELEVATION**

DATE: 12/15/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 1253
 SHEET NO.: [Number]

A-5.02



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- REVISIONS:**
- 1. 10/15/10
 - 2. 10/15/10
 - 3. 10/15/10
 - 4. 10/15/10
 - 5. 10/15/10
 - 6. 10/15/10
 - 7. 10/15/10
 - 8. 10/15/10
 - 9. 10/15/10
 - 10. 10/15/10

NOTES:
 1. SEE GENERAL NOTES

- LEGEND:**
- 1. FINISH
 - 2. MATERIAL
 - 3. COLOR
 - 4. TYPE
 - 5. SIZE
 - 6. LOCATION
 - 7. HEIGHT
 - 8. WEIGHT
 - 9. DENSITY
 - 10. STRENGTH
 - 11. DURABILITY
 - 12. FLAMMABILITY
 - 13. SOUND ABSORPTION
 - 14. TRANSMISSION
 - 15. REFLECTANCE
 - 16. REFRACTIVE INDEX
 - 17. THERMAL CONDUCTIVITY
 - 18. THERMAL MASS
 - 19. THERMAL INERTIA
 - 20. THERMAL LAG
 - 21. THERMAL PERMEABILITY
 - 22. THERMAL RESISTANCE
 - 23. THERMAL TRANSMITTANCE
 - 24. THERMAL U-VALUE
 - 25. THERMAL BRIDGE
 - 26. THERMAL BREAK
 - 27. THERMAL INSULATION
 - 28. THERMAL PROTECTION
 - 29. THERMAL BARRIER
 - 30. THERMAL SHIELD
 - 31. THERMAL REFLECTOR
 - 32. THERMAL EMITTER
 - 33. THERMAL ABSORBER
 - 34. THERMAL STORAGE
 - 35. THERMAL RELEASE
 - 36. THERMAL CONVERSION
 - 37. THERMAL TRANSFORMATION
 - 38. THERMAL DEGRADATION
 - 39. THERMAL STABILIZATION
 - 40. THERMAL REPAIR
 - 41. THERMAL REINFORCEMENT
 - 42. THERMAL PROTECTIVE COATING
 - 43. THERMAL PROTECTIVE FILM
 - 44. THERMAL PROTECTIVE GEL
 - 45. THERMAL PROTECTIVE PASTE
 - 46. THERMAL PROTECTIVE POWDER
 - 47. THERMAL PROTECTIVE LIQUID
 - 48. THERMAL PROTECTIVE SOLID
 - 49. THERMAL PROTECTIVE GAS
 - 50. THERMAL PROTECTIVE VAPOR
 - 51. THERMAL PROTECTIVE PARTICLE
 - 52. THERMAL PROTECTIVE FIBER
 - 53. THERMAL PROTECTIVE NANOPARTICLE
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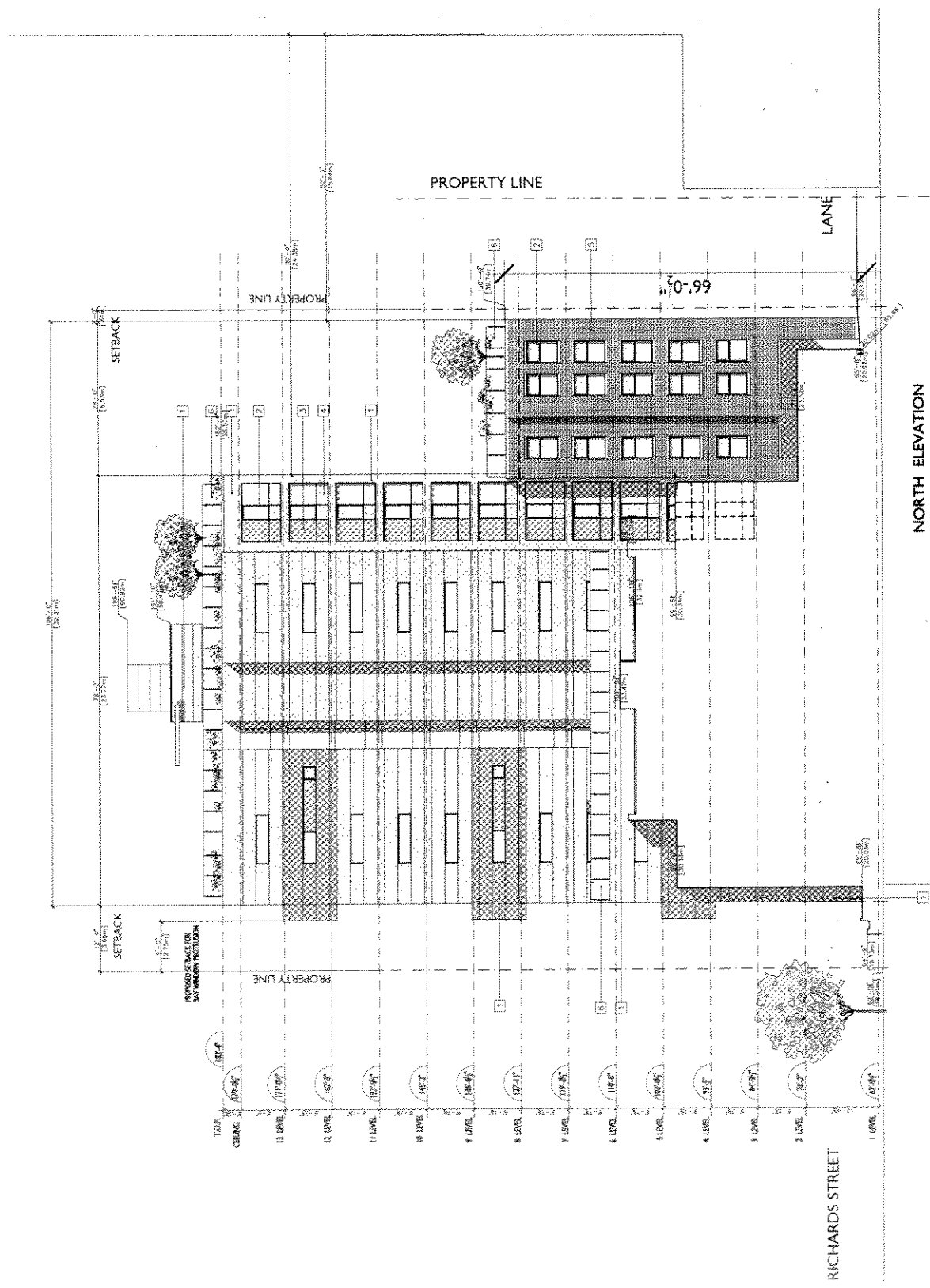


NEW JUBILEE HOUSE
 VANCOUVER, B.C.

FOR BRENHILL DEVELOPMENT LTD
 NORTH ELEVATION

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 JOB NO.: 1253

A-5.03



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- NOTES:**
1. SEE ARCHITECT'S GENERAL NOTES.
 2. SEE ARCHITECT'S GENERAL NOTES.
 3. SEE ARCHITECT'S GENERAL NOTES.
 4. SEE ARCHITECT'S GENERAL NOTES.
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 19. SEE ARCHITECT'S GENERAL NOTES.
 20. SEE ARCHITECT'S GENERAL NOTES.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/13	ISSUED FOR PERMIT
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5	02/15/14	ISSUED FOR PERMIT
6	03/15/14	ISSUED FOR PERMIT
7	04/15/14	ISSUED FOR PERMIT
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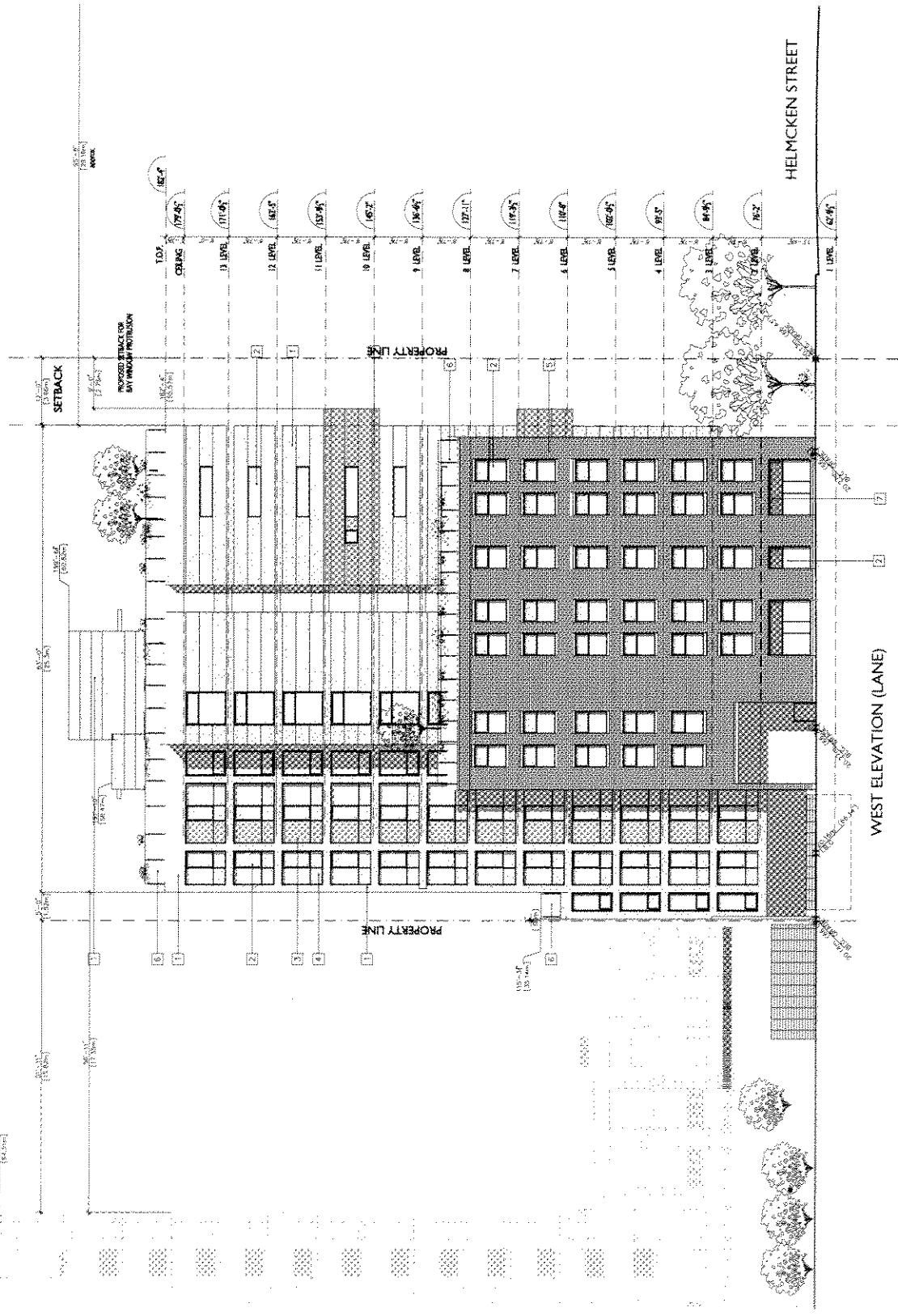


FOR BREK-HILL DEVELOPMENT LTD.

**NEW JUBILEE HOUSE
VANCOUVER, B.C.**

WEST ELEVATION

A-5.04



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72 West Hastings Street
 Toronto, Ontario
 M5S 1K5
 Tel: 416-977-8642
 Fax: 416-977-8643
 www.considereddesign.com

General Notes
 This drawing is a component of a set of drawings. Review the entire set of drawings to understand the project and the relationship between the drawings.
 All dimensions are in millimeters unless otherwise specified.
 All work shall be in accordance with the Ontario Building Code and all applicable laws and regulations.
 The contractor shall be responsible for obtaining all necessary permits and approvals.
 The contractor shall be responsible for coordinating with all other trades and professionals.
 The contractor shall be responsible for maintaining the site and ensuring the safety of all workers.
 The contractor shall be responsible for protecting the existing site and any adjacent properties.
 The contractor shall be responsible for the removal and disposal of all waste materials.
 The contractor shall be responsible for the final cleanup and site restoration.

DATE
 23.04.2013

DP INTAKE

Revision
 A 10.04.2013
 B 15.04.2013
 C 23.04.2013

1.1. GENERAL NOTES
 1.1.1. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE LAWS AND REGULATIONS.
 1.1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 1.1.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES AND PROFESSIONALS.
 1.1.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE AND ENSURING THE SAFETY OF ALL WORKERS.
 1.1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING SITE AND ANY ADJACENT PROPERTIES.
 1.1.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL WASTE MATERIALS.
 1.1.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CLEANUP AND SITE RESTORATION.

1.2. MATERIALS
 1.2.1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 1.2.2. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM WEATHER AND DAMAGE.
 1.2.3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

1.3. WORKMANSHIP
 1.3.1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL APPLICABLE LAWS AND REGULATIONS.
 1.3.2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT AND THE DRAWINGS.
 1.3.3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACTOR'S BEST PRACTICES.

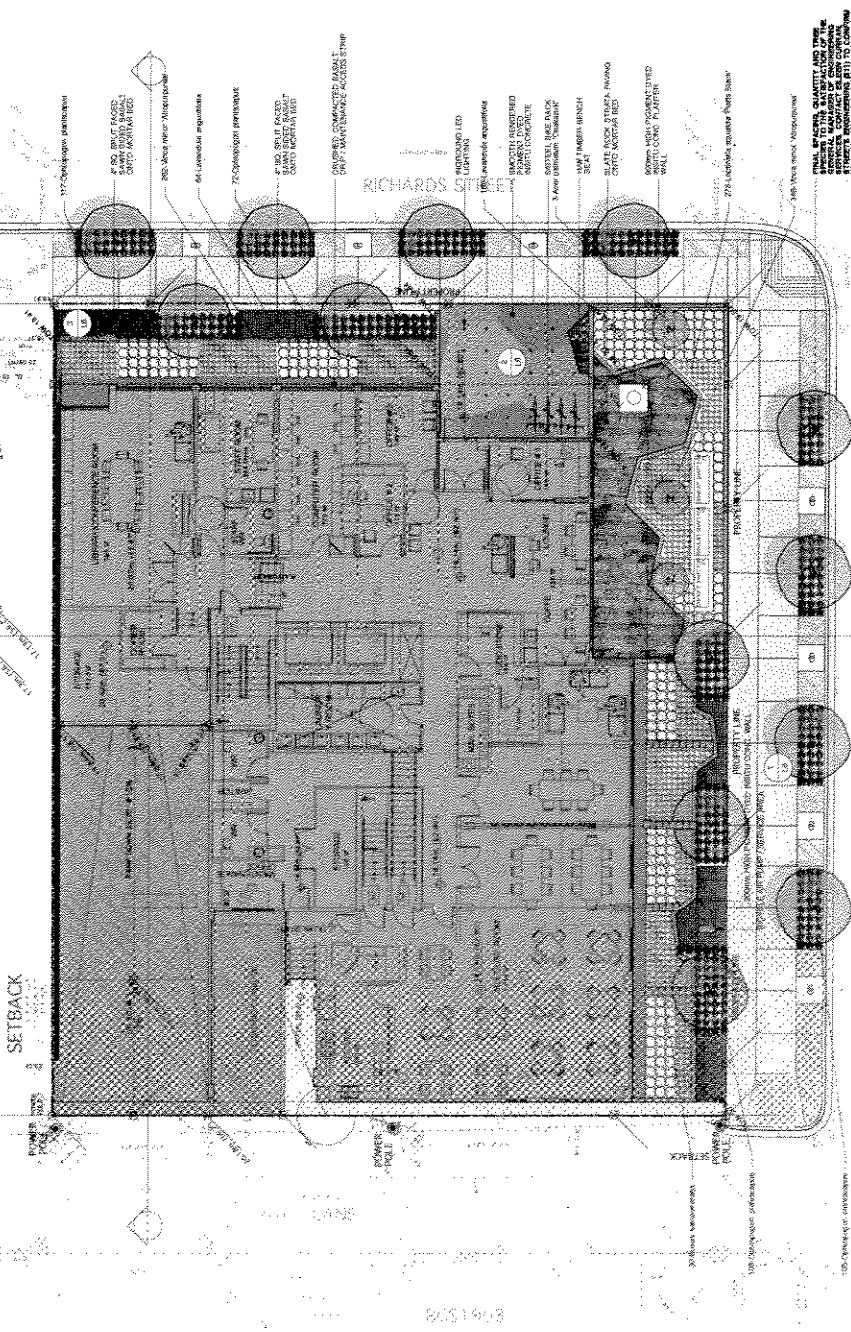
1.4. PROTECTION
 1.4.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 1.4.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT PROPERTIES AND THE PUBLIC.

1.5. SAFETY
 1.5.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT.
 1.5.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY SAFETY EQUIPMENT AND TRAINING.

1.6. SCHEDULE
 1.6.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A DETAILED SCHEDULE OF WORK TO THE ARCHITECT FOR APPROVAL.
 1.6.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE WORK WITHIN THE APPROVED SCHEDULE.

1.7. PAYMENT
 1.7.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A DETAILED SCHEDULE OF VALUES TO THE ARCHITECT FOR APPROVAL.
 1.7.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING PAYMENT IN ACCORDANCE WITH THE SCHEDULE OF VALUES.

1.8. SIGNATURE
 1.8.1. THE CONTRACTOR SHALL SIGN AND SEAL THIS DRAWING IN WITNESS WHEREOF.
 1.8.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS DRAWING.



1.9. NOTES
 1.9.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 1.9.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES AND PROFESSIONALS.
 1.9.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE AND ENSURING THE SAFETY OF ALL WORKERS.
 1.9.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING SITE AND ANY ADJACENT PROPERTIES.
 1.9.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL WASTE MATERIALS.
 1.9.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CLEANUP AND SITE RESTORATION.

ID	REV	Description	Author	Checked By	Scheduled Date	Remarks
001	1	Issue for Review	J. Smith	M. Jones	15.04.2013	For Review
002	2	Revised Drawings	J. Smith	M. Jones	20.04.2013	Revised Drawings
003	3	Final Approval	J. Smith	M. Jones	23.04.2013	Final Approval
004	4	Construction Documents	J. Smith	M. Jones	25.04.2013	Construction Documents
005	5	Final Sign-off	J. Smith	M. Jones	28.04.2013	Final Sign-off

1. GROUND FLOOR GENERAL ARRANGEMENT

72 West Wellington Street
 Toronto, Ontario M5V 2C6
 Tel: 416-593-7600
 Fax: 416-593-7601
 www.considereddesign.com

General Notes:
 1. All dimensions shall be in millimeters unless otherwise specified.
 2. All dimensions shall be in millimeters unless otherwise specified.
 3. All dimensions shall be in millimeters unless otherwise specified.
 4. All dimensions shall be in millimeters unless otherwise specified.
 5. All dimensions shall be in millimeters unless otherwise specified.
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 9. All dimensions shall be in millimeters unless otherwise specified.
 10. All dimensions shall be in millimeters unless otherwise specified.

DATE: 23.04.2013
 DRAWN BY: [Name]

REVISION: [Table with columns for revision number and date]

PROJECT: NEW ARBREEE HOUSE

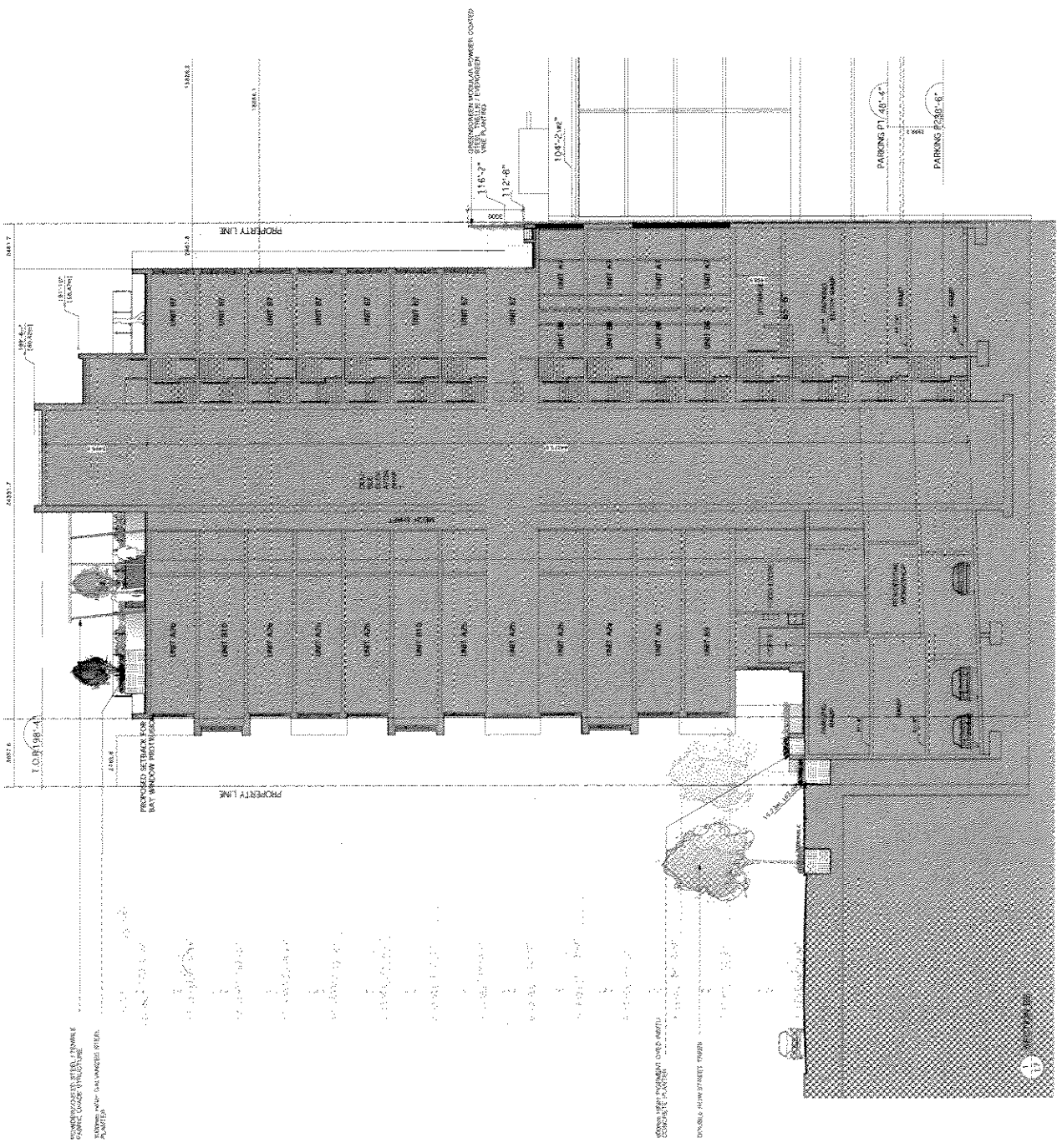
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DRAWING: SECTION 88



SCALE: 1" = 10' METERS
 SHEET: 3/1
 DATE: 2013.04.02

17



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PROJECT: NEW JUBILEE HOUSE
DATE: 15.04.2013
SCALE: 1/8" = 1'-0"

DESCRIPTION: CONCEPT DESIGN, 8TH FLOOR PODIUM
CLIENT: [REDACTED]

ARCHITECT: [REDACTED]

DATE: 15.04.2013

PROJECT: NEW JUBILEE HOUSE
LEGAL: LOT 20, 21, 22, 23, BLK 84, DL 541, PL 614, P10
DRAWING: CONCEPT DESIGN, 8TH FLOOR PODIUM

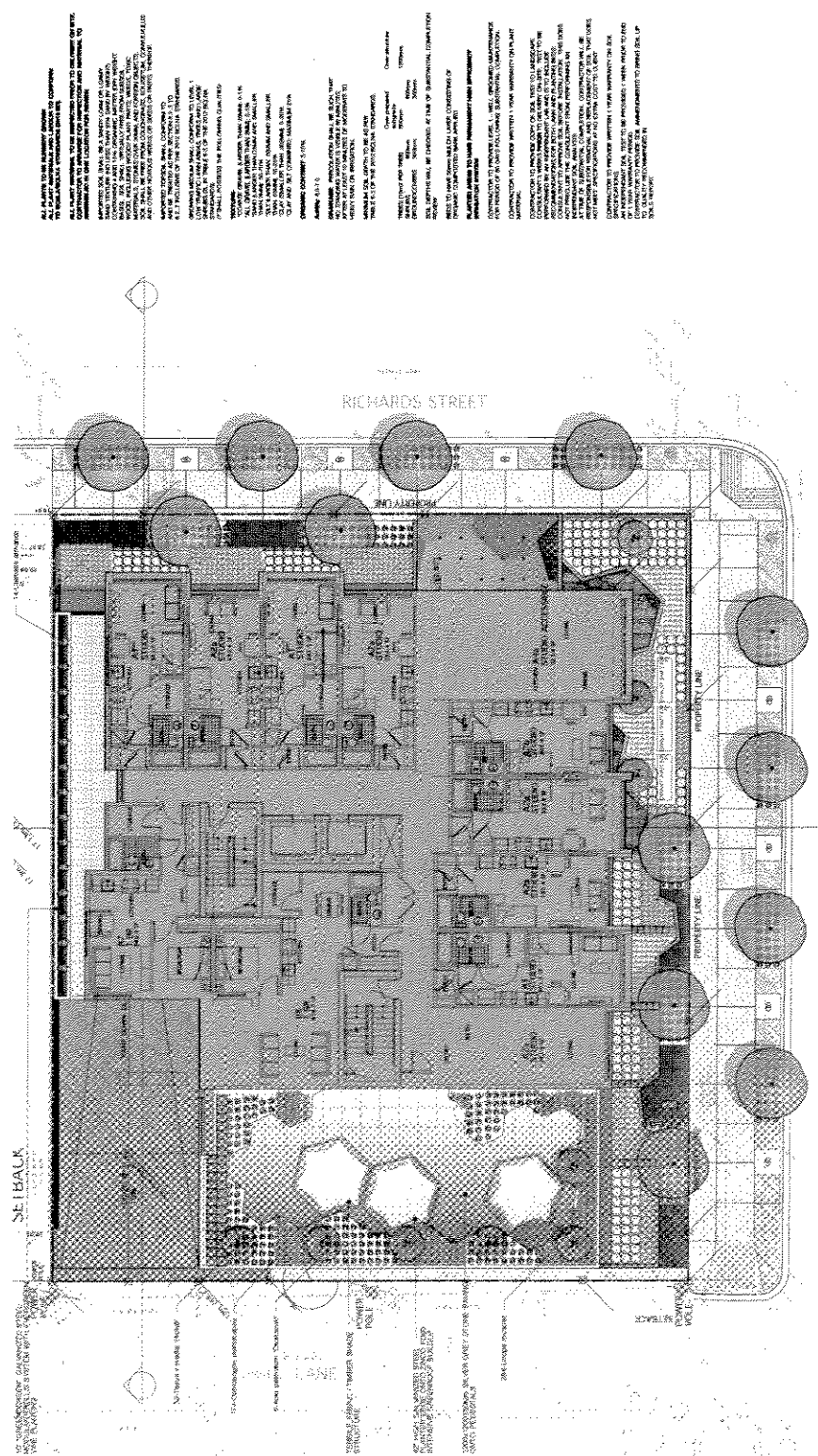
SCALE: 1/8" = 1'-0"



DATE: 15.04.2013
SCALE: 1/8" = 1'-0"

PROJECT: NEW JUBILEE HOUSE
LEGAL: LOT 20, 21, 22, 23, BLK 84, DL 541, PL 614, P10

DATE: 15.04.2013



8TH FLOOR GENERAL ARRANGEMENT

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Appendix C; page 34 of 35

L8_L1

DESIGN RATIONALE

1077-1099 Richards Street

The 127 Society has been operating The Jubilee House an 88 unit non market facility at 1113 Richards Street since 1986. This wood frame building is wearing out and an opportunity to acquire a new facility immediately across Helmcken Street was presented by a developer interested in a property exchange. The new non-market housing project will contain 162 residential units, 76 more than the current building. The 127 Society will operate all of the new units including a mix of studios and one bedrooms.

The new building has been designed to fit within the current DD Zoning Bylaw. At 120 feet high, it meets the discretionary height allowance for non-market buildings. Setbacks from the streets and the lane are according to the Downtown South guidelines. Minor projections above the third floor into the Richards and Helmcken setbacks have been requested to accommodate selected bay windows. Additional setbacks have been provided on the north property line façade to ease the relationship to the neighbouring tower and permit fenestration and daylighting on this façade.

The exterior design of the building is heavily informed by the arrangement of suites within. A waffle patterned façade is the product of the array of typical studio suites facing Richards and Helmcken Streets. This pattern yields to a punched wall facade where larger suites wrap the lane side of the building. The ground floor common facilities peek out on the corner where they have been carved back into the composition.

The waffle facades are generally composed of a frame of composite metal panel enclosing a window wall matrix. Vision glazing within the waffle apertures has been ratcheted down with panels of frit and insulated spandrel glass. This system is contrasted with a masonry wall treatment where windows are punched out according to the requirement of the rooms within. A small amount of curtain wall characterizes the corner frontage where the most public functions are expressed.

Outdoor common areas are achieved at both rooftops, over the 8th floor and the 13th floor. Both rooftops are elevator accessible. All required parking is underground and accessed from the lane. One covered loading space is also accessed from the lane.



City of Vancouver *Planning - By-law Administration Bulletins*

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BULK STORAGE - RESIDENTIAL DEVELOPMENTS

Authority - Director of Planning

Effective May 8, 1997

Amended September 5, 2002, December 14, 2004, December 1, 2009 and April 20, 2012

The purpose of this bulletin is to provide the criteria for bulk storage in multiple dwellings.

- a minimum of 5.7 m³ of bulk storage is required for each dwelling unit in a conditional approval multiple dwelling building and in districts where dwelling units are being provided in conjunction with other uses.
- the required storage can be provided in an individual room within the dwelling unit or in a common storage room.
- all storage facilities should be full floor-to-ceiling height (min. 2.1 m) and have a minimum clear horizontal dimension of 1.2 m in all directions.
- the storage spaces are intended to be suitable for the storage of items such as luggage, strollers, tires and sports equipment in accordance with the definition of residential storage space under Section 2 of the Zoning and Development By-law.

Floor Space Ratio Exclusion for Storage Areas

Most zoning district schedules permit storage areas that are below base surface (ground level) to be excluded from floor space ratio (FSR). In order to encourage the provision of storage within the dwelling unit many of the district schedules also permit an exclusion of up to 3.7 m² of storage space per dwelling unit at or above base surface. Such storage space for individual dwelling units may be combined in one area above base surface rather than in individual suites provided the total area, including access, does not exceed the maximum permitted exclusion of 3.7 m² per unit.

In order to qualify for exclusion from FSR, above base surface storage spaces must meet the following criteria:

- be in a single room only not exceeding 3.7 m² (unless as otherwise approved in a common storage locker room);
- if storage rooms exceed 3.7 m², the total area will be included in FSR;
- be totally enclosed with a typical door having a maximum width of 914 mm;
- the storage space can not be part of, or adjunct to, any other closet in the unit and must be accessed from a common area or hallway within the dwelling unit;
- the storage space can be located adjacent to an independent laundry area and need not be physically separated. However, the laundry area can not be included as part of the floor area exclusion for storage;
- excluded storage space cannot be included in minimum dwelling unit size requirements of the Zoning and Development By-law; and
- the storage space shall not contain windows.