
1099 RICHARDS STREET (COMPLETE APPLICATION)
DE418881 - ZONE DD

SDB/BM/KH/LH

DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS

Present:

S. Black, Urban Design & Development Planning
D. Autiero, Planning & Development Services
K. Hoese, Planning & Development Services

Also:

J. Greer (Chair), Development Services
R. Thé, Engineering Services
A. Bond, Housing Policy and Projects

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:** The development of a 13-storey multiple dwelling containing 162 social housing units with two and a half levels of storage space and underground parking having vehicular access from the rear lane.

This site was previously seen by the Development Permit Board on August 12, 2013, as noted in the Background section. Minutes of that meeting are attached for reference as Appendix E.

The current application is essentially the same as the development permit that was issued after fulfillment of the Board's 2013 conditions of approval, and therefore staff are not seeking any further design development conditions.

Should this application be supported by the Development Permit Board, approval by Council of any bonus density beyond 5.0 FSR for a development that includes social housing in sub-area L1 of the DODP is required prior to the issuance of the development permit.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations and Applicant's Design Rationale

Appendix D Definitions

Appendix E August 12, 2013 Development Permit Board Minutes

● **Issues:**

The previously identified issues have been met.

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

THAT the Board APPROVE Development Application No. DE418881 and the plans and information forming a part thereof, thereby permitting the development of a 13-storey multiple dwelling containing 162 social housing units, with two and a half levels of storage space and underground parking having vehicular access from the rear lane, subject to the following conditions:

- 1.1 Approval by City Council, prior to the issuance of the development permit, of any bonus density beyond 5.0 FSR related to the provision of social housing in sub-area L1 of the DODP, pursuant to Section 3.13 of the Downtown Official Development Plan (the "DODP")(the full text of Section 3.13 of the DODP is set out in Appendix D.).
- 1.2 Arrangements to be made to the satisfaction of the Chief Housing Officer, the Director of Real Estate Services and the Director of Legal Services for The 127 Society for Housing (the "127 Society"), British Columbia Housing Management Commission and the City to enter into a lease registered on title, an operating agreement and a housing agreement, all of which will restrict the use to Social Housing.

This will set out the proposed rent structure to ensure that the minimum affordability in the project will be:

- 87 units for those with incomes below the housing income limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, all of whom receive Income Assistance or rent supplements or basic Old Age Security pension and Guaranteed Income Supplement or disability assistance or War Veterans Allowance, which initial rents will average \$436.
- The remaining 75 units will be below current average rents for new market rental delivered in the last 10 years (as per CMHC published data at the time of approval). These units will be provided for residents who pay at a minimum 30% of their income as rent.

Staff will work with The 127 Society to, if financially viable, exceed this level of affordability.

Note to applicant: "Social housing" is defined in the Definitions section of the Downtown Official Development Plan, as amended by By-law No. 11188 enacted by Council on March 26, 2015. The full text of the definition of "social housing" is set out in Appendix D.

- 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 All Uses + Social Housing 5.00 (Social Housing > 2/3), subject to Office/Institutional/Cultural & Recreational Uses 1.00 Social Housing Bonus Density Council	-	Social Housing (base) 5.00 Social Housing (bonus) 2.04 Total 7.04	
Floor Area ¹	All Uses 36,000 sq. ft. All Uses + Social Housing 60,000 sq. ft. Social Housing Bonus Density Council	-	Social Housing (base) 60,000 sq. ft. Social Housing (bonus) 24,494 sq. ft. Total 84,494 sq. ft.	
Height ²	Basic 70 ft. Discretionary 120 ft. View Cone 165 ft.	-	Top of Main Parapet Wall 120.0 ft. Top of Roof Guardrail 123.5 ft. Top of Roof Access/Elev. Overrun 137.5 ft.	
Parking ³	- Small Car (max. 25%) 4	Residential 27 Disability Spaces 6	Residential - Standard 9 Disability 2 Small 4 Co-op 1 Total 16	
Bicycle Parking	- Vertical (30%) 44	Class A Class B Dwelling Use 151 6 Horizontal (50%) Locker (20%) 76 31 Electrical Outlet 76 Clothing Locker 2	Class A Class B Dwelling Use 156 60 Individual Lockers: 65 Bicycle Lockers w/elect 14 In Bicycle Storage Room 59 Horizontal - all w/elect 18 Total 156	
Loading	-	Class A Class B Dwelling Use 0 1	Class A Class B Dwelling Use 0 1	
Amenity	10,000 sq. ft. (max.)	-	5,838 ft. ²	
Unit Floor Area	-	398 sq. ft. → 320 sq. ft.	68 units @ between 320 sq. ft and 326 sq.ft.; 33 units @ 330 sq. ft. 15 units @ over 351 sq. ft. ----- 116 units.	
Unit Type	-	-	116 - studio (9 accessible) 46 - 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 social housing, permit an increase in the floor space ratio, subject to approval by City Council prior to the issuance of the Development Permit 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 under section 10.11.1 (d) of the Zoning and Development By-law, which permits increases to accommodate a green roof.

³**Note on Parking:** The required parking has been determined as a use similar to other 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.

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

<i>New Yaletown</i>	RECOMMENDED	PROPOSED
Noise [Section 2.8]	Acoustics Report	Brown Strachan Associates has provided an Acoustics Report.
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.) for those portions above 70 ft. Tower Floor Plate - 604 sq. m (6,500 sq. ft.) for those portions above 70 ft.	Width/Depth 1 st /2 nd levels 86.67/106.13 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 85.92/83.04 ft. 9 th /11 th /13 th levels 82.92/80.08 ft. 12 th level 85.92/81.13 ft. Floor Plate 2 nd level 7,223 sq. ft. 3 rd /5 th levels 8,195 sq. ft. 4 th level 8,336 sq. ft. 6 th level 7,911 sq. ft. 7 th level 7,780 sq. ft. 8 th level 6,165 sq. ft. 9 th /11 th /13 th levels 6,022 sq. ft. 10 th level 6,154 sq. ft. 12 th level 6,166 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 ¹ [Section 4.2.1]	3.66 m (12 ft.)	Richards Street 9 ft./12 ft.
Side Yard & Setbacks ¹ 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./19.92.0 ft. 6 th /7 th levels 5.0 ft./19.92 ft. 8 th - 13 th levels 5.0 ft./29.63 ft.
Rear Yard & Setbacks ¹ [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 28.0 ft.
Horizontal Angle of Daylight [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.).	Requirement is met
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 [Section 5.6]	Weather protection to be provided over entrances to residential uses and encouraged where appropriate on non-retail streets.	A canopy is provided at the principle entrance.
Semi-Private Open Space [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 1,1061 sq. ft. Roof Level 3,443 sq. ft. Total 4,504 sq. ft.
Private Open Space [Section 7.3]	Residential units to have access to a private outdoor space with a minimum width of 1.83 m (6 ft.).	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 [Section 4.4]	25 sq. ft. for each unit 25 sq. ft. x 162 units = 4,050 sq. ft.	Level P2 + P3 = 120 lockers 6,513 sq. ft. Ensuite - 42 units 1,238 sq. ft. Total 7,751 sq. ft.

¹Note on Yards & Setbacks: Staff accept the dimensions proposed, based on the limited extent of reductions, the constrained site width, and the setbacks and landscaping provided at grade. Further commentary is included in the Response to Applicable By-laws and Guidelines section.

• **Legal Description**

PID: 029-182-115
Lot A
Block 84
District Lot 541, Group 1, New Westminster District
Plan EPP34629

• **History of Application:**

Original Application (DE416775)

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
13 08 12 Development Permit Board Decision
14 02 19 Council Endorsement of Bonus Density
14 05 28 Development Permit Issued
15 01 28 Development Permit Quashed

Current Application (DE418881)

15 02 27 Completed DE Submitted
15 03 30 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 (sub-area L1). 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 is shown in Figure 1 and listed below:

- (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) 1111 Seymour Street - 9-storey residential building
- (d) 1107 Seymour Street - 15-storey residential and office building with retail
- (e) 1082 Seymour Street - The Freesia (19 storey mixed use building)
- (f) 1022 Seymour Street - Level (18 storey mixed use building)
- (g) 1055 Richards Street - Donovan (18 storey residential building)
- (h) 1088 Richards Street - Richards (18 storey residential building)
- (i) 488 Helmcken Street - Robinson Tower (16 storey mixed use building)

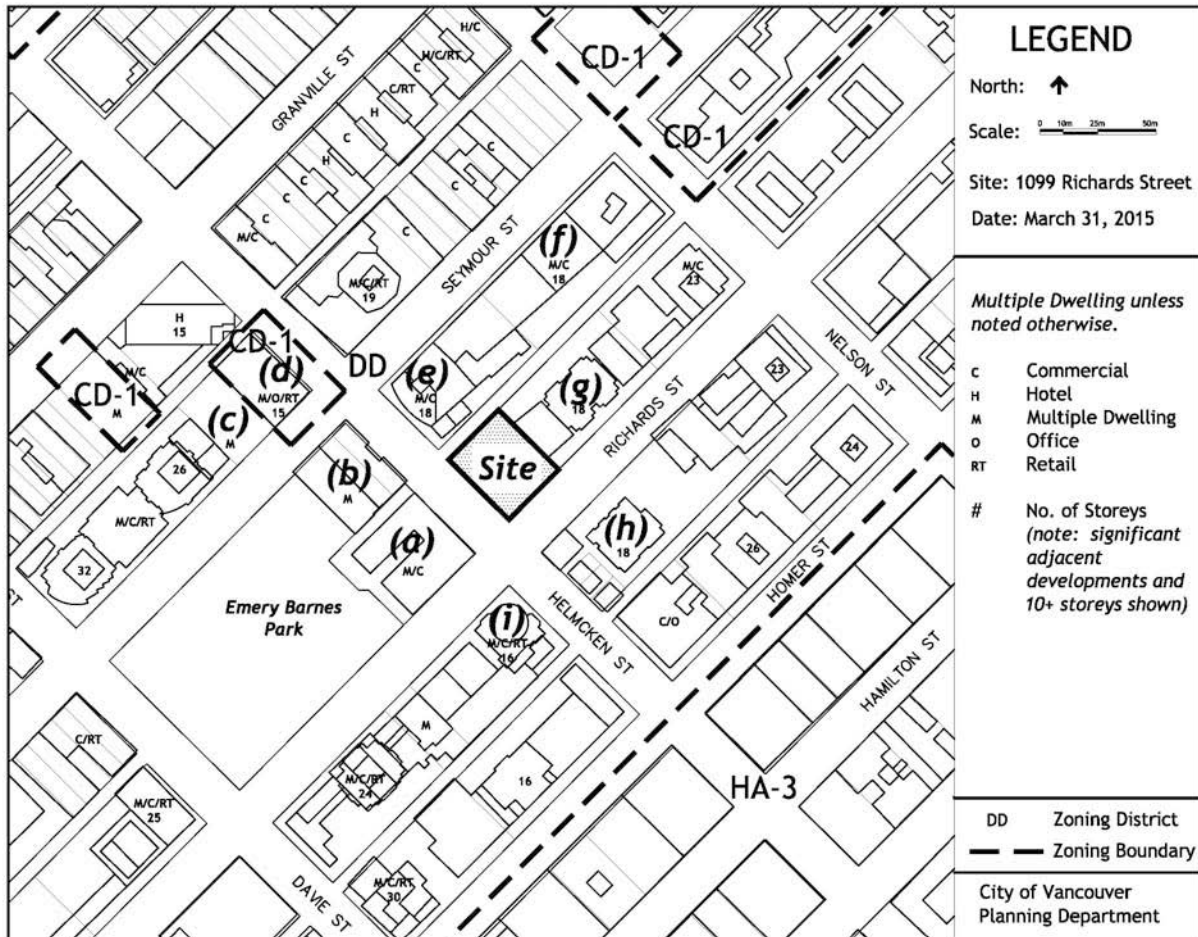


Figure 1: Site Context

• **Background:**

On August 12, 2013, the Development Permit Board approved development permit application (DE416775) subject to conditions, including the requirement for Council approval of bonus density over 5.0 FSR, to allow for a 13-storey multiple dwelling building with two and a half levels of storage space and underground parking. The development proposal included 162 social housing units, a portion of which met the definition of “low cost housing” as defined in the Downtown Official Development Plan (DODP) at the time. On February 19, 2014, Council endorsed the Development Permit Board’s conditional approval of 7.04 FSR for 1099 Richards Street. A development permit (DE 416775) was issued on May 28, 2014.

On January 27, 2015, the Supreme Court of B.C., in response to an appeal by a resident’s group, quashed the development permit and the related rezoning at 508 Helmcken Street, and set aside a number of amendments to the DODP (see the last paragraph of this Background section), after which a stop work order was issued. The Court’s decision means that the development permit application must be considered again by the Development Permit Board, and the increase in density must be considered again by Council if construction is to resume.

On February 27, 2015, Brenhill submitted the current development permit application (DE418881) which generally includes the same form of development as the original 2013 application, except that the application now incorporates the design development conditions of the Development Permit Board’s 2013 conditions of approval. Conditions of approval that have been secured through legal agreements are shown in Appendix A, including notations of how they’ve been met.

On March 26, 2015, Council amended the Downtown Official Development Plan (DODP). The amendments to the DODP included deletion of the old definition of social housing and substituted it with a new definition, and in Section 3.13 of the DODP replaced the term “low cost housing” with “social housing”. (See Appendix D for definition of “social housing” and the amended Section 3.13 of the DODP).

In the current development permit application, the applicant is seeking an increase in density in exchange for the provision of social housing. The definition of “social housing” applicable to this application, located within the Downtown South area of the DODP, is as follows:

- in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, which may include households such as those that receive Income Assistance or rent supplements or basic Old Age Security pension and Guaranteed Income Supplement or disability assistance or War Veterans Allowance;
- which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require, provided that such housing commitments must meet subsection (a) and, if financially viable, may exceed subsection (a) in order to address local needs.

This application is part of a complex land exchange agreement between the City of Vancouver and Brenhill Developments Ltd. (Brenhill), involving the site at 1099 Richards Street and 508 Helmcken Street. The details and terms which constitute the overall framework of the land exchange proposal

are contained in several documents which can be viewed on the City website for 508 Helmcken Street: www.vancouver.ca/508helmcken.

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

1. Downtown Official Development Plan (DODP)

In summary, the DODP (sub area L1) allows a maximum of 5.0 FSR and an increased height up to 36 m (120 ft.) for a building containing social housing, provided that social housing comprises more than two-thirds of the floor space ratio (FSR). Section 3.13 of the DODP also permits an increase in FSR for a development that includes social housing, subject to approval by Council prior to development permit issuance, and a Housing Agreement to ensure its continued operation as social housing. Social housing is defined in the DODP (see Appendix D).

In the case of this application, if approved, once the development is completed the land and building will be transferred to the City and the City will lease it to The 127 Society (see condition 1.2). One of the terms of the housing agreement, the lease, and operating agreement will be that the dwelling units be operated as social housing 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 may increase the permitted floor area under the provisions of Section 3.13 of the DODP, except that:

- a. the Development Permit Board shall consider:
 - i. the advice of city staff and city officials responsible for housing and real estate,
 - ii. the cost to the Developer of providing the social housing,
 - iii. the value of the increased floor area,
 - iv. the value of any relaxation of other regulations,
 - v. the impact on neighbourhood livability and environmental quality, and
 - vi. all applicable Council policies and guidelines.
- b. Any increase in floor space ratio must be subject to a Housing Agreement that secures the social housing; and
- c. Council approval is required prior to the issuance of the development permit.

The General Manager of Real Estate and Facilities Management has reviewed the cost and values of the additional floor area under consideration, and are satisfied that these costs and values are acceptable . Specifically, the City's contribution for the development of this project is capped at \$30.6M; however, early indicators from the Quantity Surveyor are that the cost to the developer has already increased beyond this cap. At an overall cost of \$189,000 per unit, inclusive of amenity space (based on the increased density), this project is very competitive compared to other projects built in the past by the City.

The value of the increased floor area provides significant benefits for the project. If the City had to procure additional space in the vicinity of this project for the units being accommodated by the additional 24,494 sq. ft. (representing the bonus density of 2.04 FSR), the market price for same could be in the range of \$5M, which would significantly undermine the level of affordability being achieved in the overall project.

The value of the relaxations related to parking has significant value as this will help reduce the construction costs for this project. Specifically, the relaxation with respect to the parking stall requirements (from 27 to 16) should reduce the construction cost of this project by approximately \$400,000. The value of the height relaxation to allow for the elevator overrun and guardrails is that it provides increased livability by providing additional amenity space.

In addition, the increase in FSR allows for not only the continued operation of 87 units of social housing for tenants in Jubilee House (53% of units), but also allows for the leveraging of an additional 75 units of social housing at below current average rents for new market rental delivered in the last 10 years (as per CMHC published data). Over time it is anticipated that an increasing number of units for individuals on a fixed income will be made possible through operating subsidies.

Staff have assessed the application, and have reviewed the applicable policies and guidelines, and have concluded that the impact on livability and environmental quality are acceptable for this proposal. Further urban design analysis is provided under Section 2, "Downtown South Guidelines" under "Built Form" beginning on page 12.

Staff recommended support of the requested increase in density, subject to Council approval, in exchange for the provision of social 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 side yard 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 adjacent developments this achieves the desired 80 ft. tower separation (above 70 ft.) between buildings. 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 side yard setbacks proposed are substantially less than what the guidelines envisioned for tower separation, but this is not atypical for small sites containing social housing buildings within Downtown South. Staff have assessed the impact of the adjacent setbacks with these reduced side yard setback conditions.

Interior side yard 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 at 1055 Richards Street) ranges between 56 and 60 ft. (see Figure 2). Staff are prepared to support this relationship as the primary orientation for the units in the Donovan (levels 7-18) are towards Richards Street and the lane, minimizing the direct privacy impacts.

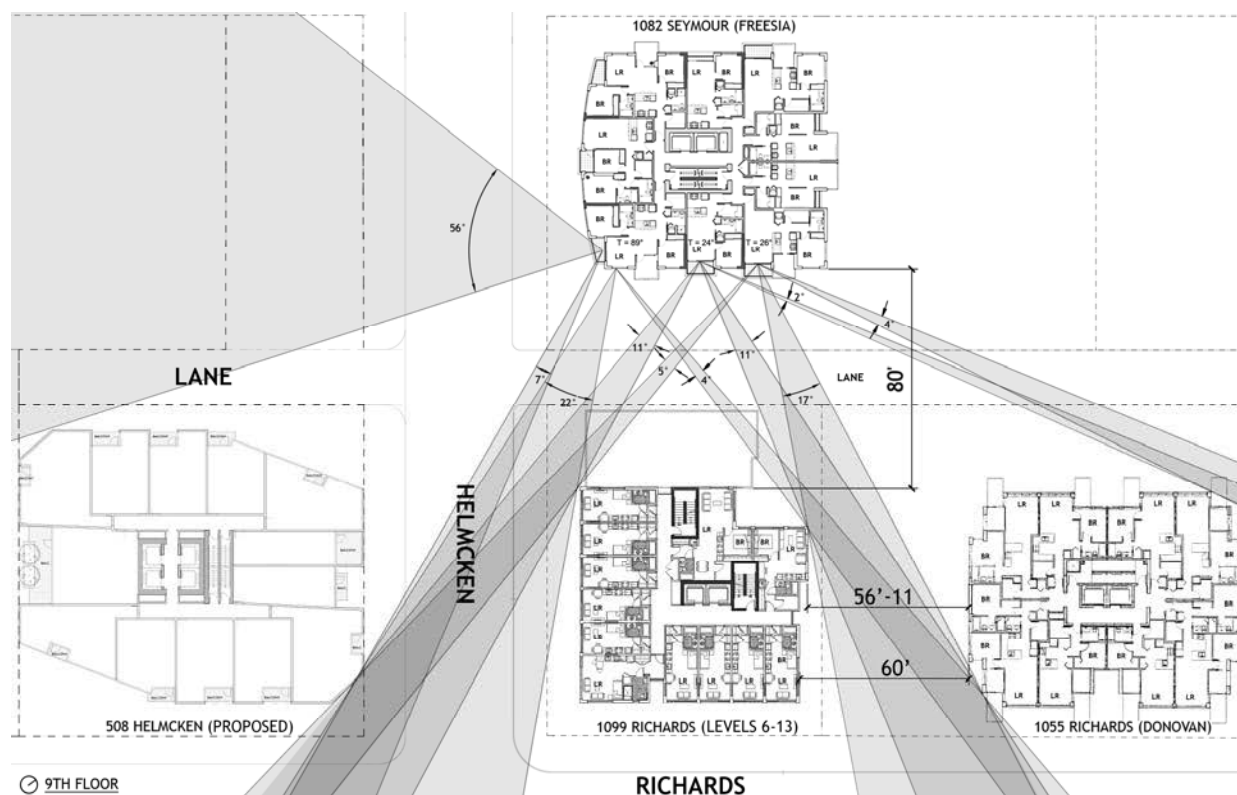


Figure 2: Views and tower separation

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 a 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 primary windows of the adjacent tower ("Donovan" at 1055 Richards Street) face toward the lane and the street, and away from the subject site. The resulting impact for dwelling units in neighbouring buildings is considered to be an acceptable standard of livability.

Staff have also considered the effect of the proposed tower on the environmental quality of the neighbourhood. In the Downtown South, the most significant environmental effect of taller towers is shadowing. The Downtown South Guidelines note the most important criteria for evaluation of increased height is shadow impact on public spaces and shopping streets (Granville and Davie Streets) during the noon to 2:00 pm period. Shadow diagrams provided with the application indicate that there are no shadows on the relevant spaces through this period. Staff support the proposed tower in terms of environmental quality.

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 the Richards Street frontage. 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. The application also proposes a reduction in the setback along Helmcken Street, generally to 9 ft. 8 in. The application also proposes an extra planted setback extending 8 ft. beyond the recommended 12 ft. for a part of the Helmcken frontage at grade. Staff support the reduced setback for the other parts of the building on the Helmcken side.

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.

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 Housing Policy and Projects commentary, page 16) 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.

In consideration of the reduced dwelling unit size provision, staff have assessed the dwelling units proposed, of which each 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 (1,695 sq. ft.) and the roof (4,413 sq. ft.), to enhance the livability for the residents.

Height: This application has a height 120.0 ft. to the parapet, which is the typical measuring point of vertical height. The application also proposes a guard rail height of 123.5 ft. with a height to the top of the stair/elevator core of 137.5 ft. These elements are proposed to accommodate access to the green roof, and may be excluded from the calculation of height under the Zoning and Development By-law. The outdoor amenity of the roof is an important component of livability for the proposal, and there is also a strong policy intent 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 and intensive green roof.

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 all of the units meeting the definition of social housing. In addition, over half of the units will assist those individuals on low or fixed incomes, which may include households such as those that receive Income Assistance or rent supplements or basic Old Age Security pension and Guaranteed Income Supplement or disability assistance or War Veterans Allowance.

• **Conclusion:** Staff recommend approval, including the increase in density and height, for this social housing project. The building design and landscape 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 [sic: 13] 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.

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 in parking with the inclusion of a car share vehicle and space as proposed. The car share vehicle and space is being provided on-site to allow for direct access to a vehicle, when needed, by residents of this and other nearby buildings. (See Standard Conditions A.1.1, A.1.2, and A.1.3).

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The applicant has considered the design of internal and exterior spaces to insure that they are visible from the public realm, neighbouring buildings, or from the proposed building itself.

HOUSING POLICY AND PROJECTS

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 social housing. The definition of social housing requires that a minimum of 30% of the dwelling units are occupied by households with incomes below housing income limits (HILS). This proposed tenant and rent mix allows for the continued operation of 87 units, or 53% of the total, for those with incomes below the housing income limits, which may include households such as those that receive Income Assistance or rent supplements or basic Old Age Security pension and Guaranteed Income Supplement or disability assistance or War Veterans Allowance. The remaining 75 units will be below current average rents for new market rental delivered in the last 10 years (as per CMHC published data at the time of approval). These units will be provided for residents who pay at a minimum 30% of their income as rent. Every effort will be made to obtain Provincial Rent Supplements in order to further deepen the affordability in these units.

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 which contains edible landscaping and infrastructure to maintain urban agricultural activity.

REAL ESTATE SERVICES

Real Estate Services have reviewed the proposed social 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 April 20, 2015 , 5860 notification postcards were sent to neighbouring property owners advising them of the application, and offering additional information on the city's website.

There were 152 responses received, the comments are summarized below:

Supportive (149 responses):

- Tenants of the Jubilee House have made their home here since 1986 and the Jubilee House is deteriorating and needs to be replaced.
- Needs to be replaced with a safe, affordable housing within the same neighbourhood that the residents of the building have been a part of for the last 30 years.

Opposed (3 responses):

- The building should be located on the same property as the existing Jubilee Housing.
- The height of this building is much better suited at the edge of Emery Barnes Park and not a 36 storey tower [508 Helmcken Street].
- A 36 storey tower [508 Helmcken Street] will overshadow the park and impact the public realm at street level.
- This application should be considered with the 508 Helmcken Street proposal.
- Members of the Jubilee House should be relocated to 1092 Seymour Street.
- By allowing bonus density the developer is being allowed to “double-dip”

Staff Response: Staff urban design analysis has concluded that this site can accommodate the proposed social housing building.

The property at 508 Helmcken Street (referenced as a 36-storey tower) is currently going through a separate rezoning application process. Further information about the rezoning application for 508 Helmcken Street can be viewed on the City website for 508 Helmcken Street: www.vancouver.ca/508helmcken.

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.

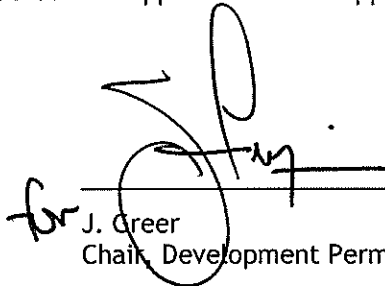
With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

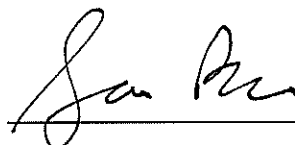
With respect to the decision by the Development Permit Board, pursuant to the provisions of Section 3.13 of the Downtown Official Development Plan, prior to the issuance of the development permit, approval by Council of any bonus density beyond 5.0 FSR for a development that includes social housing in Sub-area L1 of the DODP is required.

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 pursuant to section 10.11.1 (d) of the Zoning and Development By-law, which permits increases to accommodate a green roof.

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 from 27 parking spaces to 16 parking spaces.

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


for J. Greer
Chair, Development Permit Staff Committee


S. Black, Architect AIBC
Development Planner

D. Autiero
Project Facilitator

DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION

While DE416775 for 1099 Richards Street was quashed, the development permit conditions set out below were considered at the Development Permit Board Hearing on August 12, 2013, and were fulfilled by the applicant prior to Development Permit issuance. Legal agreements securing these conditions were entered into and registered on title, where applicable. Notations have been provided below each condition providing details on how each condition was satisfied.

A.1 Standard Conditions

- A.1.1 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.

This condition has been satisfied by way of a Services Agreement (CA3647197 - CA3647202).

- A.1.2 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.

This condition has been satisfied by way of a SRW - Public Bike Share Station (CA3647203 - CA3647210).

- A.1.3 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.

This condition has been satisfied by way of a Shared Vehicle Agreement (CA3647211 - CA3647218).

B.1 Standard Notes to Applicant

- B.1.1 It should be noted that if conditions 1.1 and 1.2 have not been complied with on or before **July 2, 2015**, 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.

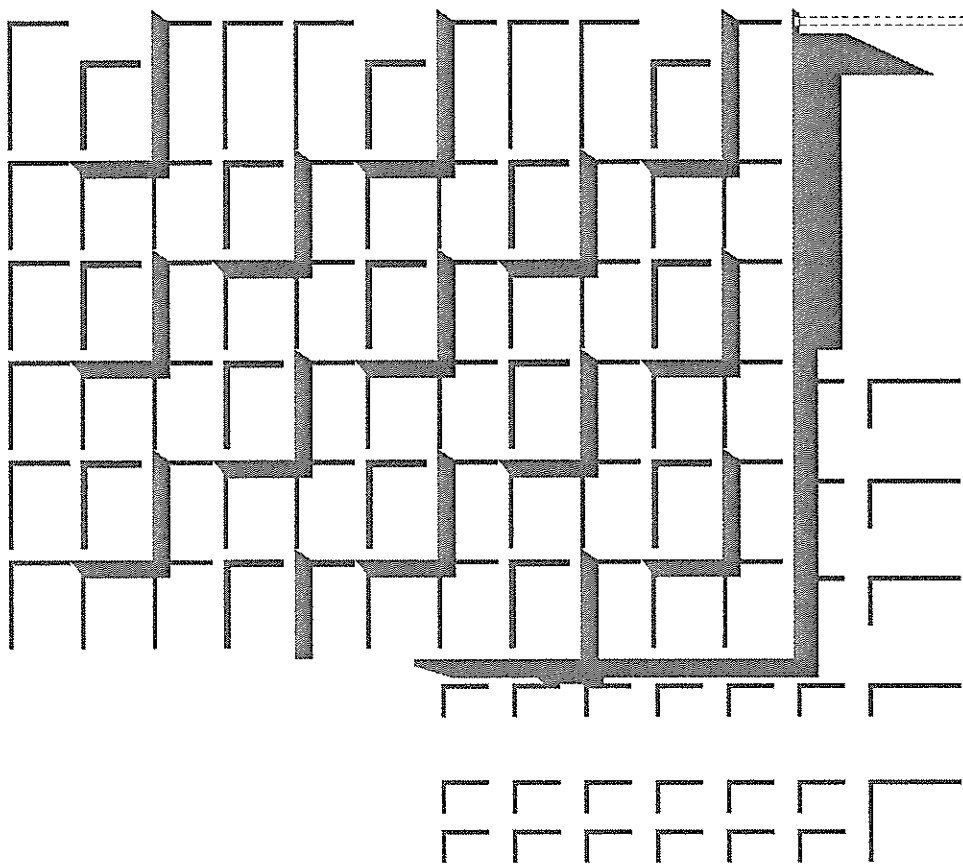
B.2 Conditions of Development Permit:

- 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 and P3, 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 7,751 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 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;
 - B.2.9 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, 2015; 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.
-



127 NEW JUBILEE HOUSE
PRIORTO DP SUBMISSION
JANUARY-03-2014





© 2014 GBL INC. VANCOUVER, BC
 1000 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, BC V6H 1T1
 TEL: 604-275-1111 FAX: 604-275-1112
 WWW.GBLINC.COM

NOTES
 1. SEE PLAN

- REVISIONS
- | NO. | DATE | REVISIONS |
|-----|----------------|----------------------|
| 1 | MARCH 18, 2014 | ISSUED FOR PERMIT |
| 2 | MARCH 18, 2014 | ISSUED FOR PERMIT |
| 3 | APRIL 23, 2014 | ISSUED FOR PERMIT |
| 4 | APRIL 23, 2014 | ISSUED FOR PERMIT |
| 5 | JULY 1, 2014 | REVISION 118 DELETED |
| 6 | JULY 1, 2014 | REVISION 118 DELETED |
| 7 | JULY 1, 2014 | REVISION 118 DELETED |
| 8 | JULY 1, 2014 | REVISION 118 DELETED |
| 9 | JULY 1, 2014 | REVISION 118 DELETED |
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| 12 | JULY 1, 2014 | REVISION 118 DELETED |



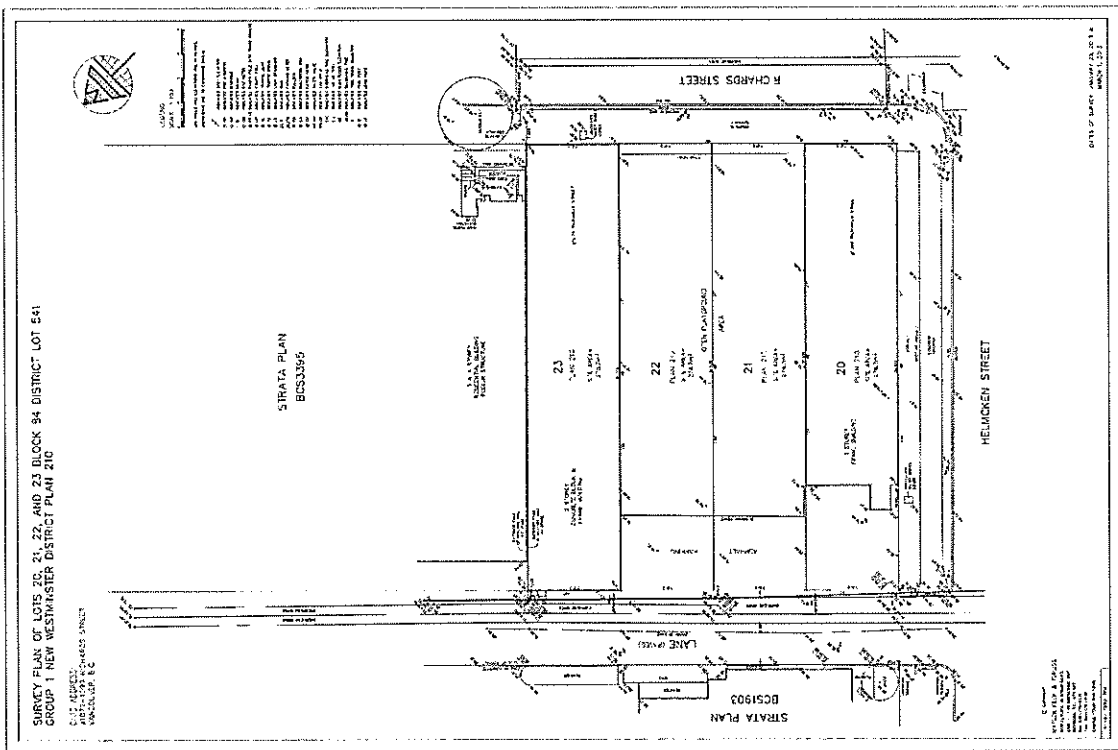
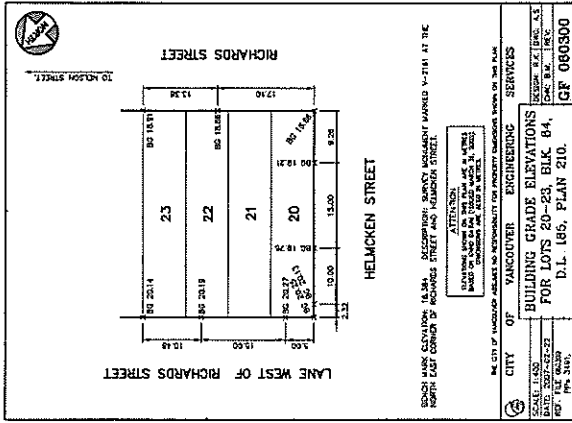
DPP DE 41275
 NEW JUBILEE HOUSE

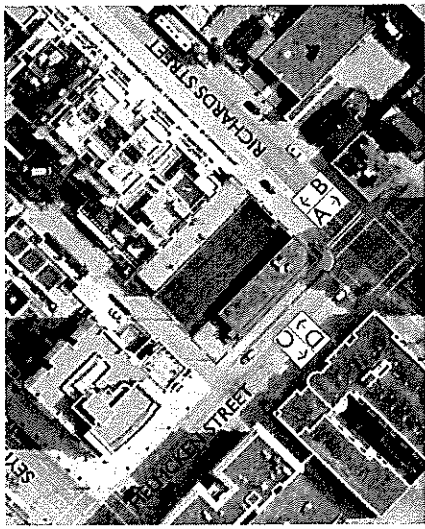
1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENHILL DEVELOPMENT LTD.

BUILDING GRADES
 SURVEY

DATE: MARCH 18, 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 1253

A-1.02





KEY PLAN

NOTES
 1. SITE



A - RICHARDS LOOKING EAST

B - RICHARDS LOOKING WEST



C - HELMCKEN LOOKING SOUTH

D - HELMCKEN LOOKING NORTH

DATE: 10/27/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:250
 PROJECT NO: 1253

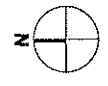
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 CHECKED BY: [Name]
 SCALE: 1:250
 PROJECT NO: 1253

A-1.03

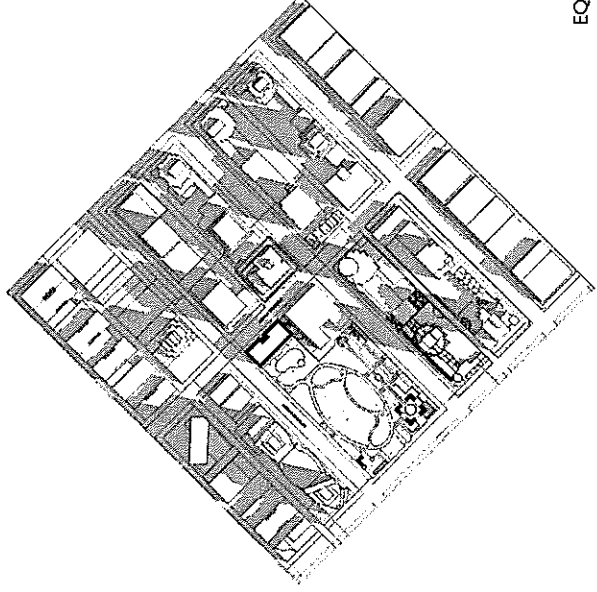
NOTES
 NO. 13/10/16

NO.	DATE	REVISIONS
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2.	MARCH 2016	ISSUED FOR REVIEW
3.	APRIL 13 2016	ISSUED FOR PERMIT
4.	MAY 17 2016	REVISIONS FOR COMMENTS
5.	MAY 17 2016	REVISIONS FOR COMMENTS
6.	JULY 18 2016	REVISIONS FOR COMMENTS
7.	JULY 18 2016	REVISIONS FOR COMMENTS
8.	SEP 20 2016	REVISIONS FOR COMMENTS
9.	SEP 20 2016	REVISIONS FOR COMMENTS
10.	NOV 20 2016	REVISIONS FOR COMMENTS
11.	NOV 20 2016	REVISIONS FOR COMMENTS
12.	NOV 20 2016	REVISIONS FOR COMMENTS

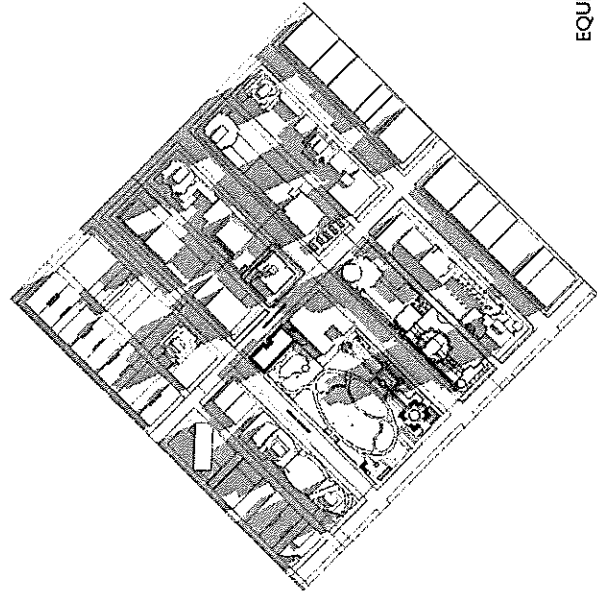


DWG NO. 410775
NEW JUBILEE HOUSE
 1059 RICHARDS STREET
 VANCOUVER, BC
 FOR BREWILL DEVELOPMENT LTD.
SHADOWS ANALYSIS
 with Existing Jubilee House
 DATE: MARCH 13 2016
 DRAWN BY: V. [unreadable]
 CHECKED BY: M. [unreadable]
 SCALE: 1/253
 JOB NUMBER: 1253

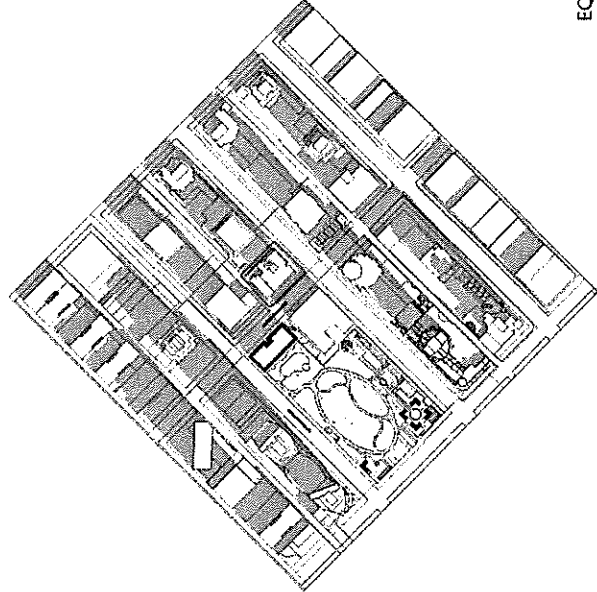
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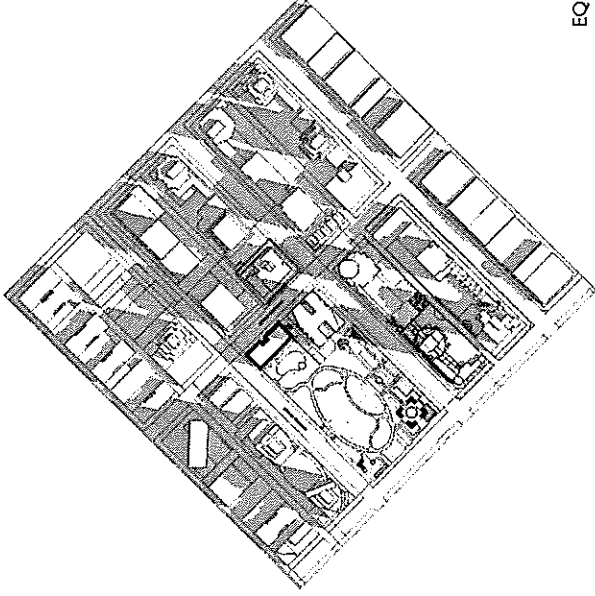
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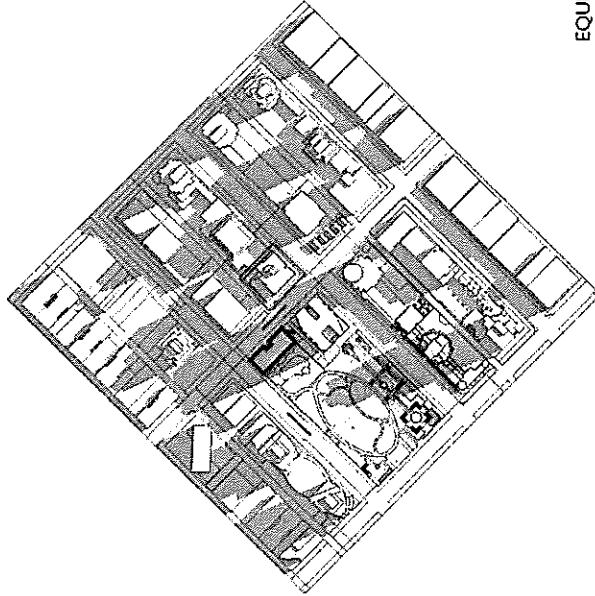
EQUINOX: 2PM

NOTES

EQUINOX: 12PM



EQUINOX: 10AM



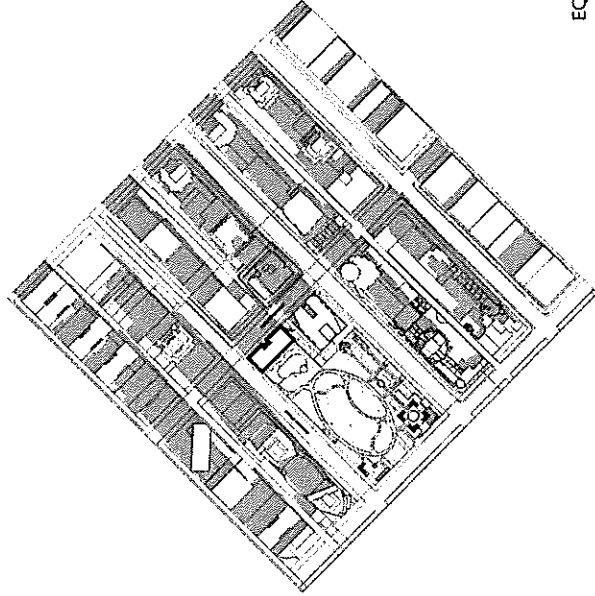
NO.	DATE	REVISIONS
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2	APRIL 2011	ISSUED FOR PERMIT
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4	MAY 2011	REVISIONS TO CHAIRMAN'S COMMENTS
5	JUNE 2011	REVISIONS TO CHAIRMAN'S COMMENTS
6	JULY 2011	REVISIONS TO CHAIRMAN'S COMMENTS
7	AUGUST 2011	REVISIONS TO CHAIRMAN'S COMMENTS
8	SEPTEMBER 2011	REVISIONS TO CHAIRMAN'S COMMENTS
9	OCTOBER 2011	REVISIONS TO CHAIRMAN'S COMMENTS
10	NOVEMBER 2011	REVISIONS TO CHAIRMAN'S COMMENTS
11	DECEMBER 2011	REVISIONS TO CHAIRMAN'S COMMENTS



DWG NO: 110775
NEW JUBILEE HOUSE
 1059 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENHILL DEVELOPMENT LTD
SHADOW ANALYSIS
 With 508 Helmcken Tower
 DATE: MARCH 2011
 DRAWN BY: JLS
 CHECKED BY: JLS
 TITLE: 1253
 PROJECT:

A-1.05

EQUINOX: 2PM



NOTES
 1. SEE SHEET 100 FOR GENERAL NOTES

REVISIONS

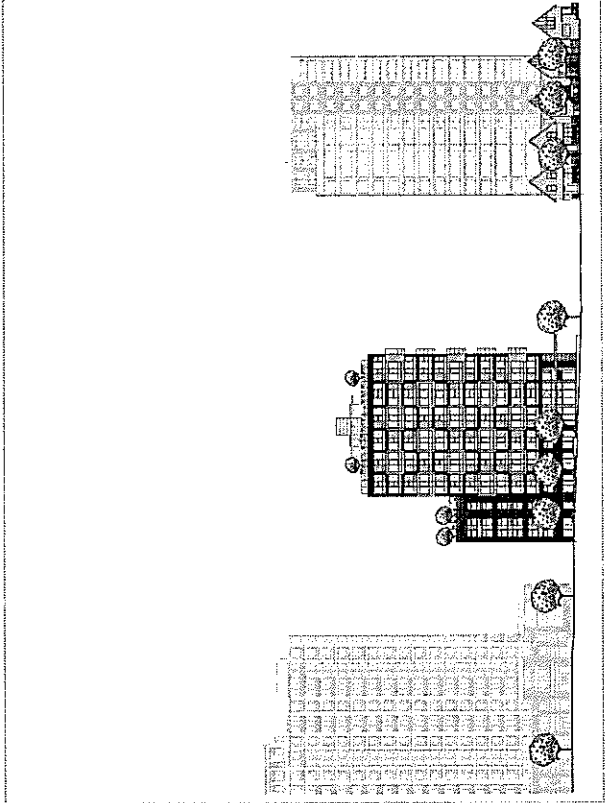
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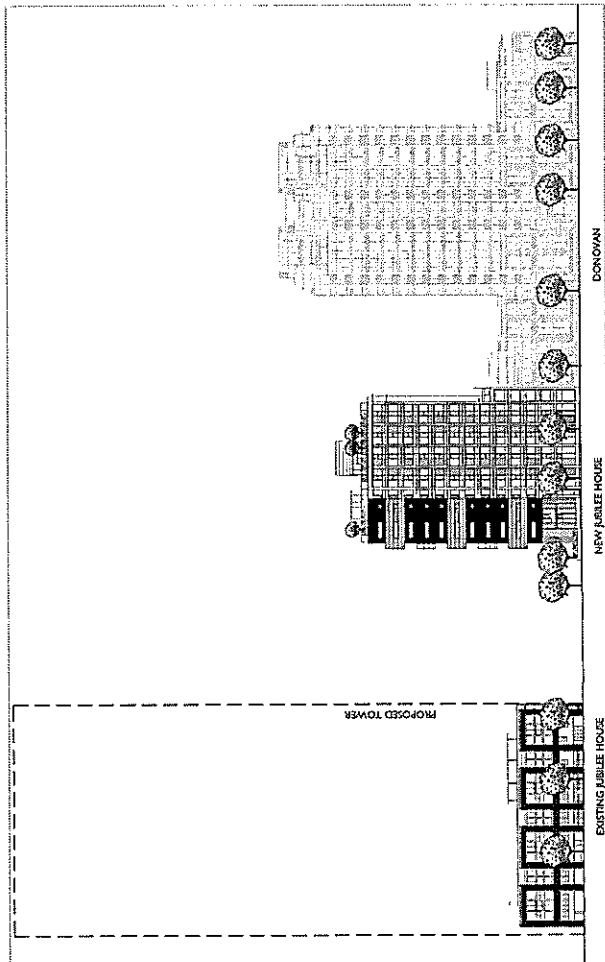
DPM DC-110775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNHILL DEVELOPMENT LTD.
STREETSCAPE

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

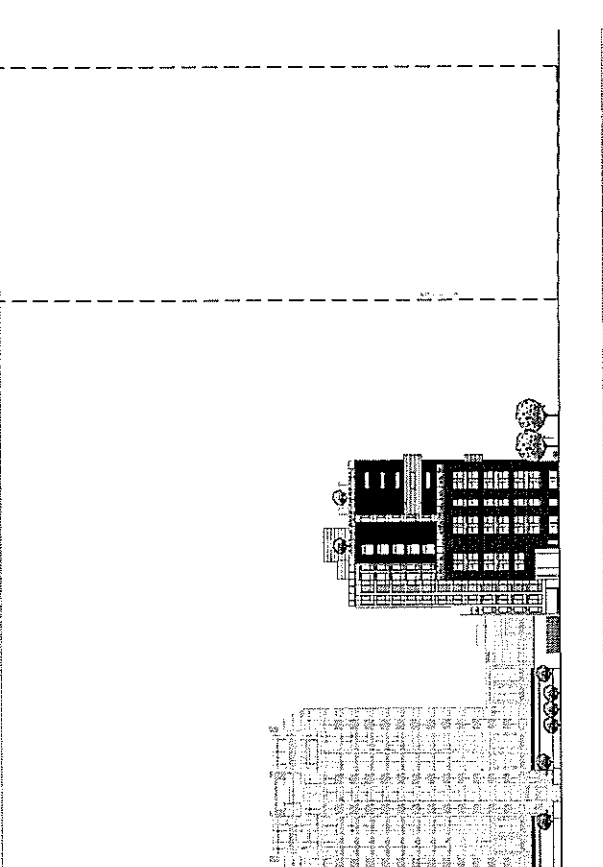
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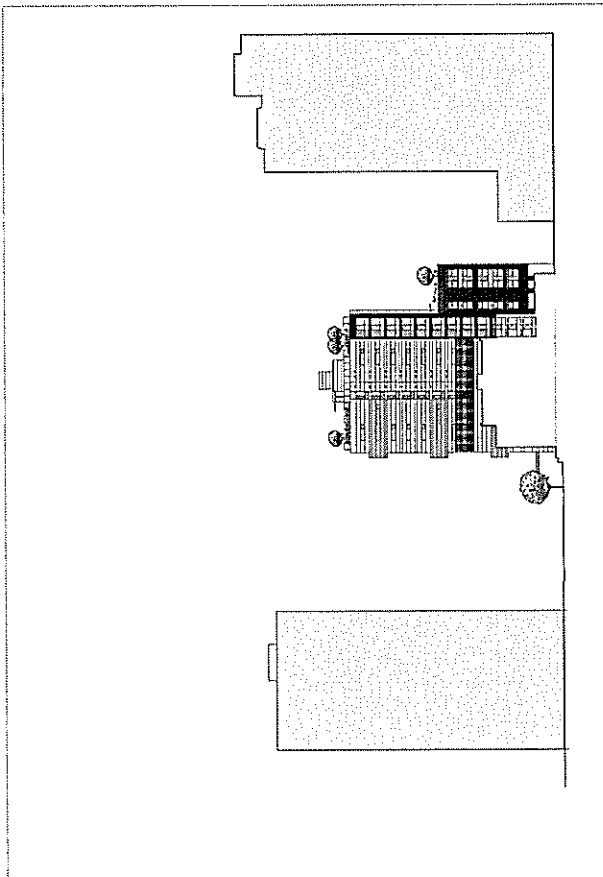
SOUTH ELEVATION (HELMCKEN STREET)



EAST ELEVATION (RICHARDS STREET)



WEST ELEVATION (LANE)



NORTH ELEVATION

NOTES
 1. SEE GENERAL NOTES

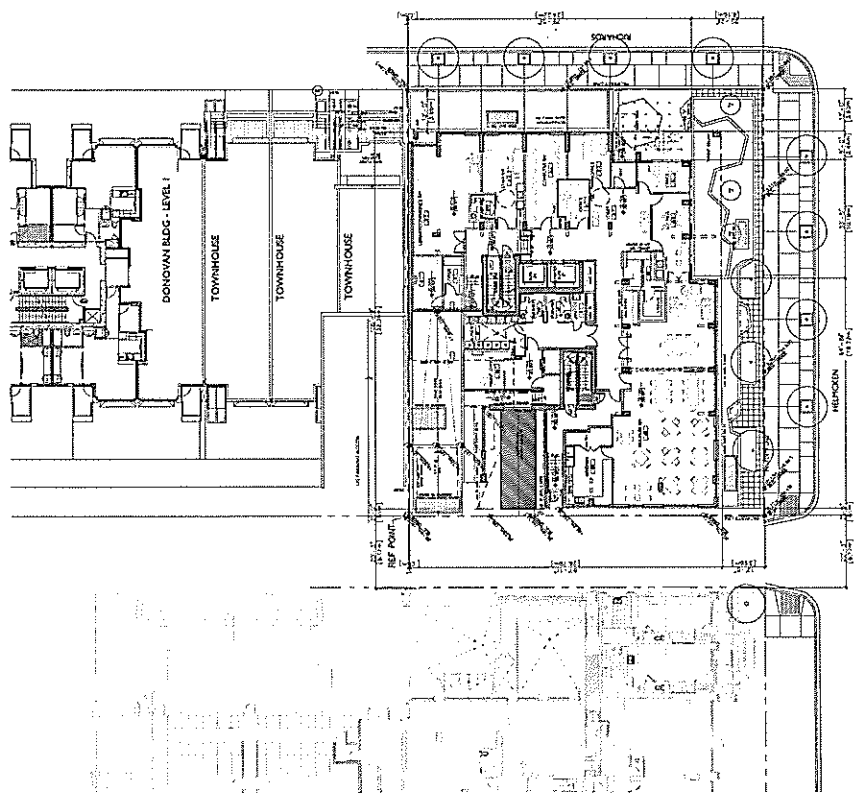
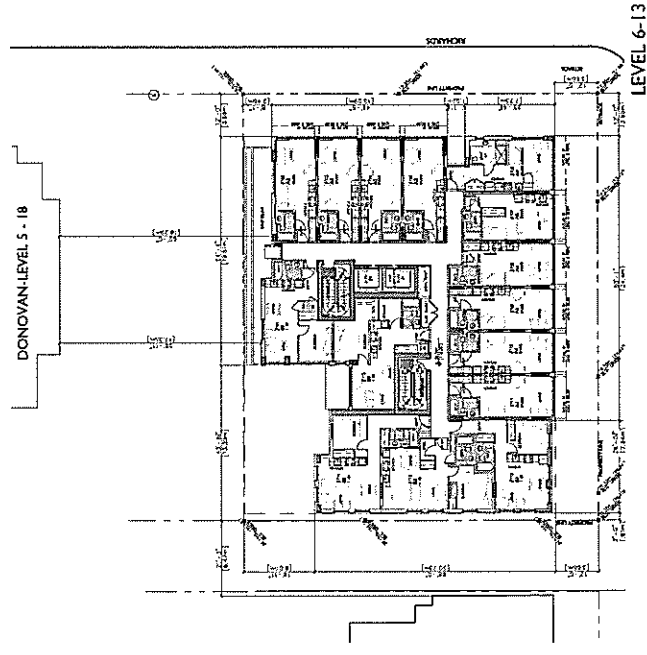
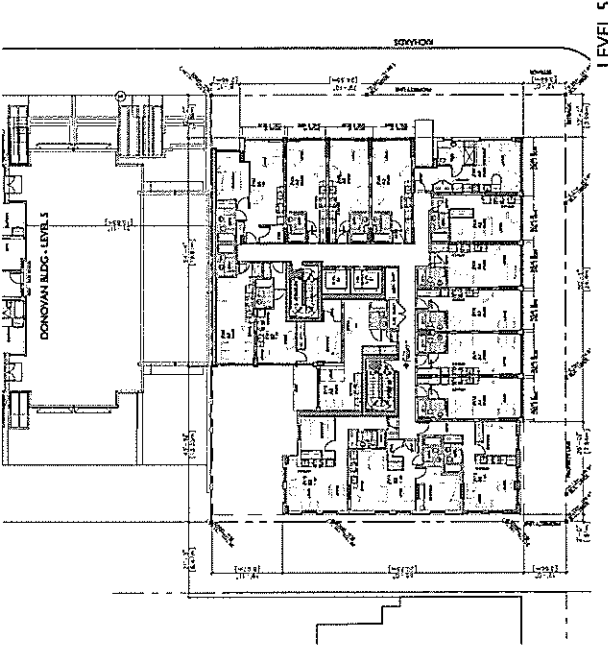
- REVISIONS
- | NO | DATE | REVISIONS |
|----|---------------|-----------------------|
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| 2 | MARCH 14 2013 | ISSUED FOR ENTRY |
| 3 | APRIL 11 2013 | ISSUED FOR PERMIT |
| 4 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 5 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 6 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 7 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 8 | MAY 15 2013 | REVISIONS TO OVERLAYS |
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| 12 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 13 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 14 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 15 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 16 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 17 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 18 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 19 | MAY 15 2013 | REVISIONS TO OVERLAYS |
| 20 | MAY 15 2013 | REVISIONS TO OVERLAYS |



C/PW DE 410775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENHILL DEVELOPMENT LTD.

CONTEXT PLANS
 DATE: MARCH 14 2013
 DRAWN BY: G
 CHECKED BY: G
 SCALE: 1/8" = 1'-0"
 PLAN: 1253
 PROJECT:

A-1.07



GROUND LEVEL

NOTES
 1. SEE PLAN

REVISIONS

NO.	DATE	REMARKS
1	MARCH 2014	ISSUED FOR REVIEW
2	APRIL 17 2014	REVISION FOR REVIEW
3	MAY 14 2014	REVISION FOR REVIEW
4	MAY 14 2014	REVISION FOR REVIEW
5	JUNE 17 2014	REVISION FOR REVIEW
6	JULY 17 2014	REVISION FOR REVIEW
7	AUG 14 2014	REVISION FOR REVIEW
8	SEP 11 2014	REVISION FOR REVIEW
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12	JAN 1 2015	REVISION FOR REVIEW



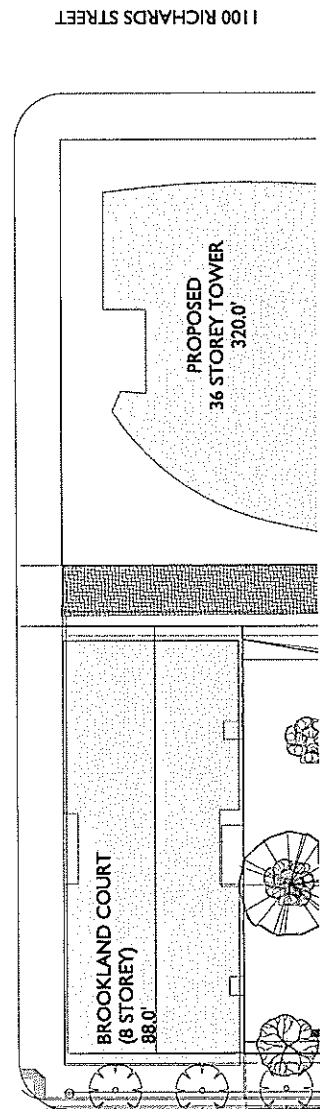
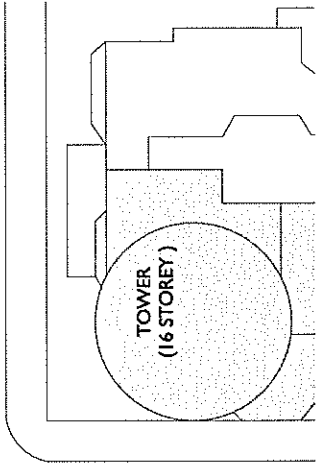
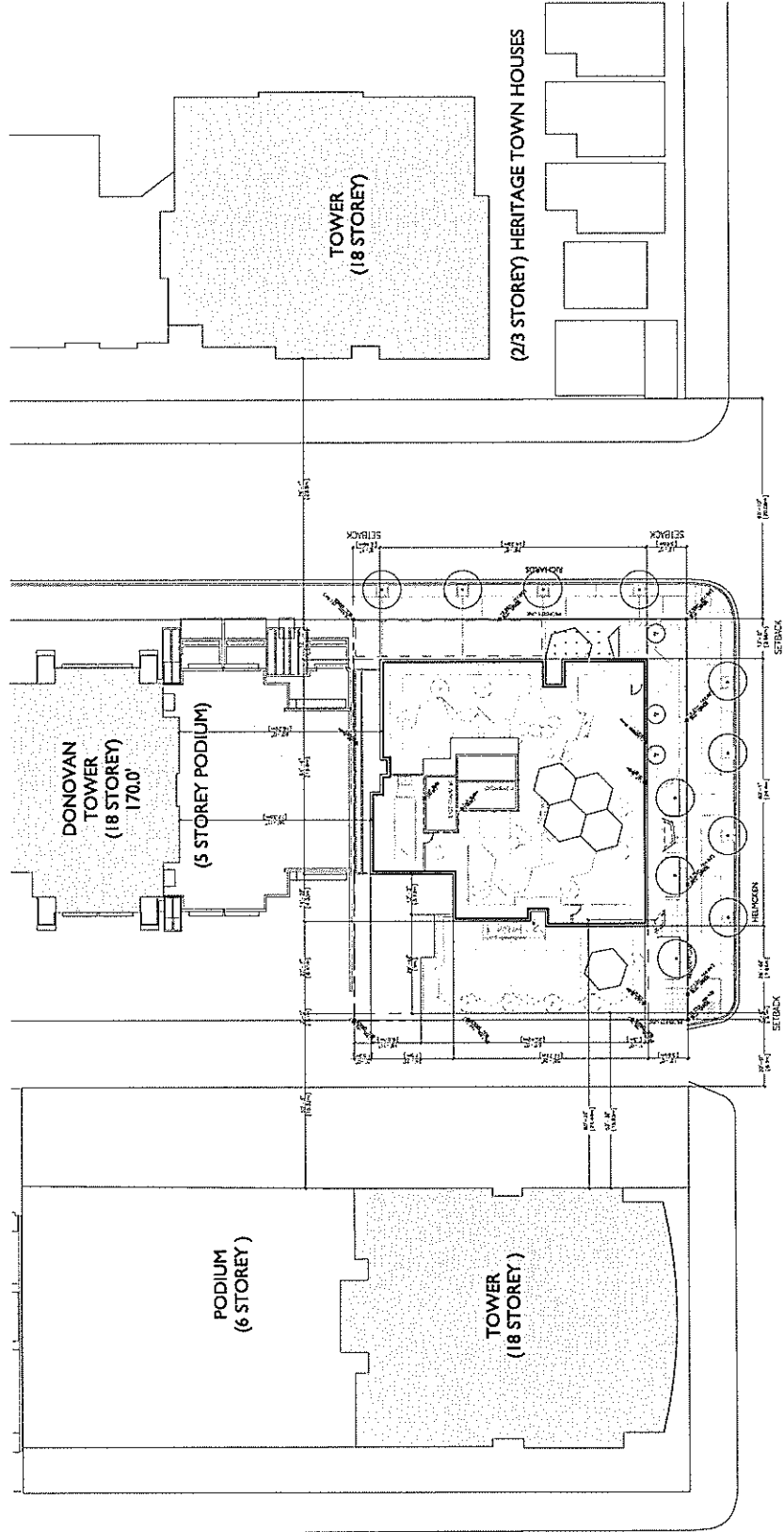
DRAWN BY: J. DEWITT
 CHECKED BY: J. DEWITT
 DATE: 12/23/14

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BIRNELL DEVELOPMENT LTD.

SITE CONTEXT

DATE	12/23/14
DRAWN BY	J. DEWITT
CHECKED BY	J. DEWITT
SCALE	1:1
FIG. NUMBER	1253

A-1.08





G. B. L. ENGINEERING INC.
 1800 WEST 10TH AVENUE
 VANCOUVER, BC CANADA V6J 1K8
 TEL: 604-275-2222 FAX: 604-275-2223
 WWW.GBLENG.COM

TYPICAL NOTES
 1. The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.1.1 of the Parking By-law.

2. The design of the bicycle access (bicycle racks, bicycle repair stations, bicycle storage rooms, etc.) shall be in accordance with Section 4.1.1 of the Parking By-law.

3. The structural measures shall be incorporated into the final design and construction based on the consultant's recommendations.

4. Mechanical equipment (ventilators, generators, etc.) shall be designed and installed to minimize the noise impact on the neighborhood and to comply with Code by-law 26232.

NOTES
 1. See notes on drawings.

REVISIONS

NO.	DATE	REVISIONS
1.	MARCH 18, 2013	ISSUED FOR REVIEW
2.	APRIL 15, 2013	ISSUED FOR PERMIT
3.	APRIL 22, 2013	ISSUED FOR PERMIT
4.	MAY 1, 2013	REVISIONS TO CONTRACT
5.	MAY 1, 2013	REVISIONS TO CONTRACT
6.	MAY 1, 2013	REVISIONS TO CONTRACT
7.	MAY 1, 2013	REVISIONS TO CONTRACT
8.	MAY 1, 2013	REVISIONS TO CONTRACT
9.	MAY 1, 2013	REVISIONS TO CONTRACT
10.	MAY 1, 2013	REVISIONS TO CONTRACT
11.	MAY 1, 2013	REVISIONS TO CONTRACT



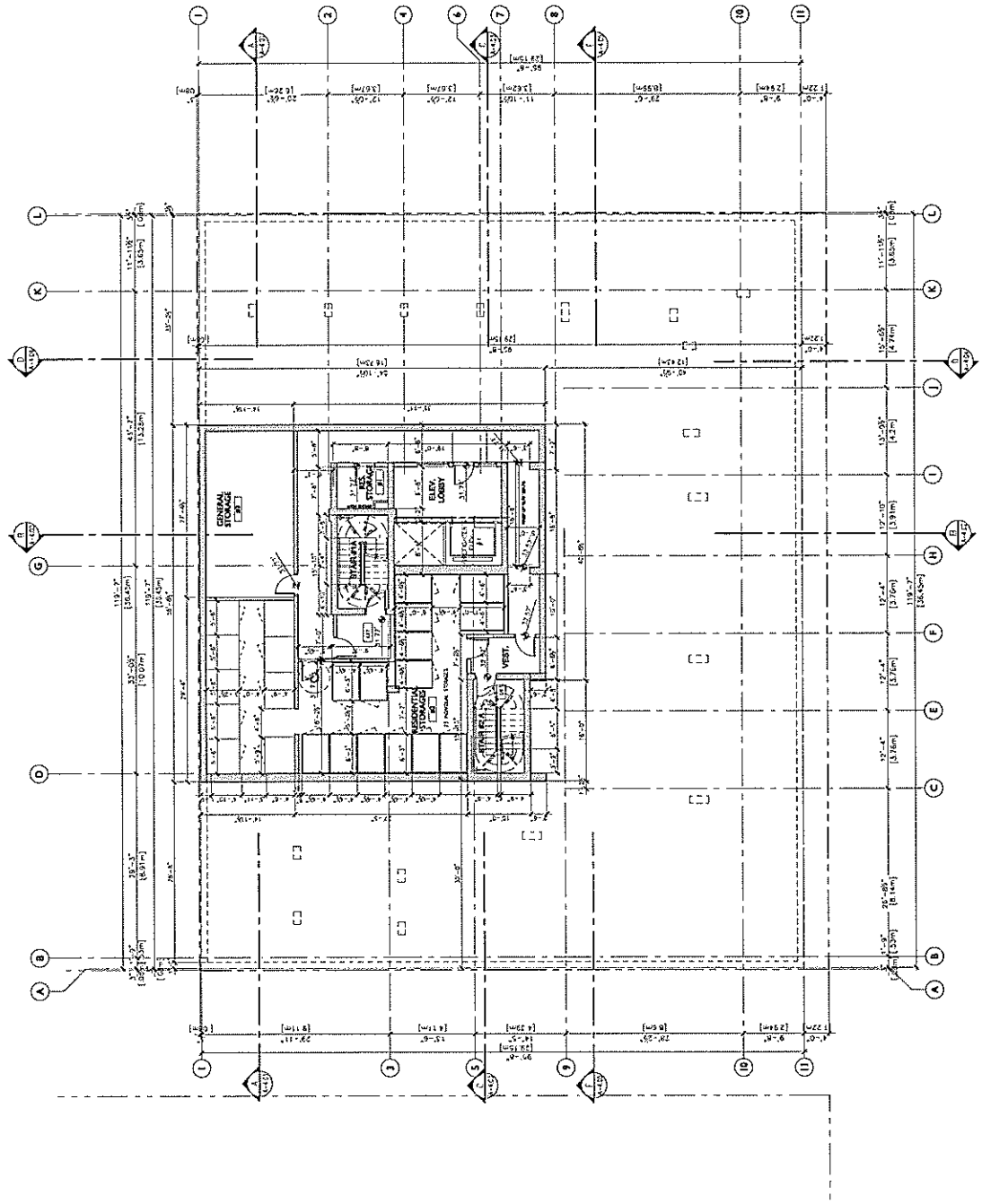
DPW DE 41073
NEW JUBILEE HOUSE

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENHILL DEVELOPMENT LTD.

PARKING P3

DATE: MARCH 18, 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/2" = 1'-0"
 JOB NUMBER: 1253

A-2.01



TYPICAL NOTES

The design of the parking structure regarding the parking spaces and circulation is based on the information provided in the site plan and site plan notes.

The design of the parking spaces (including layout, aisle, components, layout and/or details) shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.

The structural measures will be incorporated into the final design and construction based on the information provided in the site plan.

Structural measures (including, but not limited to, design and layout) to meet the noise and vibration requirements shall be designed and constructed to comply with the relevant provisions of the BC Building Act and the BC Building Code.

NOTES

1. See site plan for details.

REVISIONS

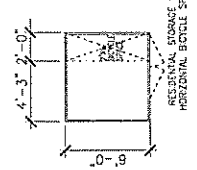
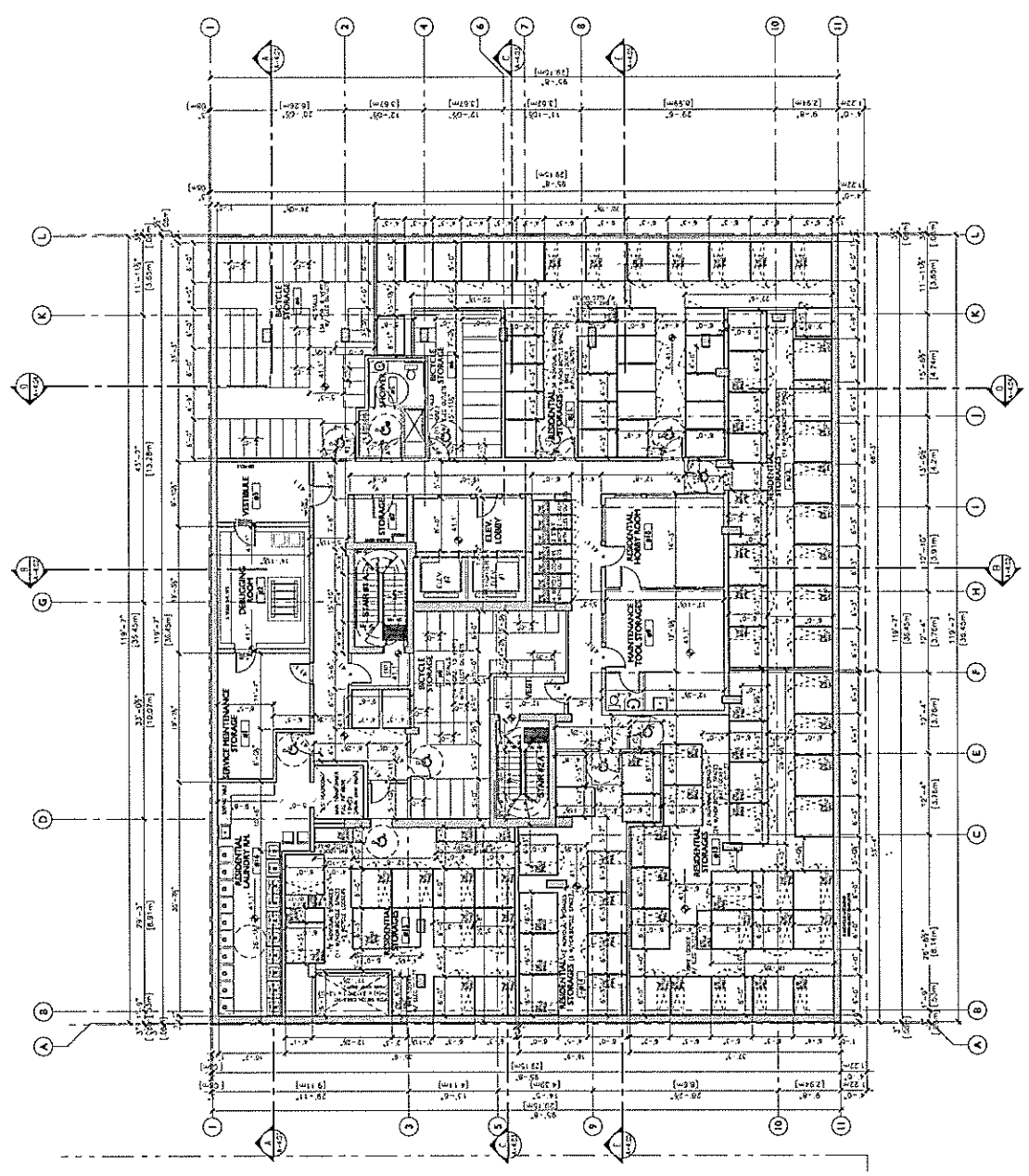
NO.	DATE	REVISIONS
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9	2014	ISSUED FOR PERMIT
10	2014	ISSUED FOR PERMIT
11	2014	ISSUED FOR PERMIT
12	2014	ISSUED FOR PERMIT



DPN DE 416775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BIRN-HILL DEVELOPMENT LTD.

PARKING P2

DATE: MARCH 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 1253
 PLAN NAME:





gBL
 1800 BROADVIEW AVE.
 SUITE 1000
 WILLOWDALE, ONTARIO M2H 1B7
 TEL: 416-491-1100
 FAX: 416-491-1101
 WWW.GBL.COM

TYPICAL HOTEL

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

The design of the building, including layout, room, component, location and other details, shall be in accordance with the provisions of Section 4.1 of the Parking By-law.

The mechanical equipment shall be incorporated into the final design and construction based on the consultant's recommendations.

Mechanical equipment (ventilators, generators, compressors and other systems) shall be located in a way that minimizes the impact on the neighbourhood and to comply with Noise By-law 98533.

NOTES
 1. SEE PLAN

NO.	DATE	REVISIONS
1	MARCH 2014	ISSUED FOR REVIEW
2	APRIL 2014	ISSUED FOR REVIEW
3	MAY 2014	ISSUED FOR REVIEW
4	JUNE 2014	ISSUED FOR REVIEW
5	JULY 2014	ISSUED FOR REVIEW
6	AUGUST 2014	ISSUED FOR REVIEW
7	SEPTEMBER 2014	ISSUED FOR REVIEW
8	OCTOBER 2014	ISSUED FOR REVIEW
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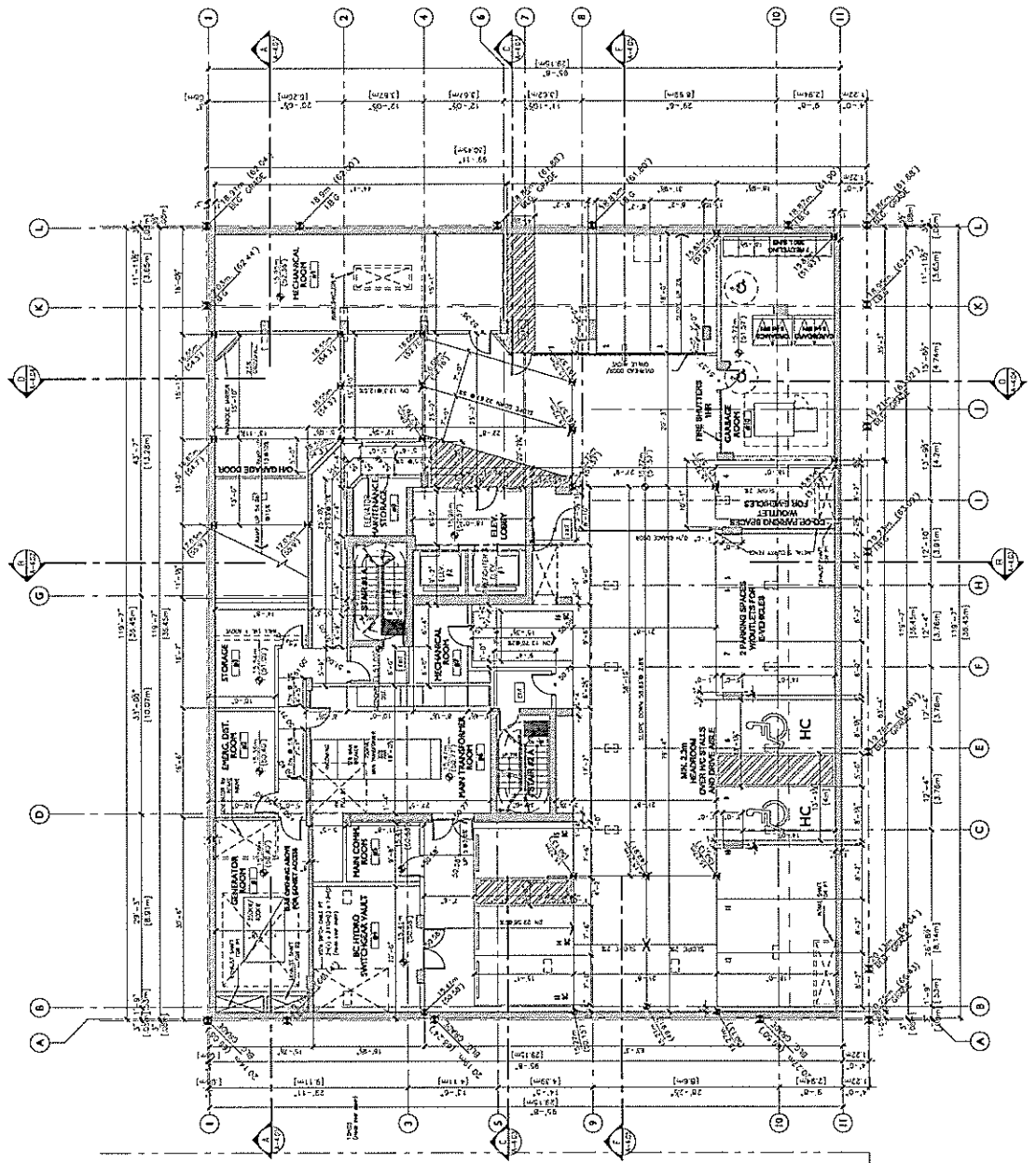
DPH DE 410775
 NEW JUBILEE HOUSE

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BARNHILL DEVELOPMENT LTD

PARKING P1

DATE	10/03/2015
DRAWN BY	J. K.
CHECKED BY	J. K.
SCALE	1:250
PROJECT	1253

A-2.03



GENERAL NOTES
 1. FOR SITE DETAILS SUCH AS:
 - PROPOSED PLANTING DESIGN,
 - PROPOSED SCREENS, AND
 - SHADE STRUCTURES ON THE
 ROOF DECKS AND LANDSCAPE ARCHITECTS
 DRAWINGS.

NOTES
 1. SEE DRAWING

REVISIONS
 NO. DATE REASON
 1. 03/11/2011 ISSUED FOR REVIEW
 2. 03/11/2011 ISSUED FOR REVIEW
 3. 04/14/2011 ISSUED FOR REVIEW
 4. 04/14/2011 ISSUED FOR REVIEW
 5. 04/14/2011 ISSUED FOR REVIEW
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 11. 04/14/2011 ISSUED FOR REVIEW



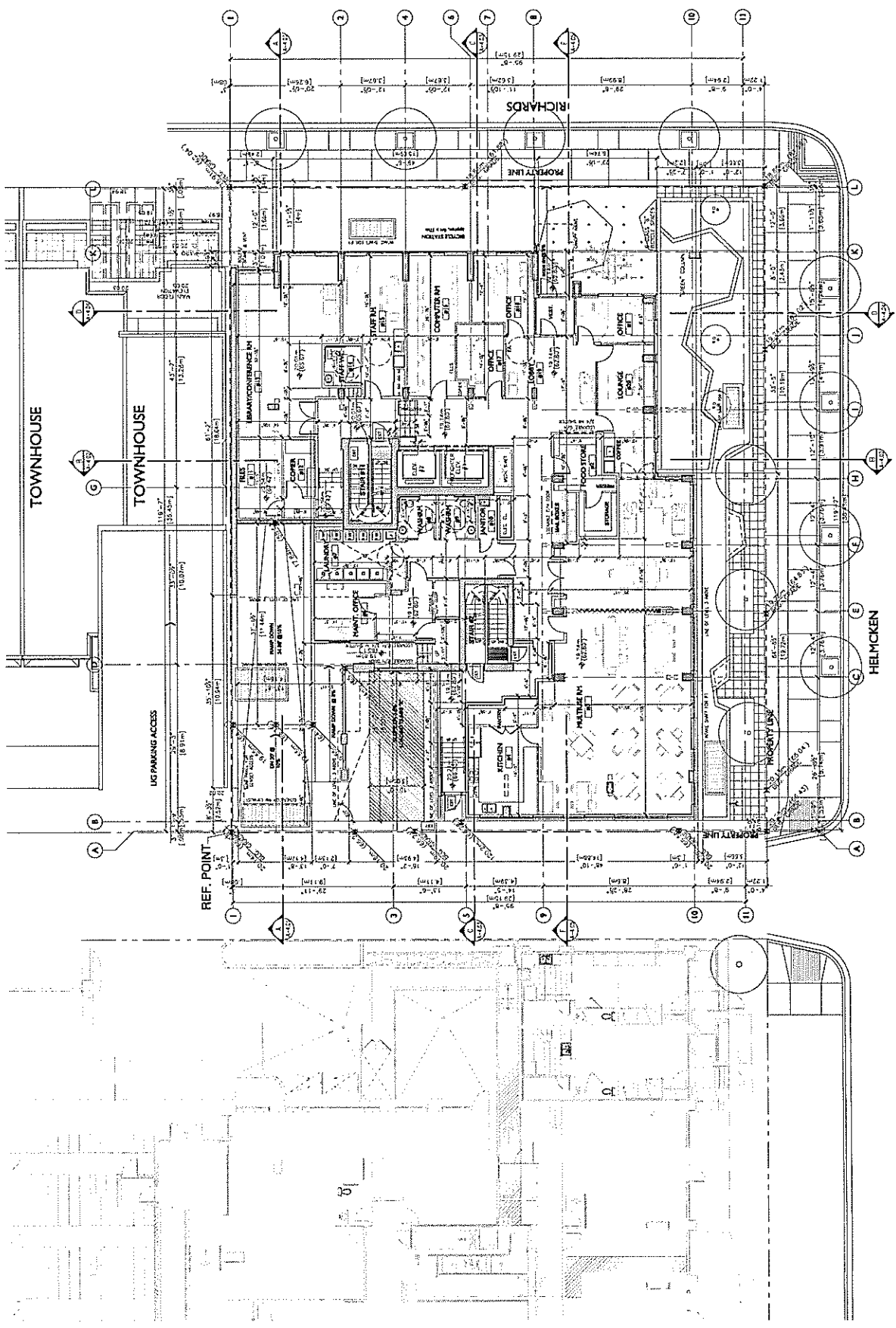
DPN DE 410773
NEW JURILEE HOUSE

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENHILL DEVELOPMENT LTD.

FLOOR PLAN
GROUND LEVEL

DATE: MARCH 1983
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/253
 PLOT NUMBER: 1253

A-3.01



NOTES
 1. SEE SHEET 1253

- REVISIONS
 NO. DATE REVISIONS
 1. 04/24/2013 REVISION FOR PERMITS
 2. 05/01/2013 REVISION FOR PERMITS
 3. 05/01/2013 REVISION FOR PERMITS
 4. 05/01/2013 REVISION FOR PERMITS
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 12. 05/01/2013 REVISION FOR PERMITS



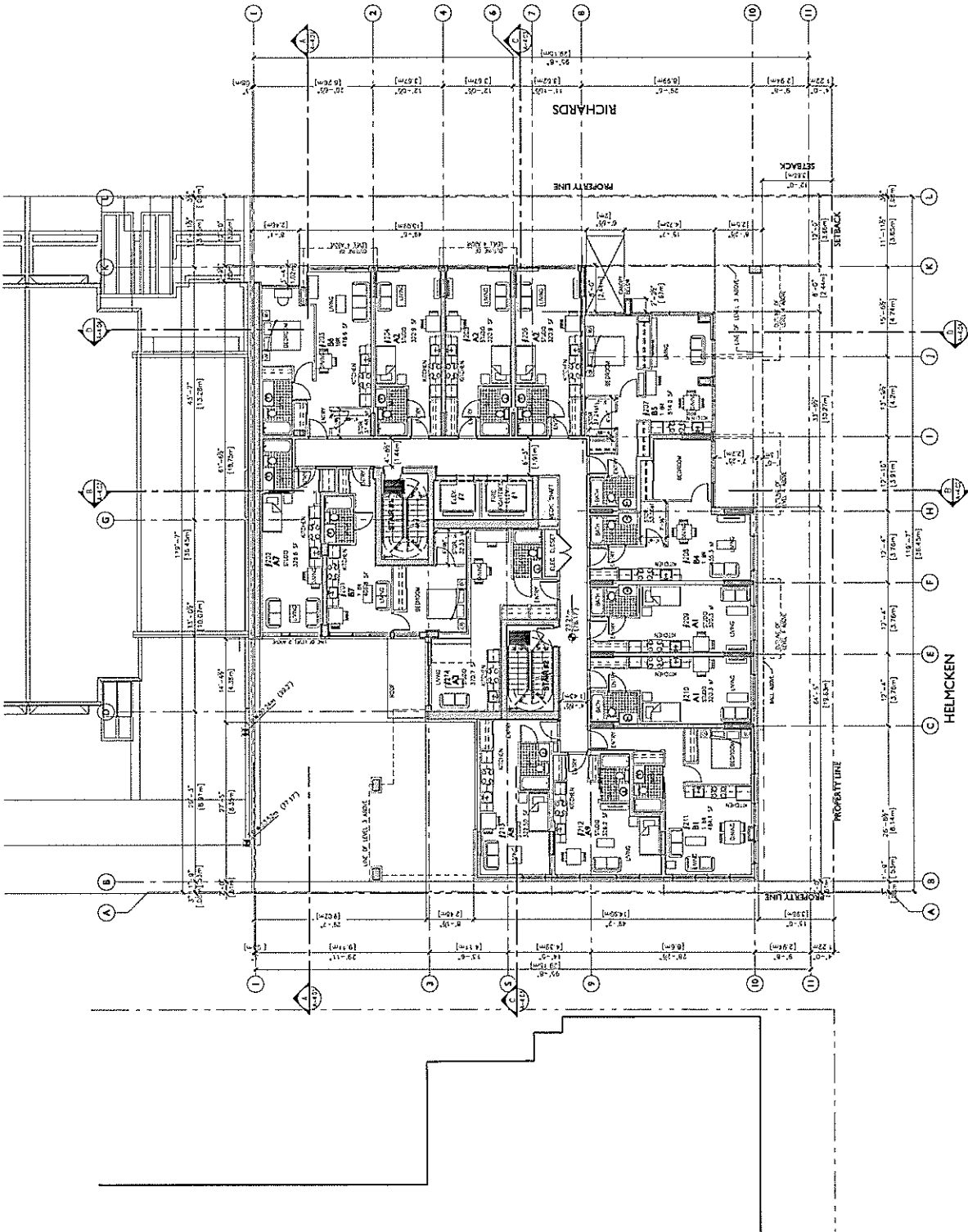
DPH DE 416775
 NEW JUBILEE HOUSE

1800 RICHARDS STREET
 GREENHILL, OHIO 45426
 FOR GREENHILL DEVELOPMENT LTD.

SECOND LEVEL
 FLOOR PLAN

DATE: 04/24/2013
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 SCALE: AS SHOWN
 JOB NUMBER: 1253

A-3.02



NOTES
 NO. 1000000

- REVISIONS
 NO. DATE
 1. 10/12/2011
 2. 11/15/2011
 3. 12/15/2011
 4. 01/10/2012
 5. 02/10/2012
 6. 03/10/2012
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 10. 07/10/2012
 11. 08/10/2012
 12. 09/10/2012



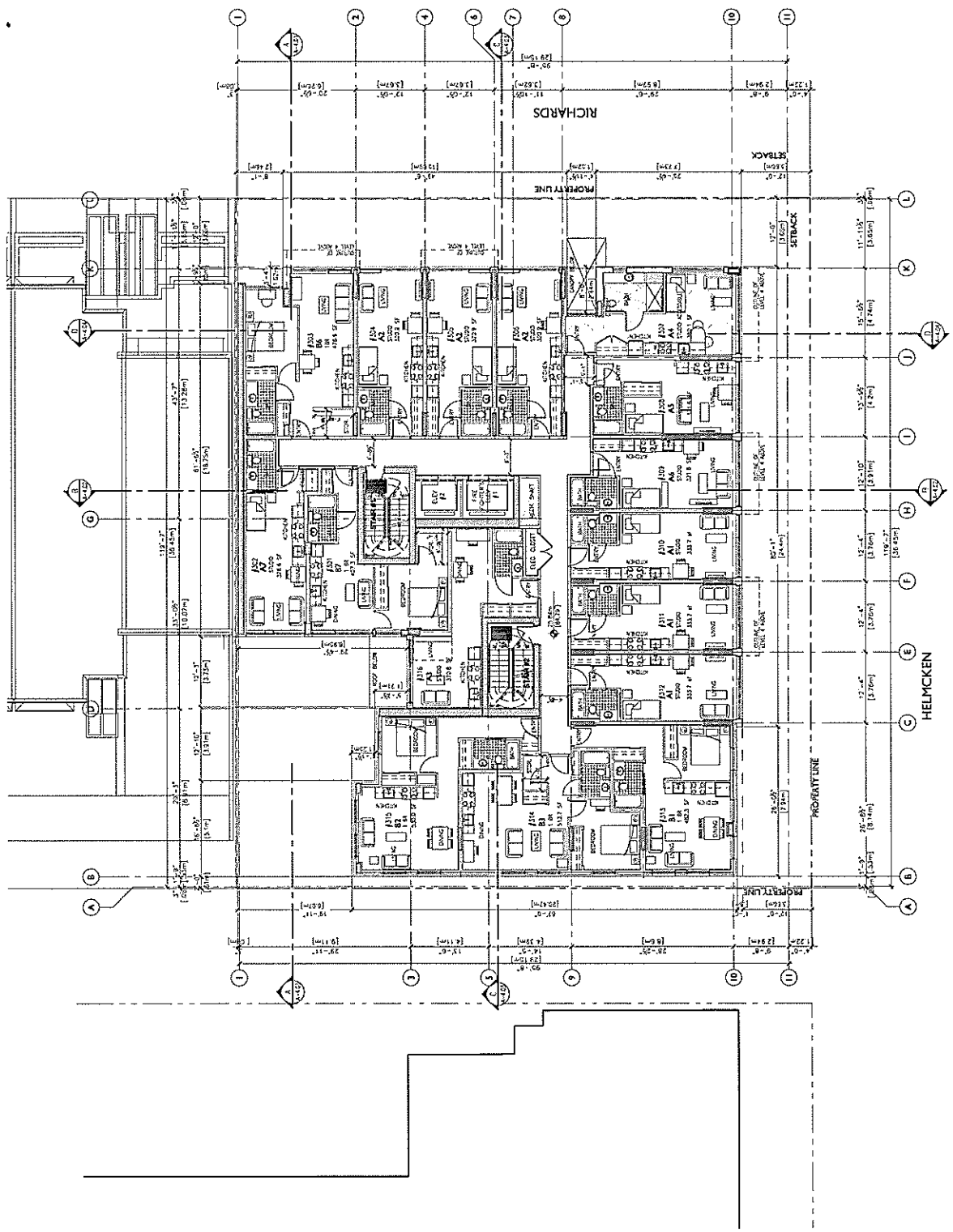
09/01/2011
 NEW JUBILEE HOUSE

1098 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENSHILL DEVELOPMENT LTD.

THIRD LEVEL
 FLOOR PLAN

DATE: 10/12/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1253

A-3.03



NOTES
 10 8/20/15

- REVISIONS
- | NO. | DATE | REVISION |
|-----|---------------|-------------------|
| 1 | MARCH 12/2015 | ISSUED FOR REVIEW |
| 2 | MARCH 12/2015 | ISSUED FOR REVIEW |
| 3 | APRIL 13/2015 | ISSUED FOR REVIEW |
| 4 | APRIL 13/2015 | ISSUED FOR REVIEW |
| 5 | MAY 18/2015 | ISSUED FOR REVIEW |
| 6 | MAY 18/2015 | ISSUED FOR REVIEW |
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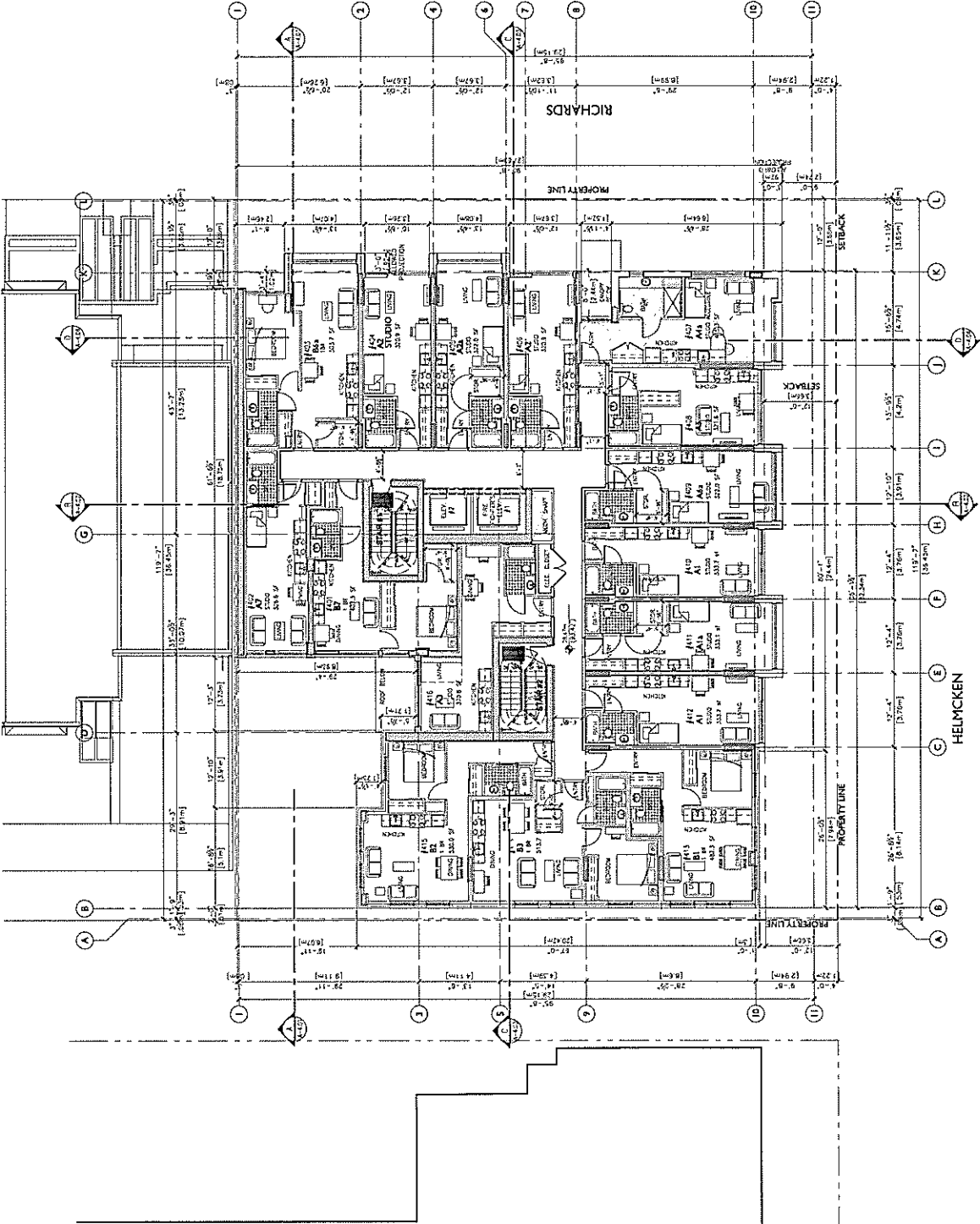
DPIPE 11/07/15
 NEW JUBILEE HOUSE

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNHILL DEVELOPMENT LTD.

FOURTH LEVEL
 FLOOR PLAN

DATE: MARCH 2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/2" = 1'-0"
 PROJECT NO: 1253

A-3.04



NOTES
 1. SEE SHEET

NO.	DATE	REVISIONS
1	MARCH 2024	ISSUED FOR PERMIT
2	MARCH 2024	ISSUED FOR REVIEW
3	APRIL 2024	ISSUED FOR PERMIT
4	MAY 2024	REVISION FOR COMMENTS
5	MAY 2024	REVISION FOR COMMENTS
6	JUNE 2024	REVISION FOR COMMENTS
7	JUNE 2024	REVISION FOR COMMENTS
8	JULY 2024	REVISION TO MARKING LAYOUT
9	AUGUST 2024	REVISION TO MARKING LAYOUT
10	SEPTEMBER 2024	REVISION TO COORDINATES
11	NOVEMBER 2024	REVISION TO COORDINATES



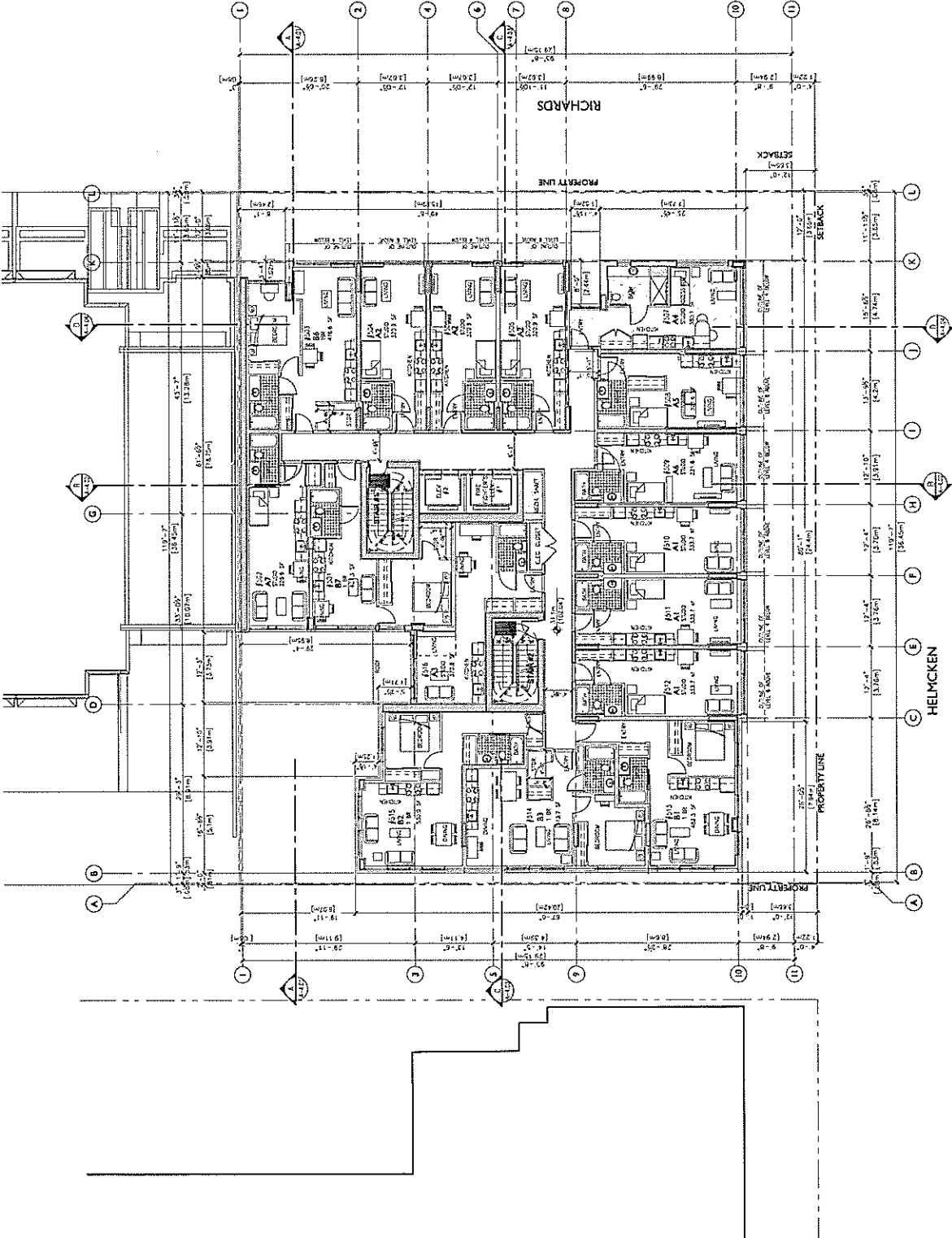
DPM DE-10773
 NEW JUBILEE HOUSE

1893 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENSHILL DEVELOPMENT LTD.

FIFTH LEVEL
 FLOOR PLAN

DATE	MARCH 2024
DRAWN BY	R.
CHECKED BY	R.
SCALE	AS SHOWN
PROJECT NO.	1253

A-3.05



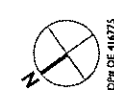
FOR SITE DETAILS SUCH AS:
 - PROPOSED PLANTING DESIGN,
 - HARD SURFACES,
 - FENCE, GARDENS, AND
 - SHADE STRUCTURES ON THE
 ROOF DECKS
 REFER TO LANDSCAPE ARCHITECTS
 DRAWING.

NOTES:
 NO. DRAWING

NO.	DATE	REMARKS
1	MARCH 12, 2011	ISSUED FOR REVIEW
2	APRIL 13, 2011	ISSUED FOR REVIEW
3	MAY 17, 2011	ISSUED FOR REVIEW
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239	FEBRUARY 18, 2031	ISSUED FOR REVIEW
240	MARCH 18, 2031	ISSUED FOR REVIEW
241	APRIL 18, 2031	ISSUED FOR REVIEW
242	MAY 18, 2031	ISSUED FOR REVIEW
243	JUNE 18, 2031	ISSUED FOR REVIEW
244	JULY 18, 2031	ISSUED FOR REVIEW
245	AUGUST 18, 2031	ISSUED FOR REVIEW
246	SEPTEMBER 18, 2031	ISSUED FOR REVIEW
247	OCTOBER 18, 2031	ISSUED FOR REVIEW
248	NOVEMBER 18, 2031	ISSUED FOR REVIEW
249	DECEMBER 18, 2031	ISSUED FOR REVIEW
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251	FEBRUARY 18, 2032	ISSUED FOR REVIEW
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254	MAY 18, 2032	ISSUED FOR REVIEW
255	JUNE 18, 2032	ISSUED FOR REVIEW
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260	NOVEMBER 18, 2032	ISSUED FOR REVIEW
261	DECEMBER 18, 2032	ISSUED FOR REVIEW
262	JANUARY 18, 2033	ISSUED FOR REVIEW
263	FEBRUARY 18, 2033	ISSUED FOR REVIEW
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279	JUNE 18, 2034	

NOTES
 1. SEE SHEET 100

NO.	DATE	REVISIONS
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2	MARCH 2015	REVISIONS
3	APRIL 2015	REVISIONS
4	MAY 2015	REVISIONS
5	JUNE 2015	REVISIONS
6	JULY 2015	REVISIONS
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11	DECEMBER 2015	REVISIONS



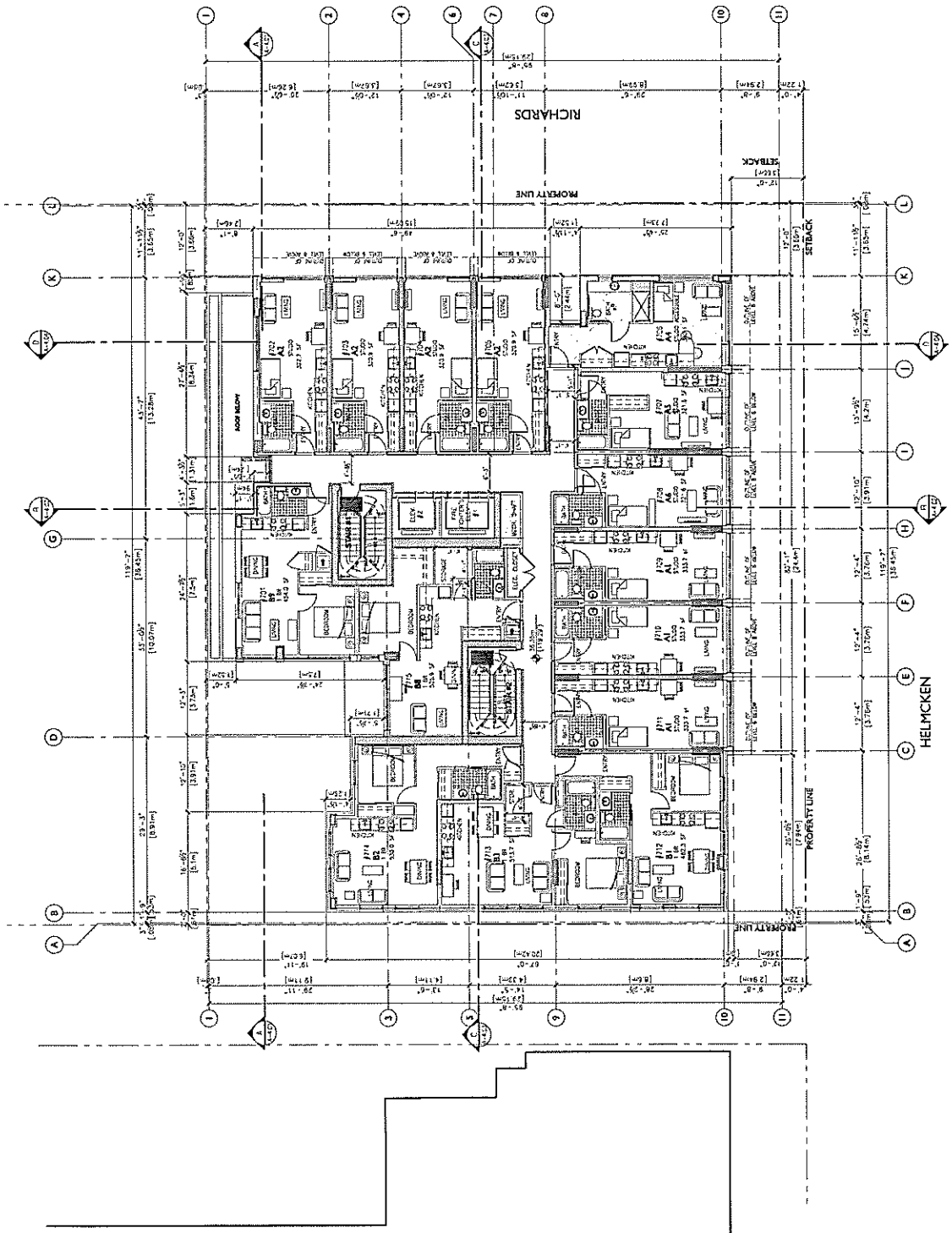
DPT DE 41075
 NEW JUBILEE HOUSE

1000 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNELL DEVELOPMENT LTD.

SEVENTH LEVEL
 FLOOR PLAN

DATE	MARCH 2015
DRAWN BY	1
CHECKED BY	2
SCALE	1/2" = 1'-0"
JOB NUMBER	1253

A-3.07



1. FOR SITE DETAILS SUCH AS:
 - PROPOSED PLANTING DESIGN,
 - SIDEWALKS,
 - BIKEWAYS,
 - SHADE STRUCTURES ON THE
 ROOF DECKS
 LANDSCAPE ARCHITECTS
 DRAWINGS

NOTES
 NO. 00

REVISIONS

NO.	DATE	REMARKS
1	MARCH 2011	ISSUED FOR REVIEW
2	APRIL 2011	ISSUED FOR REVIEW
3	MAY 2011	REVISION FOR DETAILS
4	JUNE 2011	REVISION FOR DETAILS
5	JULY 2011	REVISION FOR DETAILS
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7	SEP 2011	REVISION FOR DETAILS
8	OCT 2011	REVISION FOR DETAILS
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12	FEB 2012	REVISION FOR DETAILS



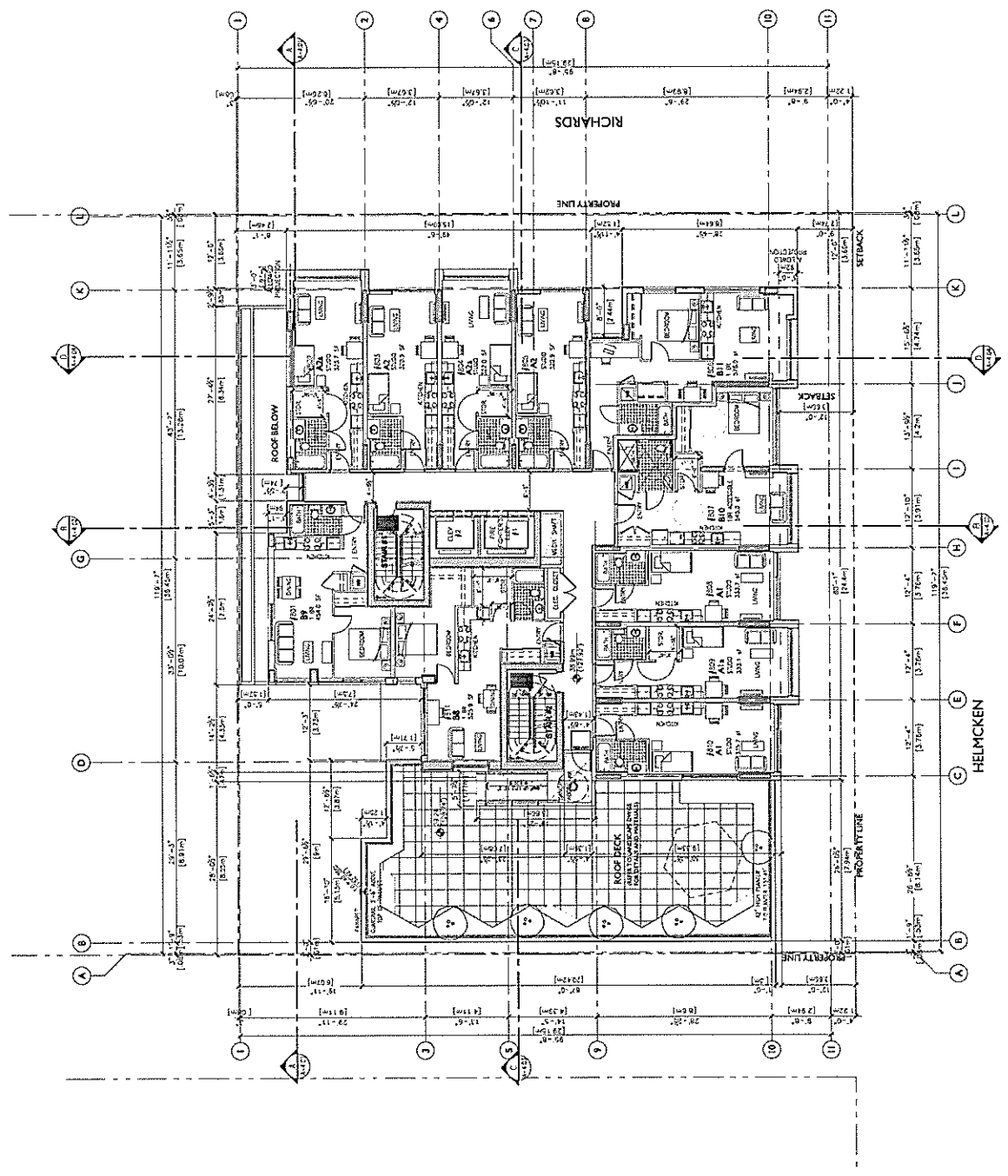
DATE OF ISSUE: 01/27/12
 NEW JUBILEE HOUSE

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNEL DEVELOPMENT LTD.

EIGHTH LEVEL
 FLOOR PLAN

DATE	PROJECT NO.
01/27/12	1253
DESIGNED BY	1253
CHECKED BY	1253
SCALE	1/2" = 1'-0"
PAGE NO.	1253

A-3.08



NOTES
 10. DIMENSIONS

NO.	DATE	REVISION
1	MARCH 2003	ISSUED FOR REVIEW
2	APRIL 2003	ISSUED FOR PERMIT
3	MAY 2003	REVISIONS FOR OVERLAYS
4	MAY 2003	REVISIONS FOR OVERLAYS
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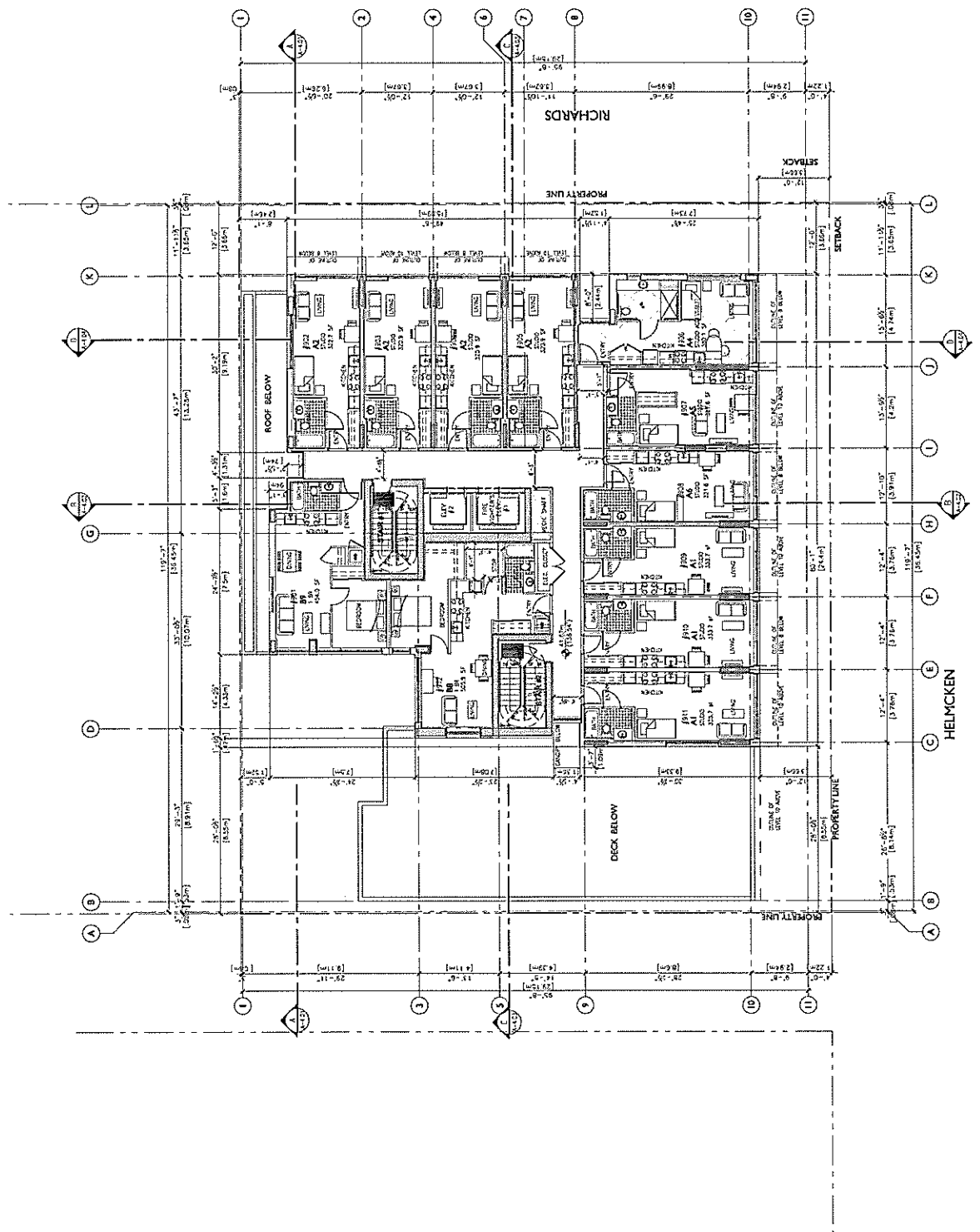
DPR # 116775
NEW JUBILEE HOUSE

1099 RICHARDS STREET
 VAN COUVER, B. C.
 FOR IRENHILL DEVELOPMENT LTD.

**NINTH LEVEL
 FLOOR PLAN**

DATE	MARCH 2003
DRAWN BY	V
CHECKED BY	K
SCALE	1/8" = 1'-0"
PROJECT NO.	1253

A-3.09





G. B. GARDNER ARCHITECTS, INC.
 100 RICHMOND AVENUE, SUITE 100
 WASHINGTON, DC 20004-1000
 TEL: 202-331-1000
 FAX: 202-331-1001
 WWW.GBGA.COM

NOTES
 1. SEE GENERAL NOTES

NO.	DATE	REVISIONS
1.	MARCH 2011	ISSUED FOR PERMIT
2.	APRIL 2011	ISSUED FOR REVIEW
3.	MAY 2011	ISSUED FOR PERMIT
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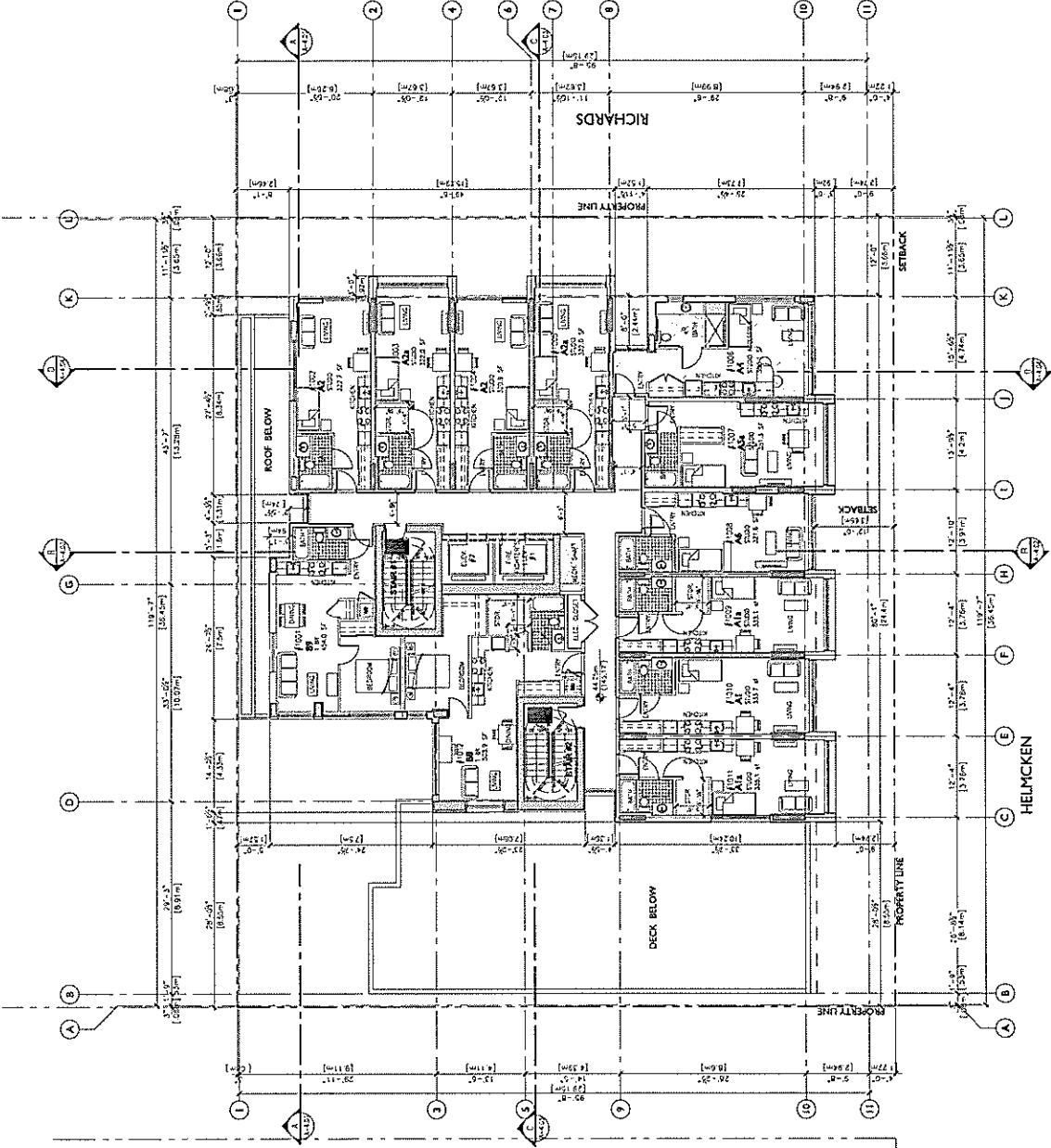
DPI DE 410775
 NEW JUBILEE HOUSE

1009 RICHARDS STREET
 WASHINGTON, DC
 FOR GREENHILL DEVELOPMENT LTD.

TENTH LEVEL
 FLOOR PLAN

DATE	10/20/2011
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SCALE	1/8" = 1'-0"
PROJECT NO.	1253

A-3.10



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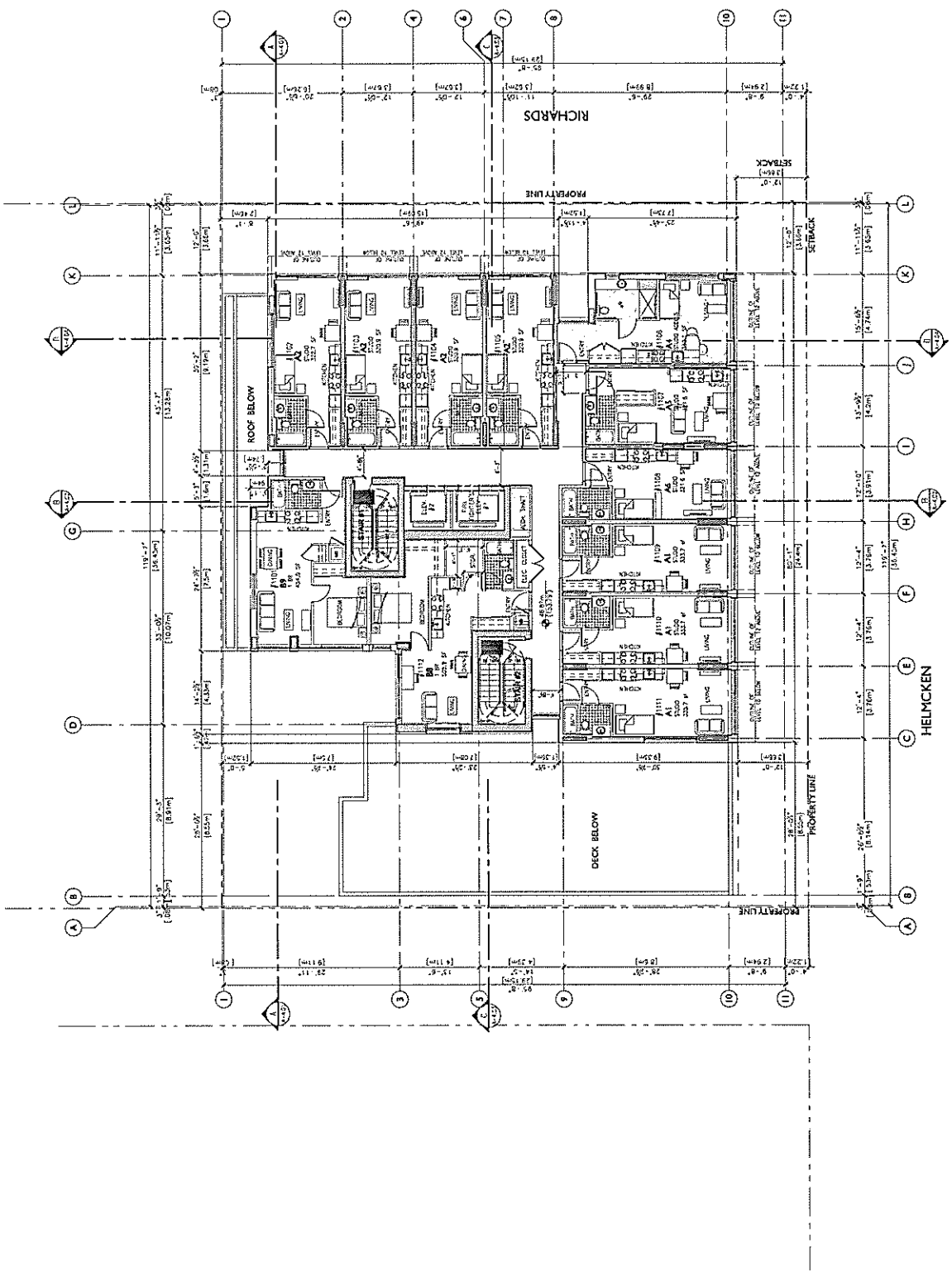
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8	SEP 17 2013	REVISIONS FOR COMMENTS
9	SEP 17 2013	REVISIONS FOR COMMENTS
10	NOV 15 2013	REVISIONS FOR COMMENTS
11	NOV 15 2013	REVISIONS FOR COMMENTS
12	NOV 15 2013	REVISIONS FOR COMMENTS



DWG NO: 110775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNHILL DEVELOPMENT LTD.

ELEVENTH LEVEL FLOOR PLAN
 DATE: MARCH 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/2" = 1'-0"
 PROJECT NO: 1253

A-3.11



NOTES
 TO ARCHITECT

NO.	DATE	REMARKS
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2	APRIL 2015	ISSUED FOR PERMIT
3	MAY 2015	ISSUED FOR EXCLUSIVE
4	MAY 2015	ISSUED FOR EXCLUSIVE
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6	JUNE 2015	ISSUED FOR EXCLUSIVE
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8	AUGUST 2015	ISSUED FOR EXCLUSIVE
9	SEPTEMBER 2015	ISSUED FOR EXCLUSIVE
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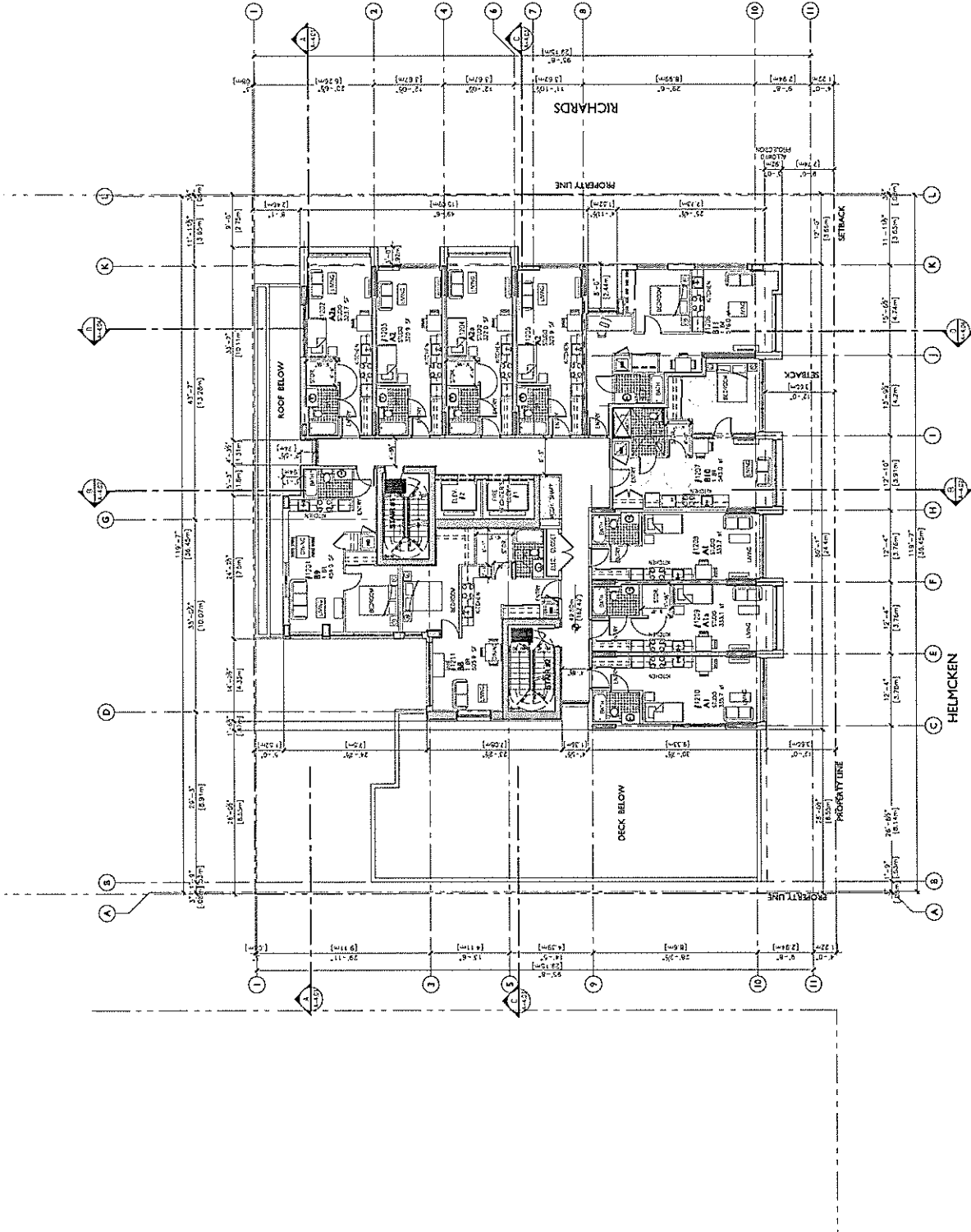


DPI DE 44075
NEW JUBILEE HOUSE
 1009 RICHARDS STREET
 VANCOUVER, BC
 FOR SHERILL DEVELOPMENT LTD.

**TWELFTH LEVEL
 FLOOR PLAN**

DATE	12/01/2015
DRAWN BY	KL
CHECKED BY	KL
TITLE	FLOOR PLAN
PROJECT NO.	1253

A-3.12



NOTE
 02 2019/04

NO.	DATE	REMARKS
1	MARCH 13/2019	ISSUED FOR PERMIT
2	APRIL 15/2019	ISSUED FOR PERMIT
3	MAY 15/2019	ISSUED FOR PERMIT
4	JULY 15/2019	ISSUED FOR PERMIT
5	SEPTEMBER 15/2019	ISSUED FOR PERMIT
6	NOVEMBER 15/2019	ISSUED FOR PERMIT
7	JANUARY 15/2020	ISSUED FOR PERMIT
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10	JULY 15/2020	ISSUED FOR PERMIT
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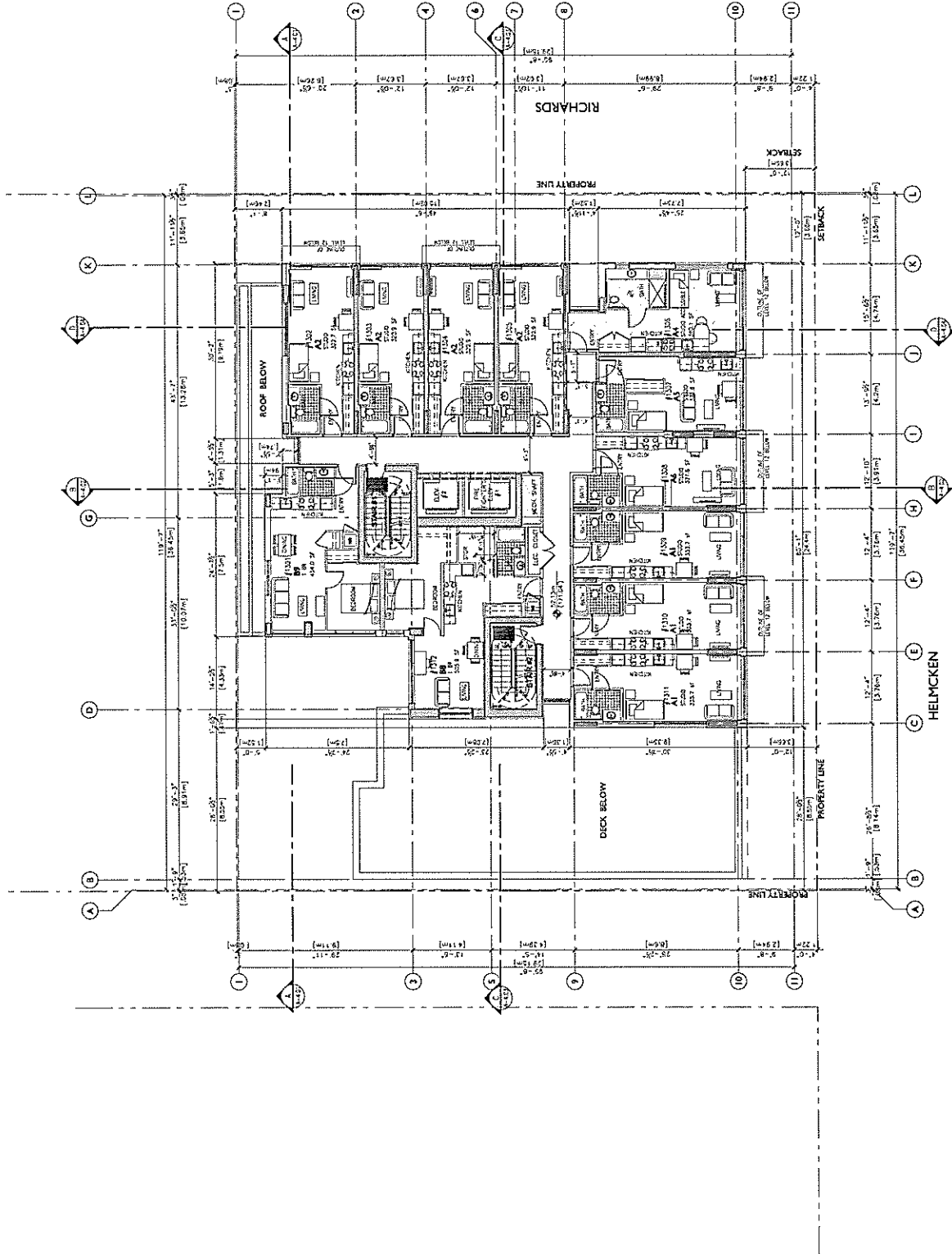
DPR DE 116775
NEW JUBILEE HOUSE

1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRANHILL DEVELOPMENT LTD

THIRTEENTH LEVEL
FLOOR PLAN

DATE	PROJECT NO.
11/15/2019	1253
11/15/2019	1253
11/15/2019	1253

A-3.13



FOR SITE DETAILS SUCH AS:
 - PROPOSED PLANTING DESIGN,
 - HARD SURFACES,
 - FENCE, GATES, AND
 - SHED STRUCTURES ON THE
 ROOF DECKS
 REFER TO LANDSCAPE ARCHITECTS
 DRAWINGS.

NOTES
 NO. DESCRIPTION

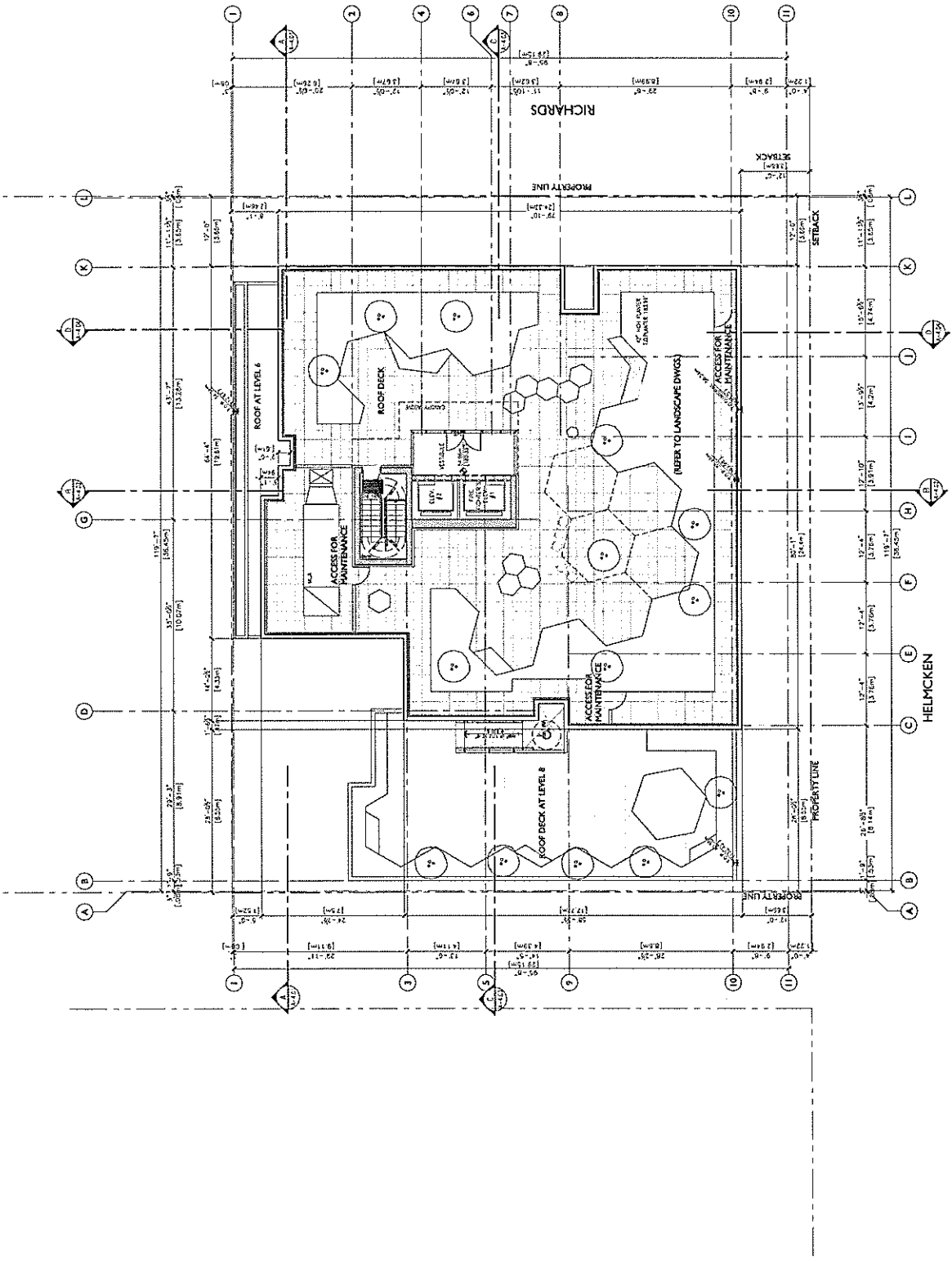
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6	MAY 15 2013	ISSUED FOR PERMIT
7	MAY 15 2013	ISSUED FOR PERMIT
8	MAY 15 2013	ISSUED FOR PERMIT
9	MAY 15 2013	ISSUED FOR PERMIT
10	MAY 15 2013	ISSUED FOR PERMIT
11	MAY 15 2013	ISSUED FOR PERMIT
12	MAY 15 2013	ISSUED FOR PERMIT



DWG NO. 110775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRIBHILL DEVELOPMENT LTD.

ROOF PLAN

DATE	PROJECT NO.
MARCH 2013	110775
DRAWN BY	1253
CHECKED BY	
FOU	
PROJECT NUMBER	



NOTES
 1. SEE PLAN

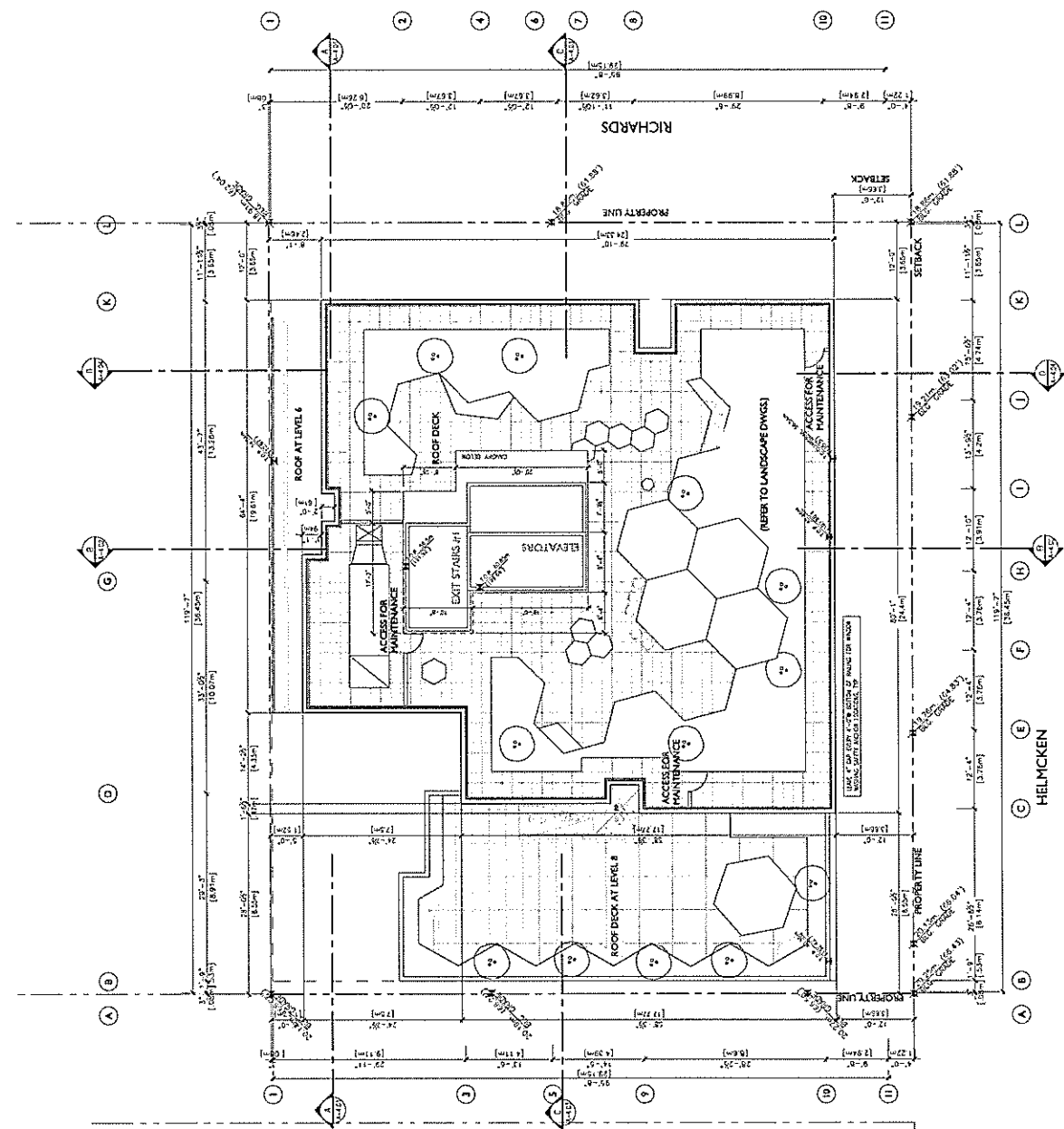
- REVISIONS
- | NO. | DATE | REVISION |
|-----|----------------|---------------------|
| 1 | MARCH 2015 | ISSUED FOR REVIEW |
| 2 | APRIL 2015 | REVISION FOR REVIEW |
| 3 | MAY 2015 | REVISION FOR REVIEW |
| 4 | JUNE 2015 | REVISION FOR REVIEW |
| 5 | JULY 2015 | REVISION FOR REVIEW |
| 6 | AUGUST 2015 | REVISION FOR REVIEW |
| 7 | SEPTEMBER 2015 | REVISION FOR REVIEW |
| 8 | OCTOBER 2015 | REVISION FOR REVIEW |
| 9 | NOVEMBER 2015 | REVISION FOR REVIEW |
| 10 | DECEMBER 2015 | REVISION FOR REVIEW |
| 11 | JANUARY 2016 | REVISION FOR REVIEW |
| 12 | FEBRUARY 2016 | REVISION FOR REVIEW |



DATE: 01/07/15
 PROJECT: NEW JUBILEE HOUSE
 1055 RICHARDS STREET
 VANCOUVER, BC
 FOR BREXILL DEVELOPMENT LTD.

ROOF PLAN
 ELEVATOR
 DATE: 01/07/15
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 SCALE: 1/253
 PROJECT NO: 1253

A-3.15





GLOBAL ARCHITECTS INC.
 1000 WEST 17TH AVENUE
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.8800
 WWW.GBLARCHITECTS.COM

NOTES:
 1. SEE DETAILS SUCH AS:
 - PROPOSED PLANTING DESIGN,
 - HARD SURFACES,
 - PROPOSED SCREENS AND
 - PROPOSED STRUCTURES ON THE
 ROOF DECKS.
 2. REFER TO LANDSCAPE ARCHITECTS
 FOR ALL LANDSCAPE AND
 3. FOR ALL STRUCTURAL
 COMPONENTS REFER TO STRUCTURAL
 DWGS

NOTES:
 NO. DATE REVISIONS

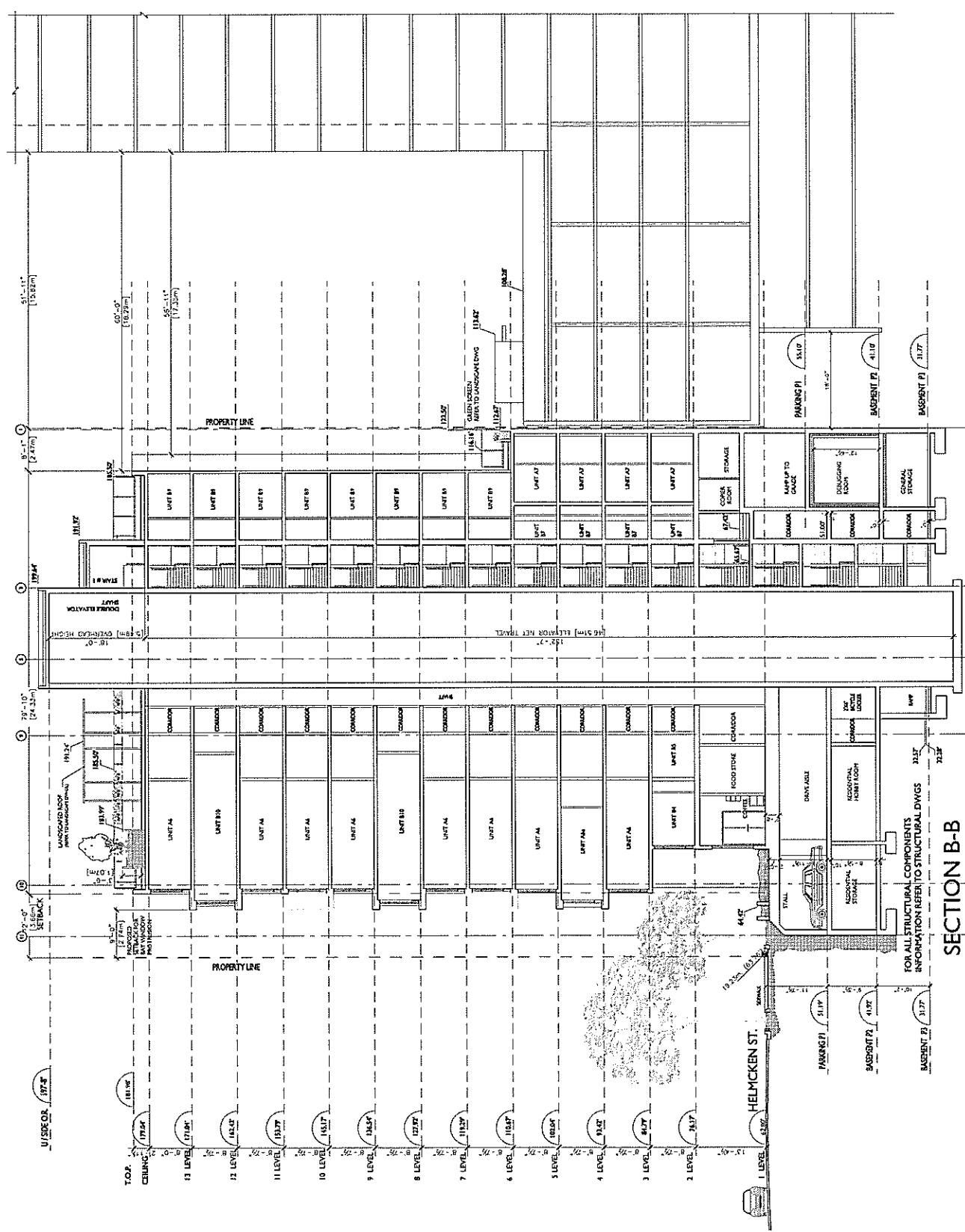
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2	APRIL 2018	ISSUE FOR REVIEW
3	MAY 2018	REVISIONS FOR COMMENTS
4	JUNE 2018	REVISIONS FOR COMMENTS
5	JULY 2018	REVISIONS FOR COMMENTS
6	AUGUST 2018	REVISIONS FOR COMMENTS
7	SEPTEMBER 2018	REVISIONS FOR COMMENTS
8	OCTOBER 2018	REVISIONS FOR COMMENTS
9	NOVEMBER 2018	REVISIONS FOR COMMENTS
10	DECEMBER 2018	REVISIONS FOR COMMENTS
11	JANUARY 2019	REVISIONS FOR COMMENTS
12	FEBRUARY 2019	REVISIONS FOR COMMENTS

DPR DE 416775
NEW JURILEE HOUSE
 1058 RICHARDS STREET
 VANCOUVER, B.C.
 FOX BIRNHEAD DEVELOPMENT LTD.

SECTION B-B

DATE: MARCH 2018
 DRAWN BY: J. LEE
 SCALE: 1/8" = 1'-0"
 PROJECT NO: 1253

A-4.02



Appendix: Page 29 of 46

SECTION B-B

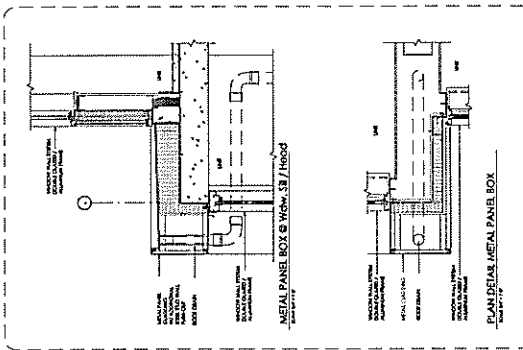
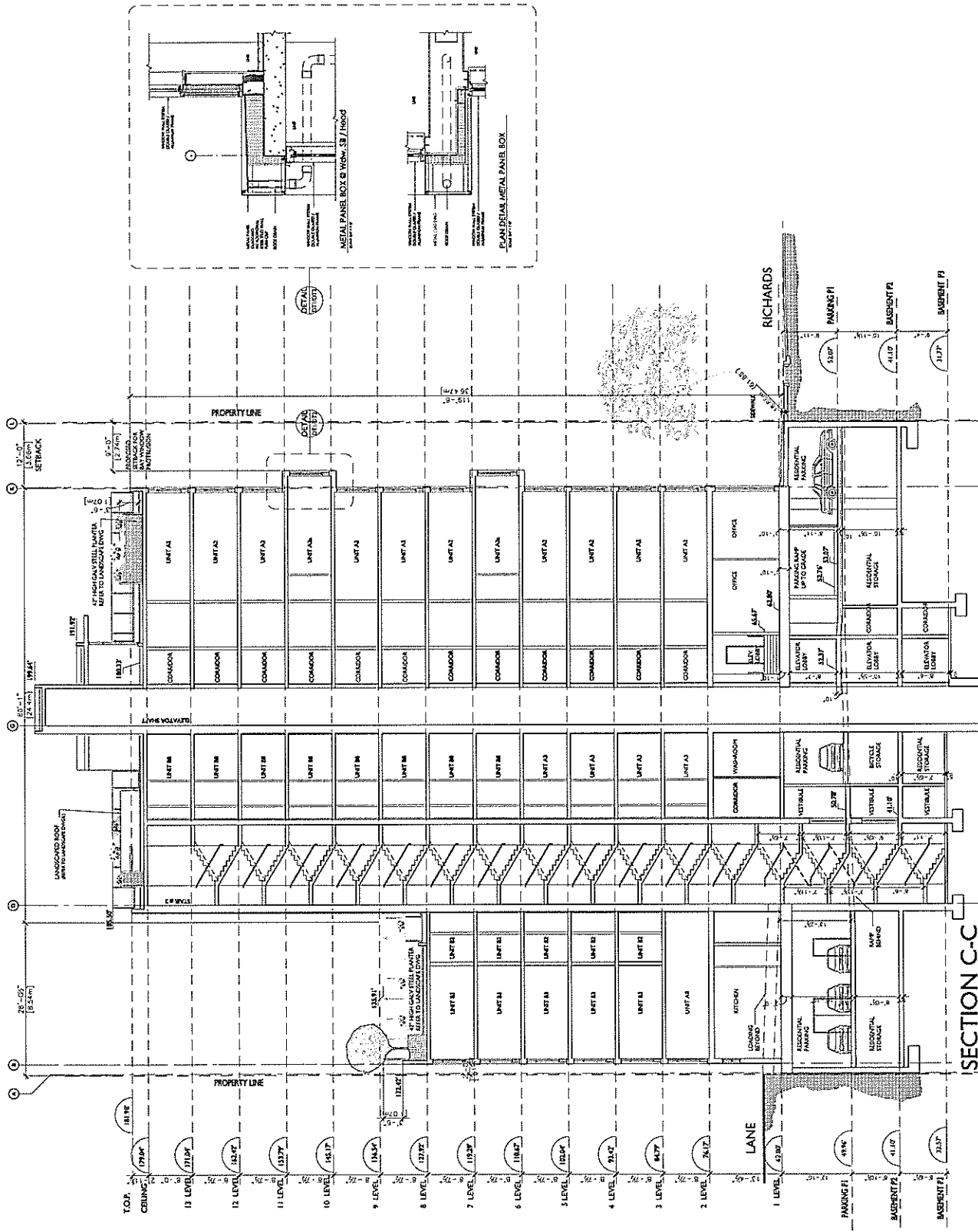
FOR ALL STRUCTURAL COMPONENTS
 INFORMATION REFER TO STRUCTURAL DWGS



GENERAL CONTRACTOR
 1000 WEST 17TH AVENUE
 DENVER, CO 80202-1000
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.GBLINC.COM

NOTES:
 1. SEE DETAILS SUCH AS:
 - PROPOSED FINISHES
 - HARD SURFACES
 - PAINTED SURFACES
 - PAINTED CEILING
 - PAINTED FLOORING
 REFER TO LANDSCAPE ARCHITECT'S
 ROOF DEIGNS
 2. FOR ALL STRUCTURAL
 COMPONENTS REFER TO STRUCTURAL
 DIVICE

REVISIONS
 NO. DATE REMARKS
 1. APRIL 13, 2011
 2. MARCH 18, 2011
 3. APRIL 13, 2011
 4. MAY 17, 2011
 5. JUNE 14, 2011
 6. JULY 11, 2011
 7. AUGUST 1, 2011
 8. SEPTEMBER 1, 2011
 9. OCTOBER 1, 2011
 10. NOVEMBER 1, 2011
 11. DECEMBER 1, 2011



DRP DE 46775
 NEW JUBILEE HOUSE

1089 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNELL DEVELOPMENT LTD.

SECTION C-C

DATE: AUG 13, 2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 1253

A-4.03



NOTE: SEE DETAILS SUCH AS:
 - PROPOSED PLANTING DESIGN,
 - HARD SURFACES,
 - FINISHES, MATERIALS,
 - FINISH SCHEDULES ON THE
 ROOF DECKS.
 REFER TO LANDSCAPE ARCHITECTS
 DRAWINGS FOR FINISHES.
 2. FOR ALL STRUCTURAL
 COMPONENTS REFER TO STRUCTURAL
 DWGS.

NOTES
 NO. 10/20/2014

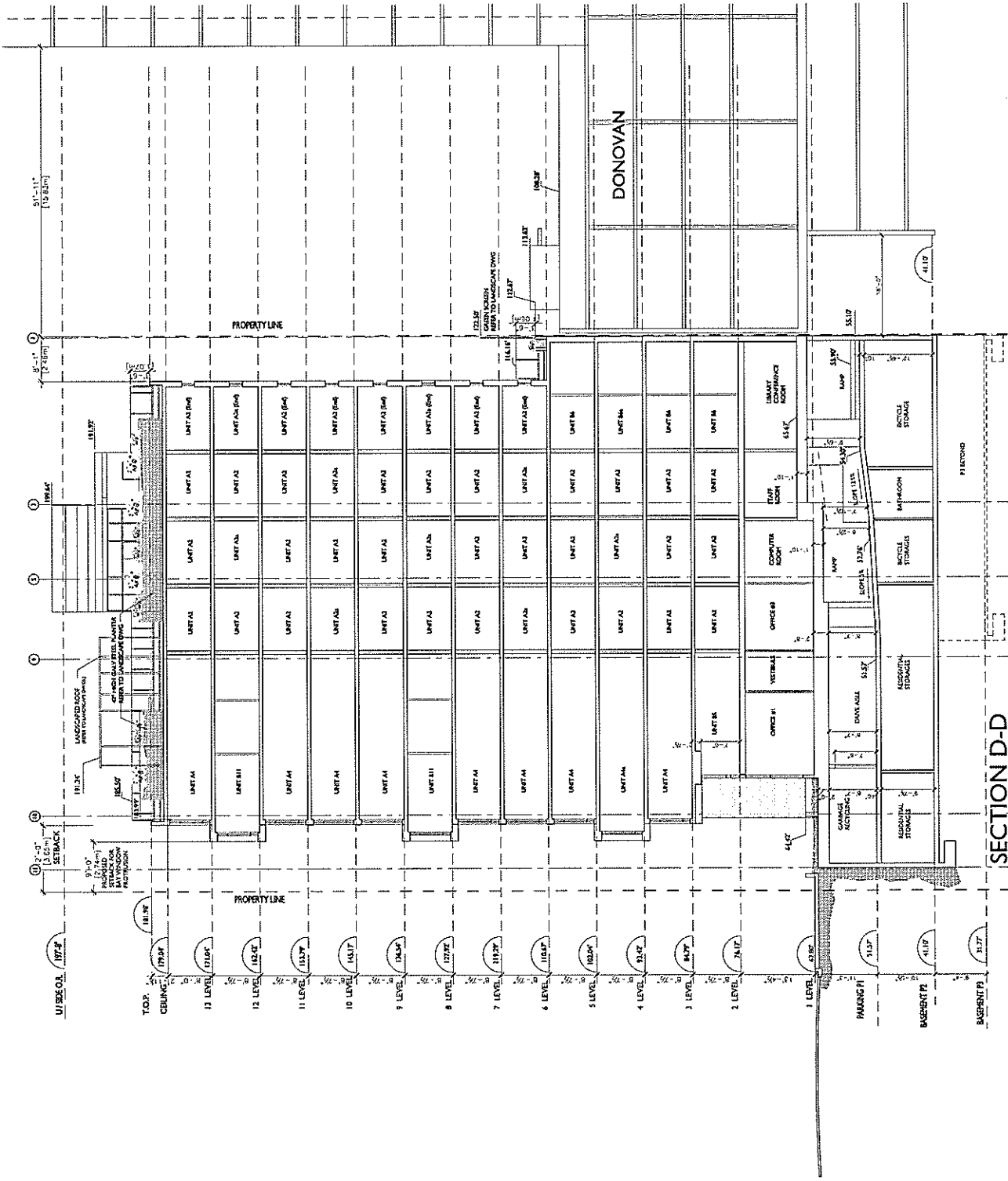
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11	JANUARY 2015	ISSUED FOR PERMIT
12	FEBRUARY 2015	ISSUED FOR PERMIT

DWG DE-140775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BREATHILL DEVELOPMENT LTD

SECTION D-D

DATE: OCT 1 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/253
 PROJECT: [Name]

A-4.04





GBL ARCHITECTS INC.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T1
 TEL: 604-275-1111 FAX: 604-275-1112
 WWW.GBLARCHITECTS.COM

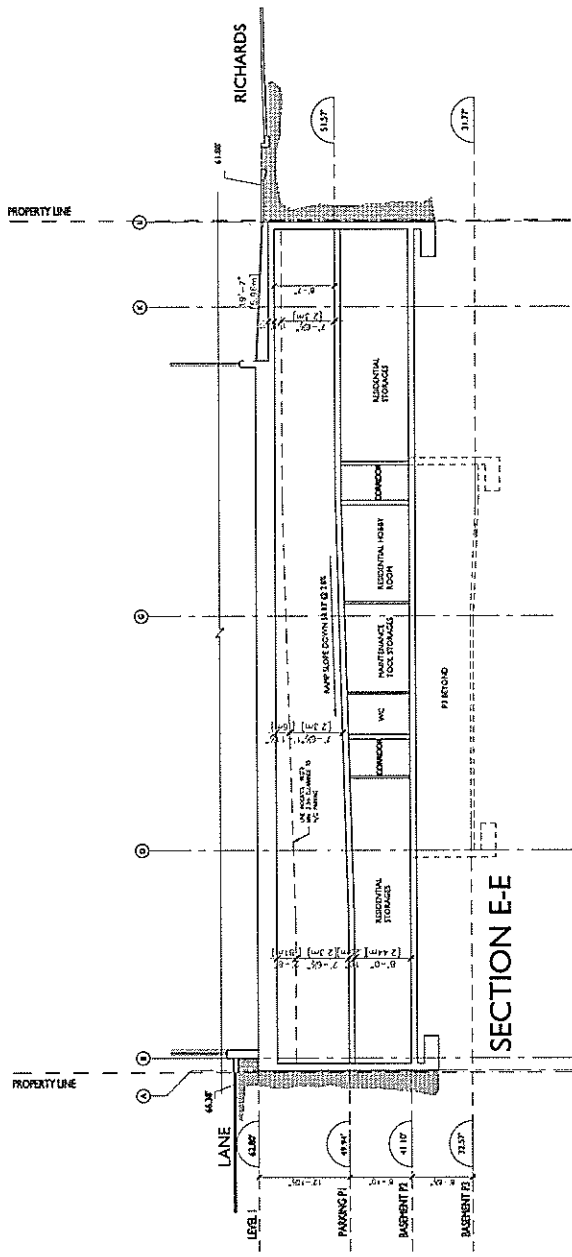
NOTES:
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 - PROPOSED PLANTING DESIGN,
 - HARD SURFACES,
 - FENCES, GATES, LIGHTING,
 - STAIRS, STRUCTURES ON THE
 ROOF DECKS
 REFER TO LANDSCAPE ARCHITECT'S
 DRAWINGS.
 2. FOR ALL STRUCTURAL
 COMPONENTS REFER TO STRUCTURAL
 DWGS

REVISIONS

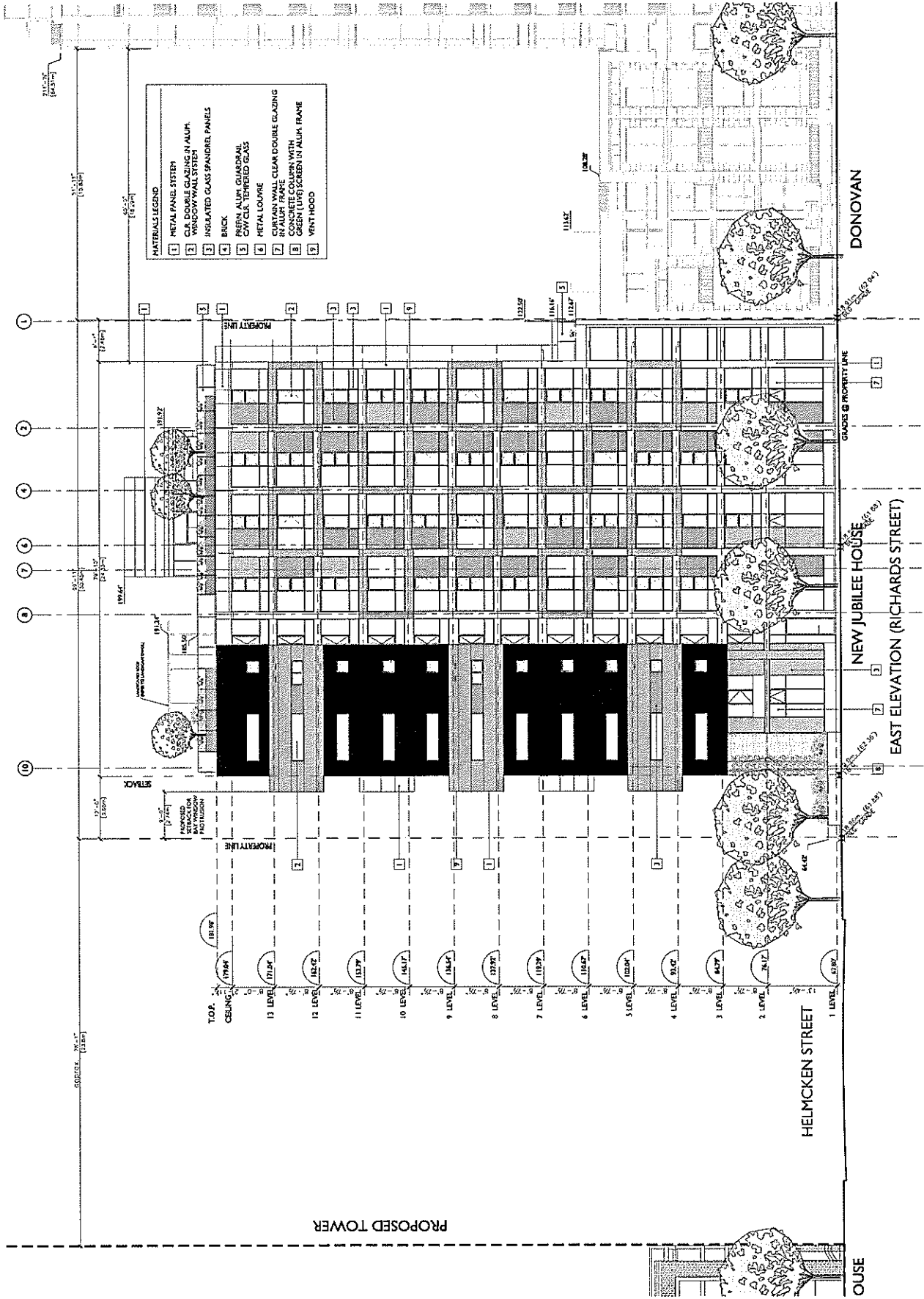
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DATE: 11/17/11
 DRAWN BY: J. P. YIP
 CHECKED BY: J. P. YIP
 PROJECT: 1253
 PARTIAL SEC-E-E

NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BREXPHIL DEVELOPMENT LTD



PROPOSED TOWER



MATERIALS LEGEND

1	METAL PANEL SYSTEM
2	CLG DOUBLE GLAZING IN ALUM. WINDOW WALL SYSTEM
3	INSULATED GLASS SPANDREL PANELS
4	BRICK
5	PERFIN ALUM. GUARDRAIL
6	CW/CLG. THERMED GLASS
7	METAL LOUVER
8	CURTAIN WALL CLEAR DOUBLE GLAZING IN ALUM. FRAME
9	CONCRETE COLUMN WITH GREEN (LUG) SCREEN IN ALUM. FRAME
10	VENT HOOD

REVISIONS

NO.	DATE	REVISIONS
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2	APRIL 1975	ISSUED FOR REVIEW
3	MAY 1975	ISSUED FOR REVIEW
4	JULY 1975	REVISION 118 OUTLAYS
5	AUG 1975	REVISION 119 OUTLAYS
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7	OCT 1975	REVISION 121 OUTLAYS
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DATE: 09/01/1975
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 1253
 PROJECT NAME: NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNHILL DEVELOPMENT LTD.
EAST ELEVATION



- MATERIALS LEGEND**
- 1 METAL PANEL SYSTEM
 - 2 CLR. DOUBLE GLAZING IN ALUM. WINDOW WALL SYSTEM
 - 3 INSULATED GLASS SPANDREL PANELS
 - 4 BRACK
 - 5 BRKRN. ALUM. GUARDRAIL
 - 6 CWY CLR. THERMED GLASS
 - 7 METALLOMRE
 - 8 CURTAIN WALL CLEAR DOUBLE GLAZING IN ALUM. FRAME
 - 9 CONCRETE COLUMN WITH GREEN (LWS) SCREEN IN ALUM. FRAME
 - 10 VENT HOOD

NOTES

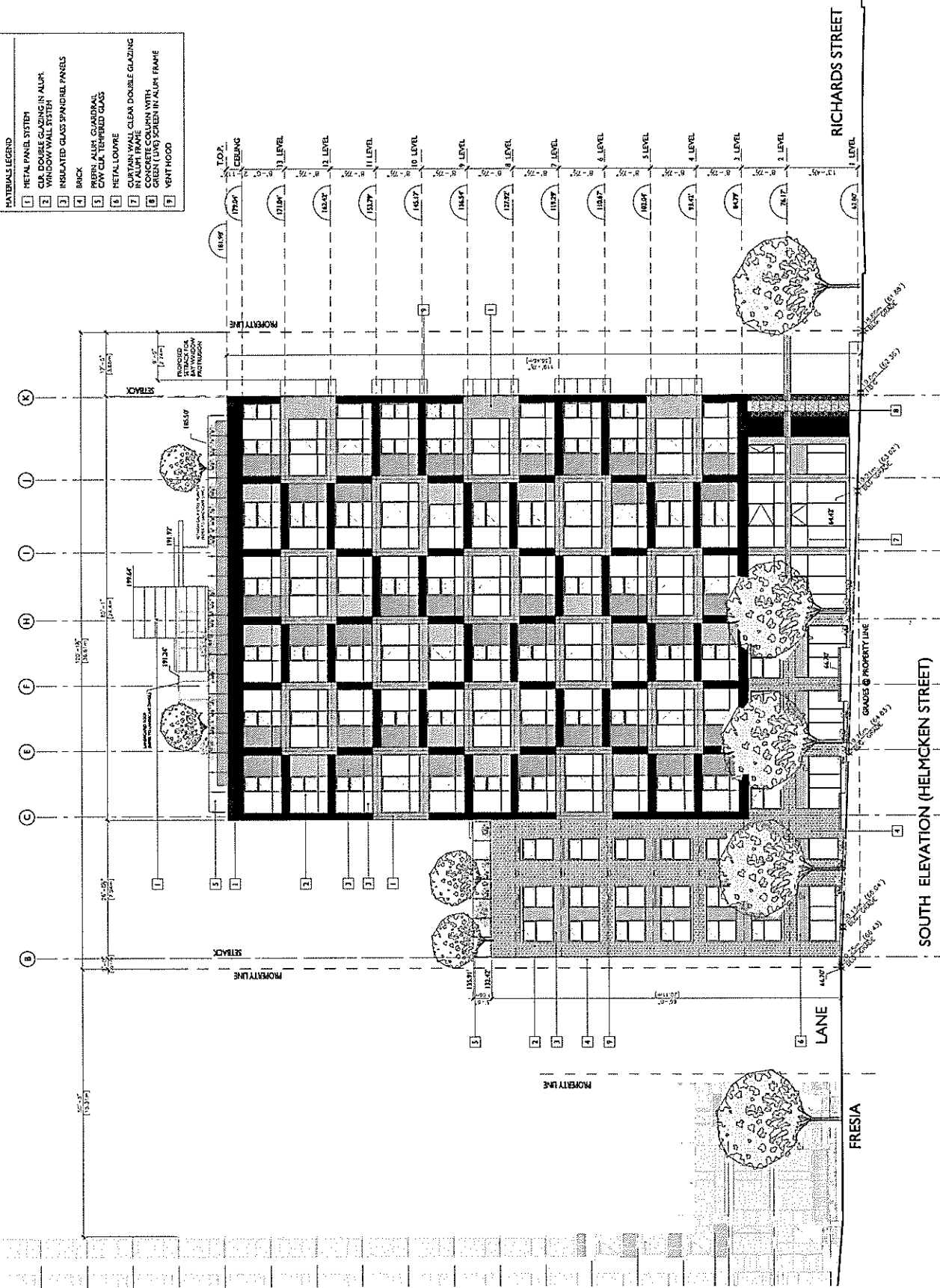
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REVISIONS

NO.	DATE	REVISIONS
1	MARCH 1978	ISSUED FOR REVIEW
2	APRIL 1978	ISSUED FOR REVIEW
3	APRIL 1978	ISSUED FOR REVIEW
4	APRIL 1978	ISSUED FOR REVIEW
5	APRIL 1978	ISSUED FOR REVIEW
6	APRIL 1978	ISSUED FOR REVIEW
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12	APRIL 1978	ISSUED FOR REVIEW
13	APRIL 1978	ISSUED FOR REVIEW
14	APRIL 1978	ISSUED FOR REVIEW
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17	APRIL 1978	ISSUED FOR REVIEW
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19	APRIL 1978	ISSUED FOR REVIEW
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100	APRIL 1978	ISSUED FOR REVIEW

DATE: 11/14/75
 DRAWN BY: J. B. BURNETT
 CHECKED BY: J. B. BURNETT
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1253

A-5.02

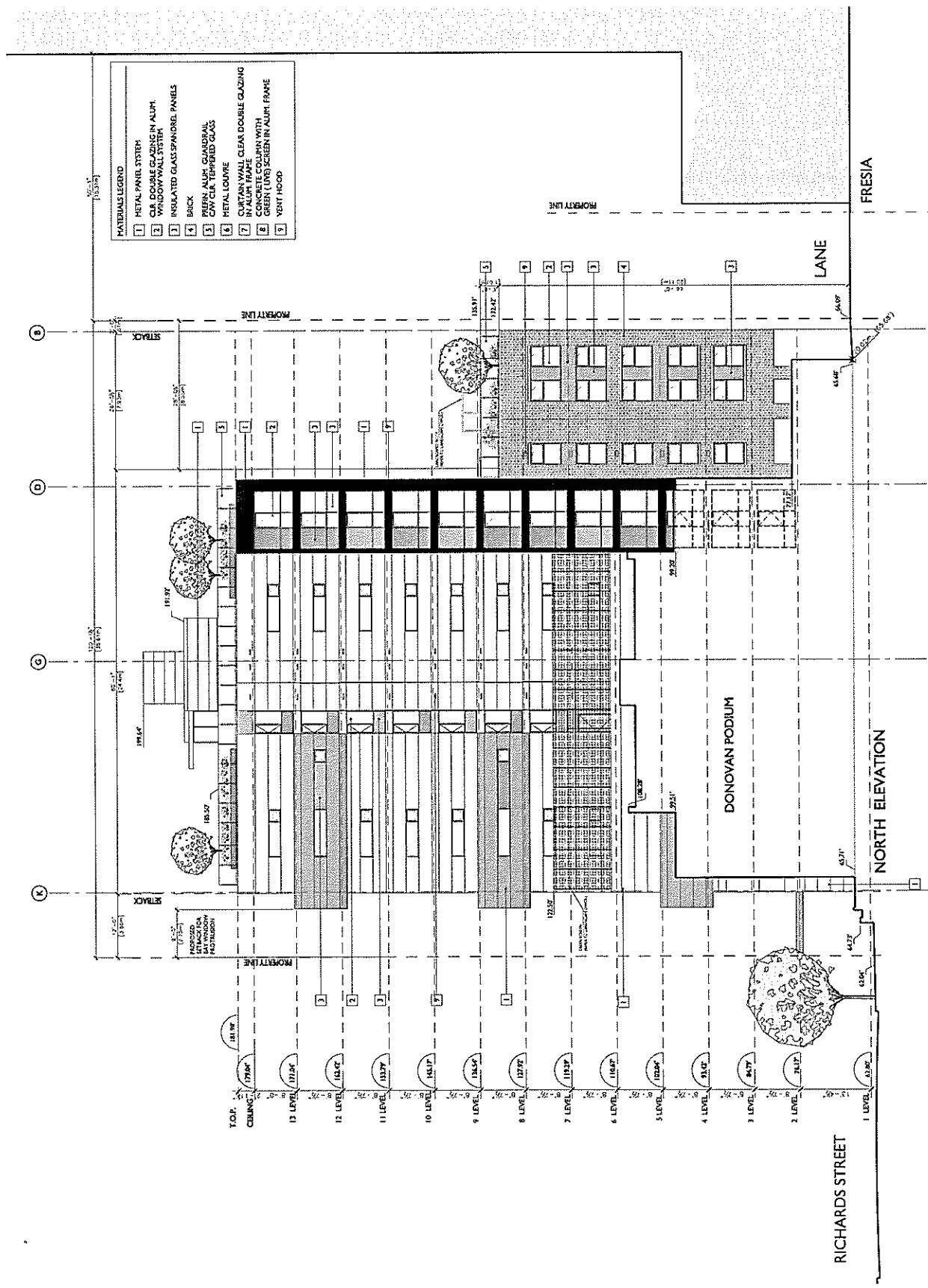


NOTES
 NO. 10/10/10

REVISIONS
 NO. DATE REVISION
 1. 10/10/10 INITIAL DESIGN
 2. 11/10/10 REVISED PER REVIEW
 3. 12/10/10 REVISED PER REVIEW
 4. 01/11/11 REVISED PER REVIEW
 5. 02/11/11 REVISED PER REVIEW
 6. 03/11/11 REVISED PER REVIEW
 7. 04/11/11 REVISED PER REVIEW
 8. 05/11/11 REVISED PER REVIEW
 9. 06/11/11 REVISED PER REVIEW
 10. 07/11/11 REVISED PER REVIEW
 11. 08/11/11 REVISED PER REVIEW
 12. 09/11/11 REVISED PER REVIEW

DES: DR-11/17/15
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNHILL DEVELOPMENT LTD
NORTH ELEVATION

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



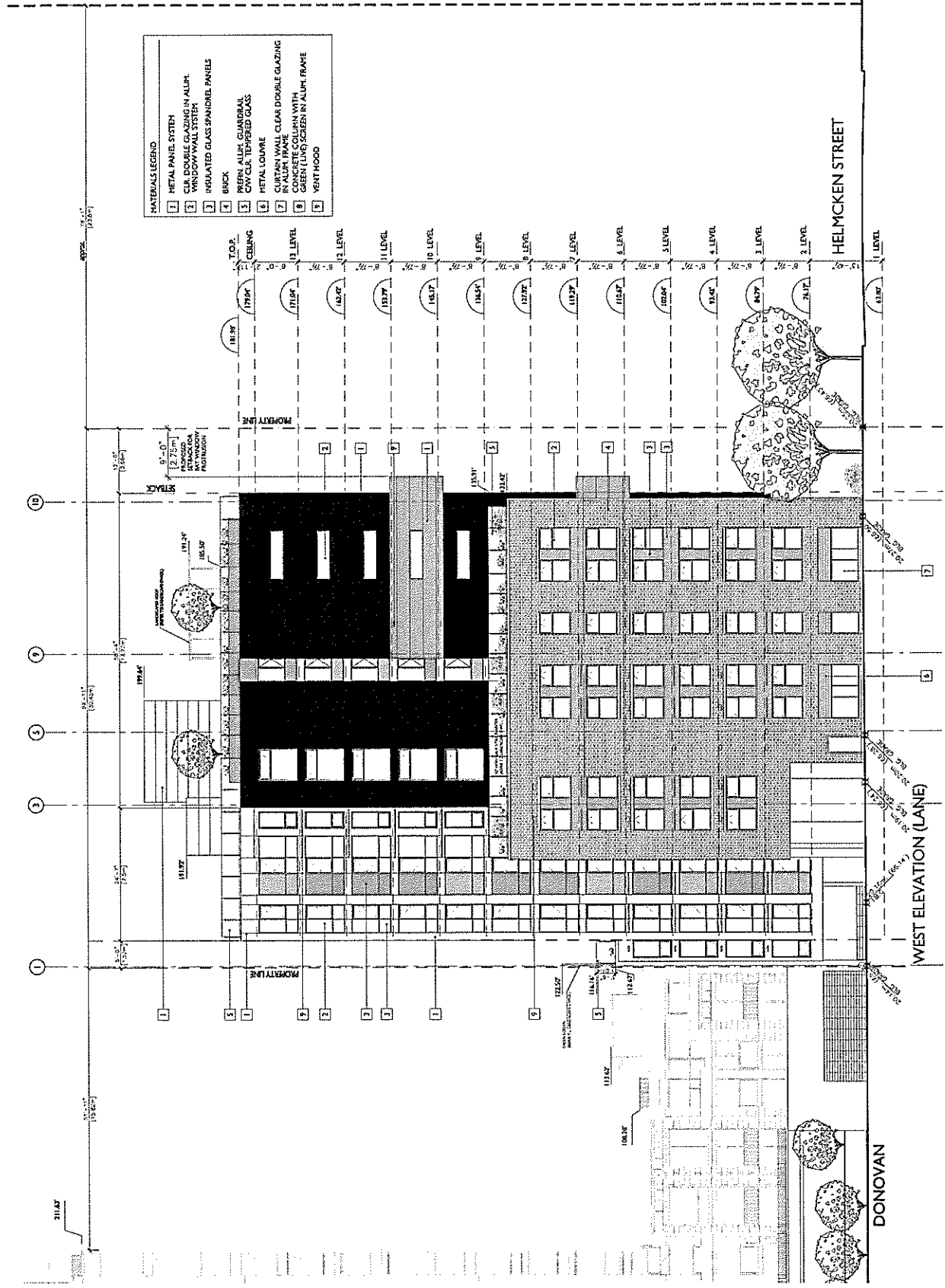
NOTES
 1. SEE GENERAL NOTES

REVISIONS
 NO. DATE REVISION
 1. MARCH 11, 2013 ISSUED FOR PERMIT
 2. APRIL 11, 2013 ISSUED FOR PERMIT
 3. APRIL 11, 2013 ISSUED FOR PERMIT
 4. APRIL 11, 2013 ISSUED FOR PERMIT
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 12. APRIL 11, 2013 ISSUED FOR PERMIT

DATE: 11/07/13
 PROJECT: NEW JUBILEE HOUSE
 ADDRESS: 1099 RICHARDS STREET
 LOCATION: VANCOUVER, B.C.
 CLIENT: FOR BRENNHILL DEVELOPMENT LTD.
 DRAWING: WEST ELEVATION

DATE: MARCH 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 1253

A-5.04



- MATERIALS LEGEND**
- 1 METAL PANEL SYSTEM
 - 2 CLR. DOUBLE GLAZING IN ALUM. WINDOW WALL SYSTEM
 - 3 INSULATED GLASS SPANDREL PANELS
 - 4 BRICK
 - 5 PREFIN. ALUM. GUARDRAIL CW CLR. THERMED GLASS
 - 6 METAL LOUVER
 - 7 CURTAIN WALL CLEAR DOUBLE GLAZING IN ALUM. FRAME
 - 8 CONCRETE COLUMN WITH GREEN LONG JACKEN IN ALUM. FRAME
 - 9 ROOF HOOD



GLOBAL ARCHITECTURE INC.
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 1T6
 TEL: 604.681.1111
 WWW.GBLARCHITECTURE.COM

NOTE:
 1. SEE PLAN

- REVISIONS
- NO. DATE REMARKS
 - 1. MARCH 14, 2013 ISSUED FOR REVIEW
 - 2. MARCH 14, 2013 ISSUED FOR REVIEW
 - 3. APRIL 24, 2013 ISSUED FOR REVIEW
 - 4. APRIL 24, 2013 ISSUED FOR REVIEW
 - 5. APRIL 24, 2013 ISSUED FOR REVIEW
 - 6. APRIL 24, 2013 ISSUED FOR REVIEW
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 - 11. APRIL 24, 2013 ISSUED FOR REVIEW

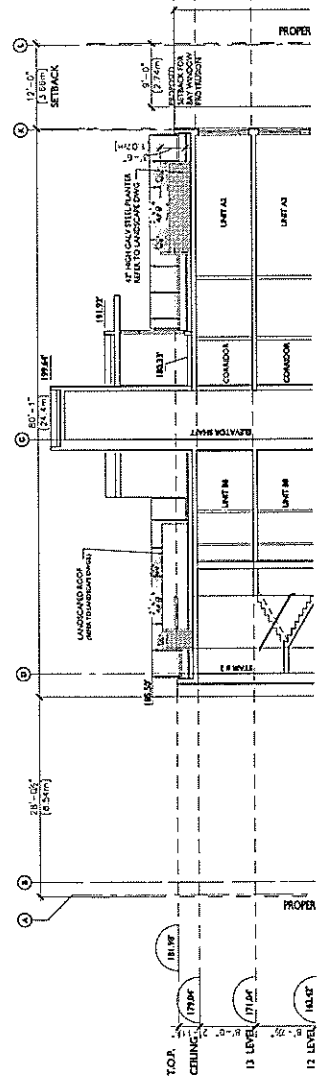
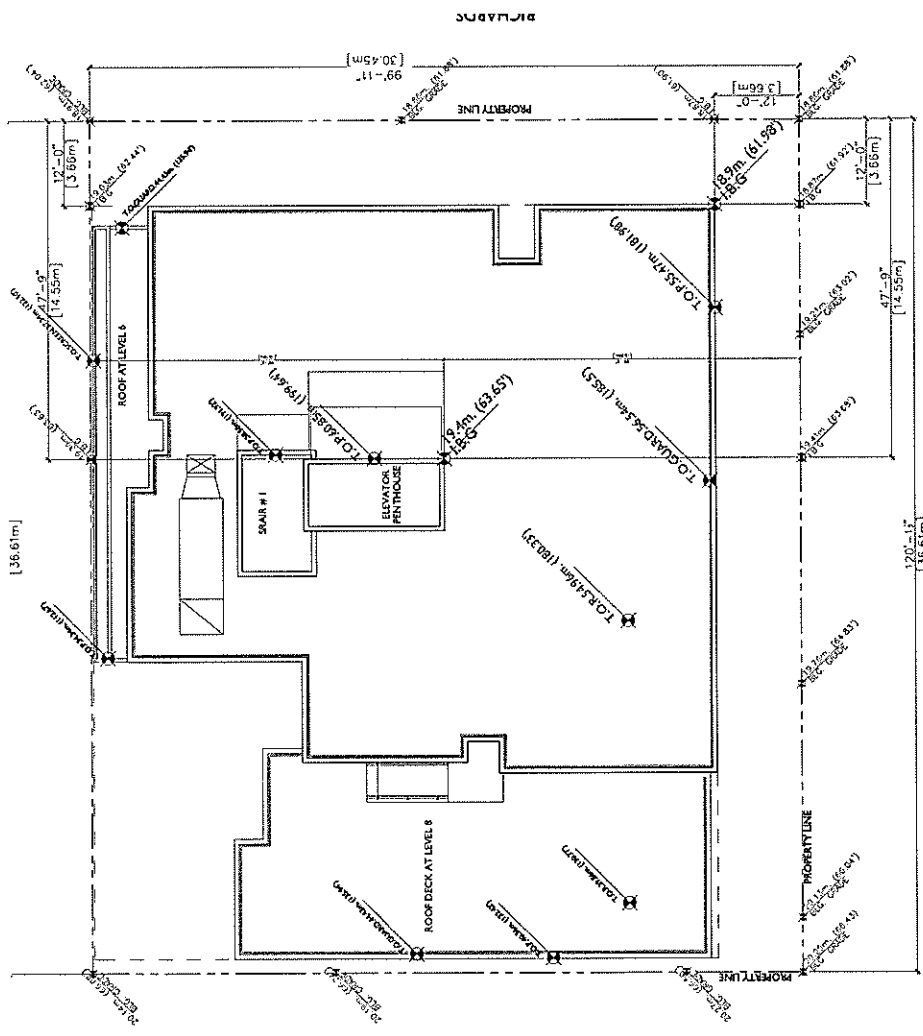


DPN/DE-146775
NEW JUBILEE HOUSE
 1099 RICHARDS STREET
 VANCOUVER, B.C.
 FOX BRENHILL DEVELOPMENT LTD.

BUILDING HEIGHT CALCULATION

DATE: JAN 17, 2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 1253
 PROJECT NO.: 146775

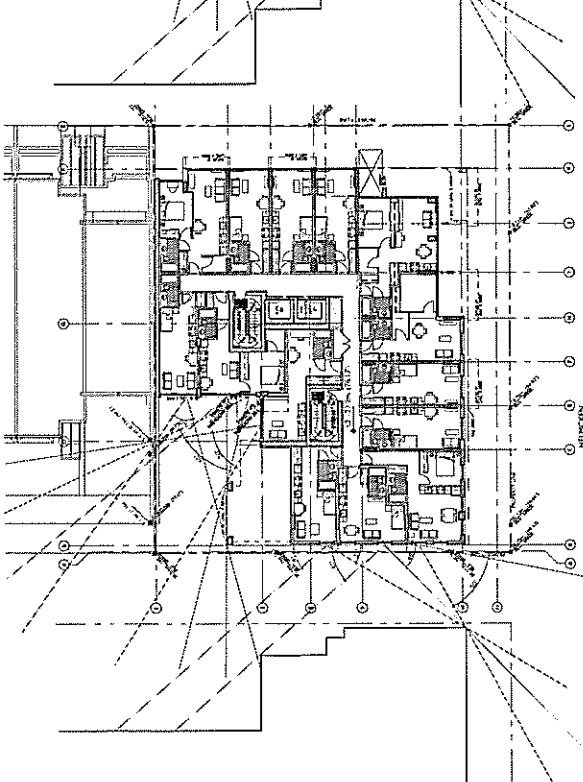
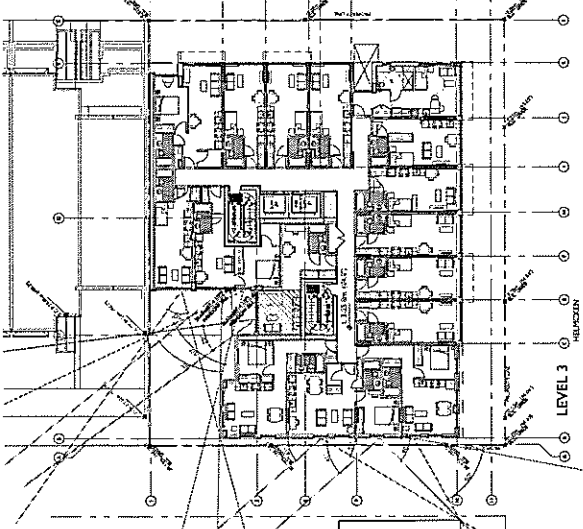
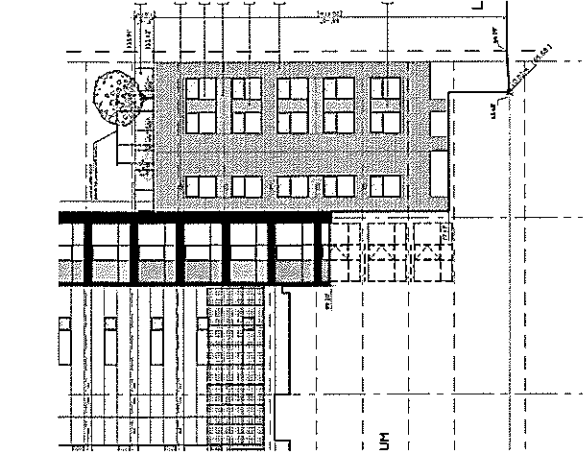
A-6.01



HEIGHT CALCULATION

DESCRIPTION	HEIGHT (ft)	HEIGHT (m)
LOWEST IBG	51.98	15.80
RESIDENTIAL T.O.P.	181.68	55.47
RESIDENTIAL T.O.P. (Glass Guard)	185.50	56.54
ELEVATOR PENTHOUSE T.O.P.	185.64	56.85
FROM RESIDENTIAL T.O.P.	133.70	40.80
FROM T.O. GLASS GUARD	133.52	40.76
FROM ELEVATOR PENTHOUSE T.O.P.	137.66	41.95

NOTES

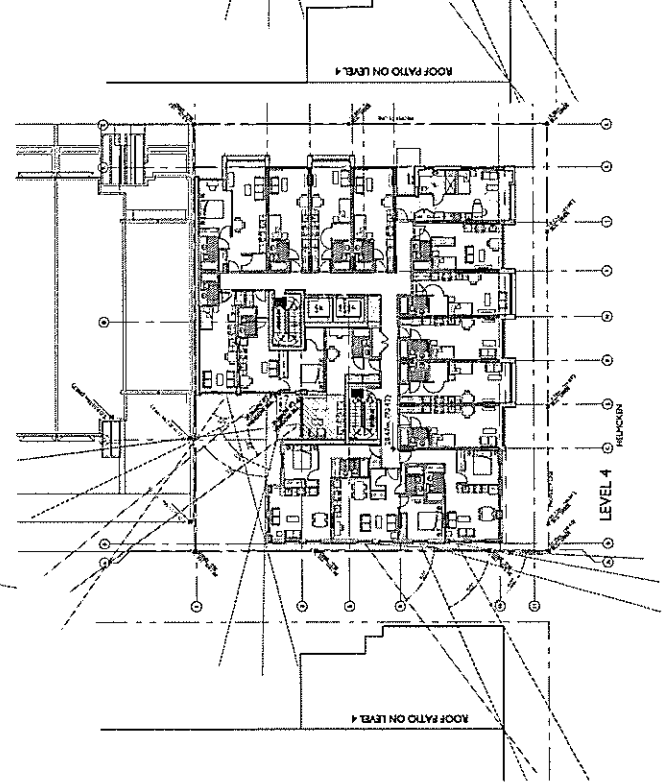
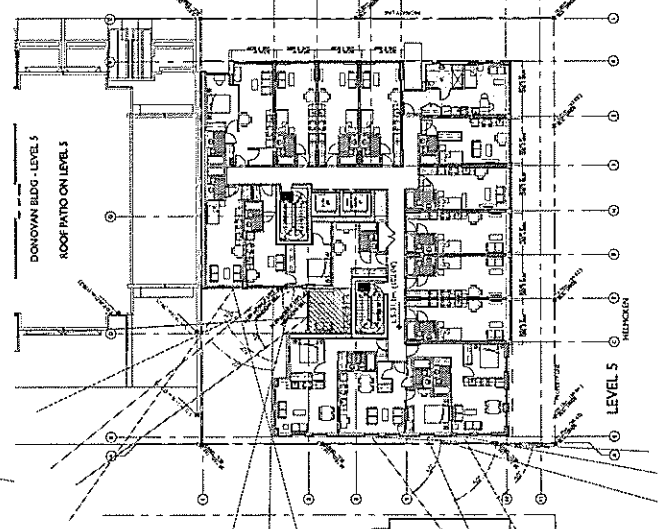
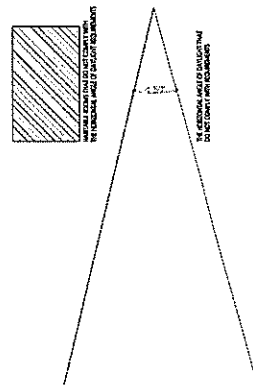


- REVISIONS
- | NO. | DATE | REMARKS |
|-----|------------|------------------------|
| 1 | MARCH 2014 | ISSUED FOR REVIEW |
| 2 | APRIL 2014 | ISSUED FOR REVIEW |
| 3 | MAY 2014 | REVISIONS FOR COMMENTS |
| 4 | MAY 2014 | REVISIONS FOR COMMENTS |
| 5 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 6 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 7 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 8 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 9 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 10 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 11 | JUNE 2014 | REVISIONS FOR COMMENTS |
| 12 | JUNE 2014 | REVISIONS FOR COMMENTS |



DWG NO: 104775
NEW JUBILEE HOUSE
 1058 RICHARDS STREET
 VANCOUVER, B.C.
 FOR BRENNILL DEVELOPMENT LTD.

HORIZONTAL ANGLE OF DAYLIGHT
 DATE: JAN 13 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/253
 JOB NUMBER: [Number]



711 West Hastings Street
 Suite 200
 Vancouver, BC V6C 1A5
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.considereddesign.com

General notes
 This drawing is an instrument of service prepared by the Architect in accordance with the provisions of the Architects Act and the Architectural Act. It is to be used for the construction of the building only. It is not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for the accuracy of the information provided by the client or for the construction of the building. The Architect is not responsible for the design of the building or for the construction of the building. The Architect is not responsible for the design of the building or for the construction of the building.

DATE 23.04.2013
BY DP MURRAY
DATE 14.11.2013

REVISION 6
DATE 18.04.2013
DATE 14.11.2013

PROJECT NEW JUBILEE HOUSE

LOT 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DRAWING CONCEPT DESIGN, 8TH FLOOR FLOOR PLAN

SCALE



7

SCALE 1:100 METRIC
DATE 23.04.2013
BY DP MURRAY
DATE 14.11.2013

PROJECT NEW JUBILEE HOUSE

ALL PLANTS TO BE SUPPLIED BY OTHERS
 ALL PLANT MATERIAL TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR PLANT
 MATERIALS IN THE CANADIAN MARKET

REVISIONS TO BE MADE BY THE ARCHITECT
 REVISIONS TO BE MADE BY THE ARCHITECT
 REVISIONS TO BE MADE BY THE ARCHITECT

CONCRETE FINISHES TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR CONCRETE
 FINISHES IN THE CANADIAN MARKET

PAINTS TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR PAINTS
 IN THE CANADIAN MARKET

GLASS TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR GLASS
 IN THE CANADIAN MARKET

ALUMINUM TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ALUMINUM
 IN THE CANADIAN MARKET

STEEL TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR STEEL
 IN THE CANADIAN MARKET

WOOD TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR WOOD
 IN THE CANADIAN MARKET

ROOFING TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ROOFING
 IN THE CANADIAN MARKET

MECHANICAL TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR MECHANICAL
 IN THE CANADIAN MARKET

ELECTRICAL TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ELECTRICAL
 IN THE CANADIAN MARKET

PLUMBING TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR PLUMBING
 IN THE CANADIAN MARKET

HEATING TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR HEATING
 IN THE CANADIAN MARKET

Cooling TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR COOLING
 IN THE CANADIAN MARKET

VENTILATION TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR VENTILATION
 IN THE CANADIAN MARKET

ACoustics TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ACOUSTICS
 IN THE CANADIAN MARKET

Lighting TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR LIGHTING
 IN THE CANADIAN MARKET

Security TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR SECURITY
 IN THE CANADIAN MARKET

Accessibility TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ACCESSIBILITY
 IN THE CANADIAN MARKET

Energy TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ENERGY
 IN THE CANADIAN MARKET

Water TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR WATER
 IN THE CANADIAN MARKET

Waste TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR WASTE
 IN THE CANADIAN MARKET

Indoor Air TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR INDOOR AIR
 IN THE CANADIAN MARKET

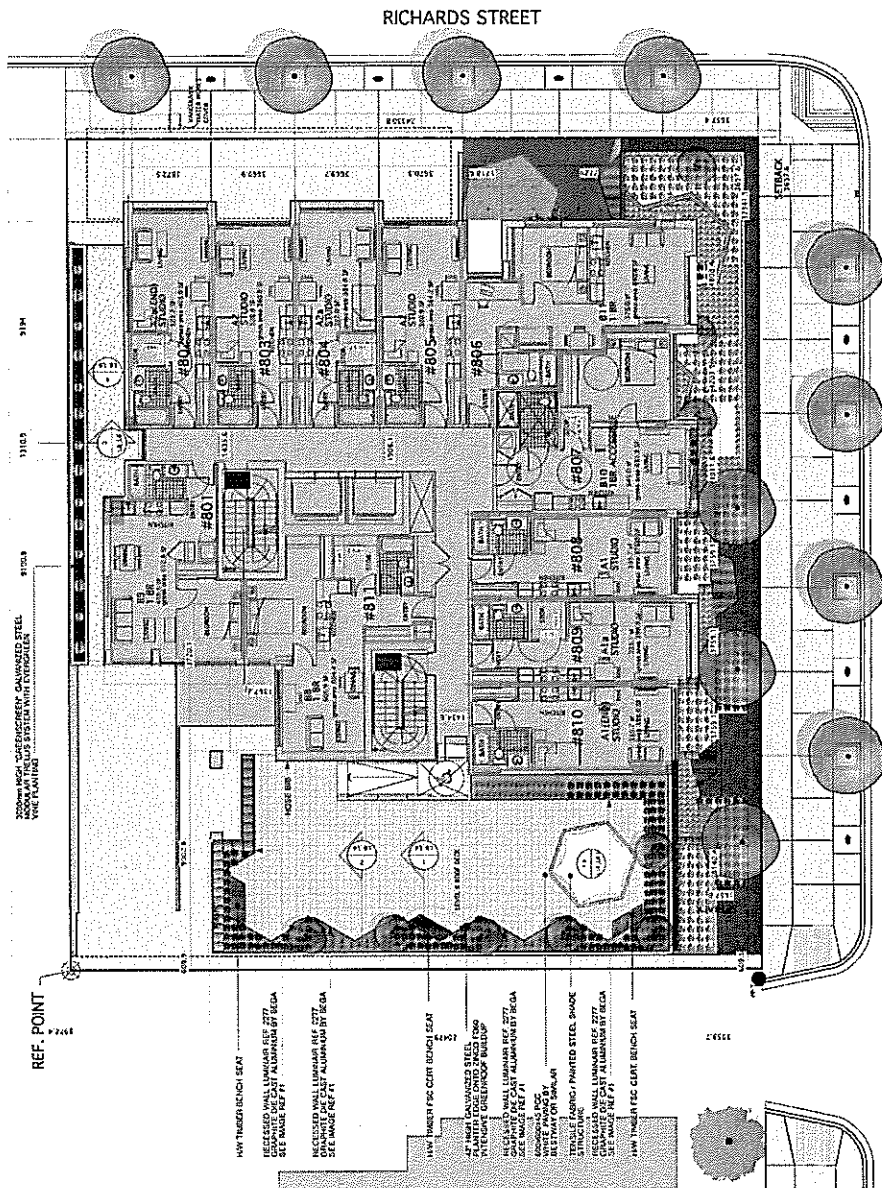
Outdoor Air TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR OUTDOOR AIR
 IN THE CANADIAN MARKET

Microclimate TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR MICROCLIMATE
 IN THE CANADIAN MARKET

Thermal TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR THERMAL
 IN THE CANADIAN MARKET

Acoustic TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR ACOUSTIC
 IN THE CANADIAN MARKET

Light TO BE SPECIFIED TO CONFORM TO THE
 REQUIREMENTS OF THE CANADIAN STANDARD FOR LIGHT
 IN THE CANADIAN MARKET



8TH FLOOR GENERAL ARRANGEMENT

1 8TH FLOOR GENERAL ARRANGEMENT

ID	Qty	Material Name	Common Name	Scheduled Size	Remarks
AP0	6	Aceo pantheon 'Shikasha'	Japanese Akoya	111.5m x 113	Fx & Buhy
LP	33	Unoga musashi	Uy Tort	150m x 100	Fx & Buhy
LP	7	Lonera japonica / Hulanu	Hot 9 Japanese Honeyuckle	45 Cor	Fx & Buhy
OP	100	Onygiopsis darwiniana	Black Mondo Grass	41 Cor	Fx & Buhy
TR	24	Tournefortia bicolor	Hot 2 Year	54 B&D	Fx & Buhy
TR	9	Trochodendron aralioides	Sour Japanese	43 Cor	Fx and bushy plants

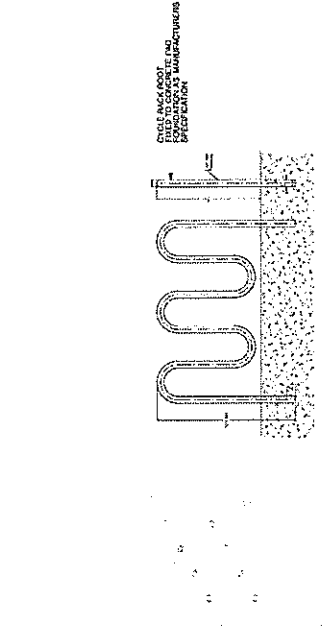
721 W. Lakeshore Dr. #100
 Vancouver, BC V6V 1A6
 604.273.3444
 www.considereddesign.com

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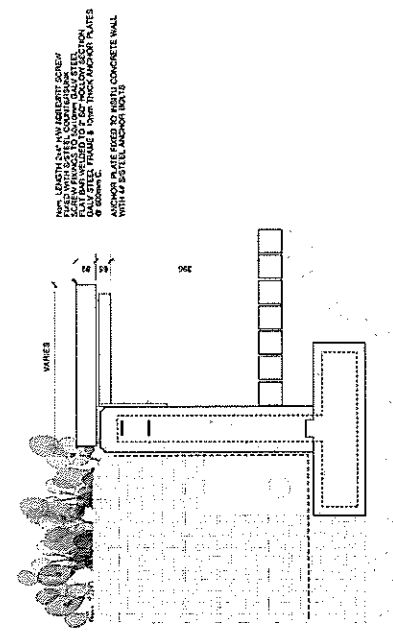
DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor. Use of a tape measure is permitted. The contractor shall be responsible for the accuracy of all dimensions shown on this drawing. Use of a tape measure is permitted. The contractor shall be responsible for the accuracy of all dimensions shown on this drawing.

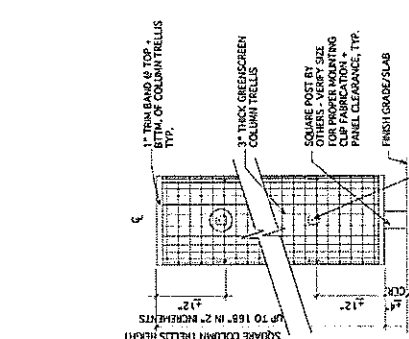
DATE: 14.11.2013
 DRAWN BY: DP PRITCHARD



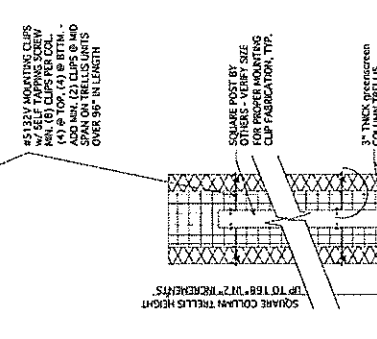
5 RELIANCE FOUNDARY R-8240-SS STAINLESS STEEL BIKE RACK
 U.L.J.6 Scale: 1:20



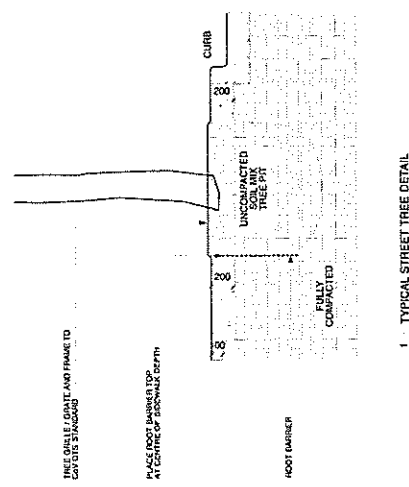
6 TYPICAL SECTION THROUGH BENCH
 U.L.J.6 Scale: 1:10



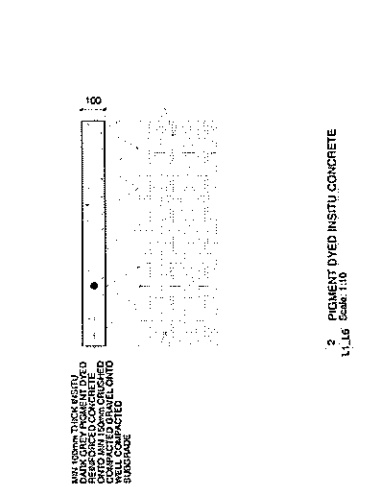
4 STANDARD SQUARE COLUMN TRELLIS SYSTEM
 U.L.J.6 Scale: 1:10



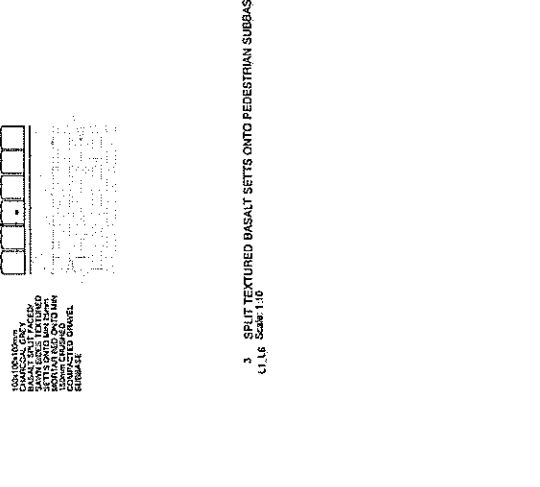
4 STANDARD SQUARE COLUMN TRELLIS SYSTEM
 U.L.J.6 Scale: 1:10



1 TYPICAL STREET TREE DETAIL
 U.L.J.6 Scale: 1:20



2 PIGMENT DYED INSTU CONCRETE
 U.L.J.6 Scale: 1:10



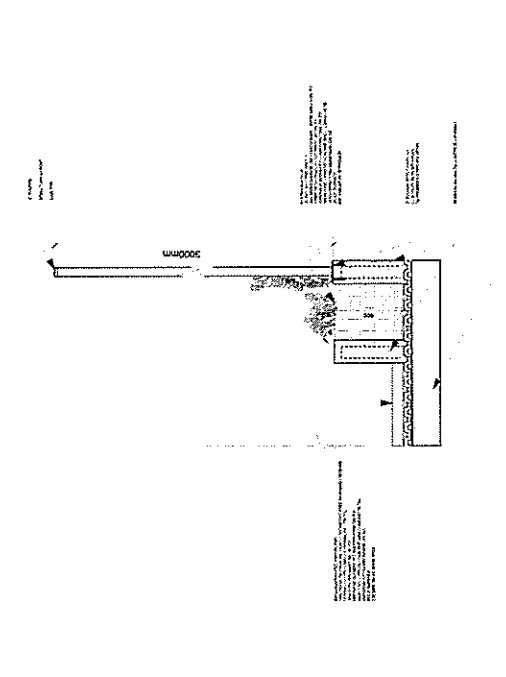
3 SPLIT TEXTURED BASALT SETTIS ONTO PEDESTRIAN SUBBASE
 U.L.J.6 Scale: 1:10

1750 W. 10th Street
 Vancouver, BC
 V6H 2Y6
 Canada
 Tel: 604.681.4444
 Fax: 604.681.4444
 Email: info@considereddesign.com
 Website: www.considereddesign.com

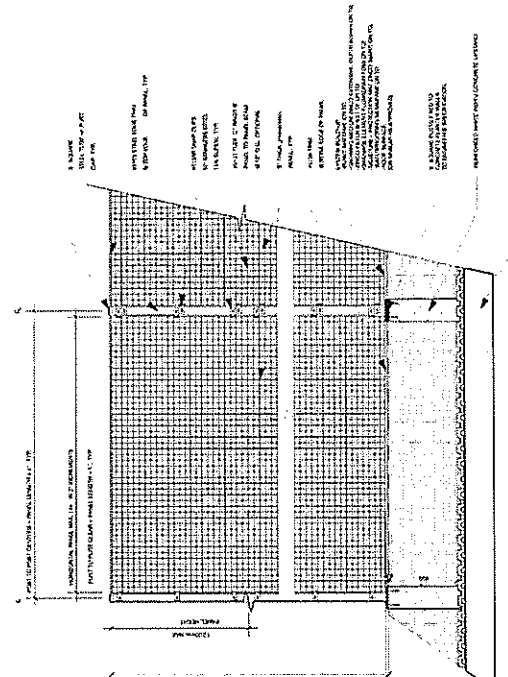
GENERAL NOTES
 1. The contractor shall be responsible for obtaining all necessary permits and approvals for this project.
 2. All dimensions are to be taken from the finished ground level unless otherwise specified.
 3. All work shall be done in accordance with the applicable building codes and standards.
 4. The contractor shall be responsible for protecting all existing utilities and structures.
 5. All materials and workmanship shall be subject to inspection and approval by the relevant authorities.
 6. The contractor shall be responsible for obtaining all necessary insurance and bonds.
 7. The contractor shall be responsible for obtaining all necessary permits and approvals for this project.
 8. All dimensions are to be taken from the finished ground level unless otherwise specified.
 9. All work shall be done in accordance with the applicable building codes and standards.
 10. The contractor shall be responsible for protecting all existing utilities and structures.
 11. All materials and workmanship shall be subject to inspection and approval by the relevant authorities.
 12. The contractor shall be responsible for obtaining all necessary insurance and bonds.

Issue: 04/09
 Date: 23.04.2013
 14.11.2013

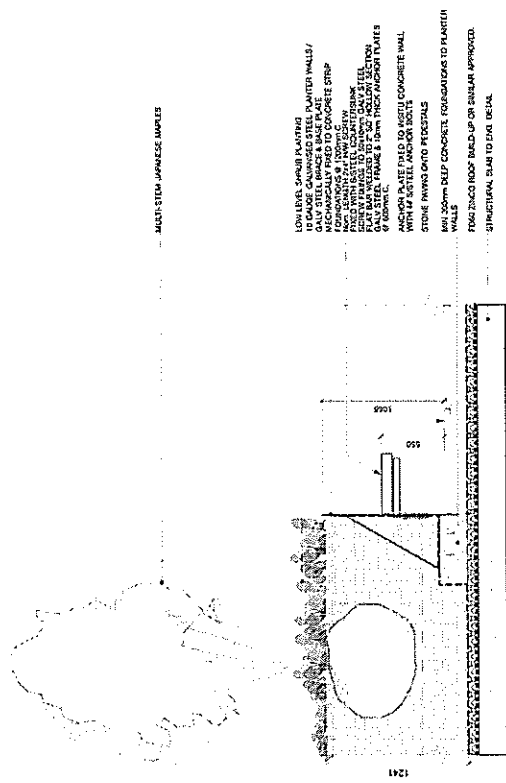
Revision: A
 Date: 14.11.2013



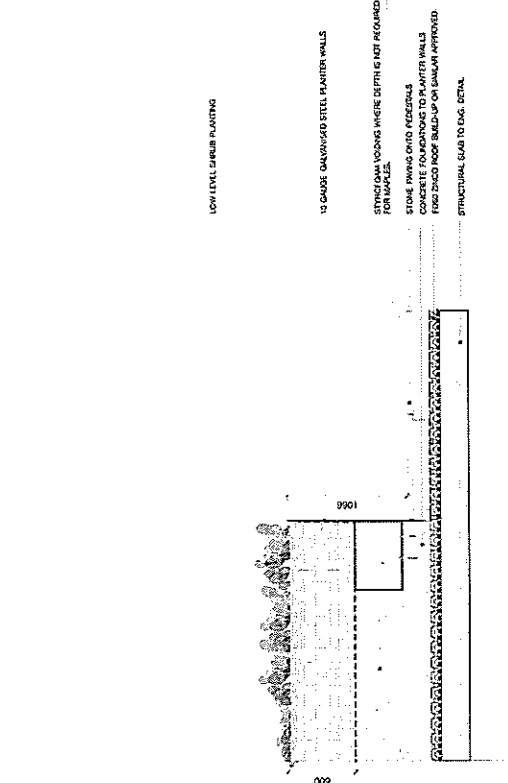
3. TYPICAL SECTION THROUGH GREENSCREEN
 L8_L6 Scale: 1:20



4. TYPICAL ELEVATION THROUGH GREENSCREEN
 L8_L6 Scale: 1:20



1. TYPICAL SECTION THROUGH ROOF TREE PLANTER
 L8_L6 Scale: 1:20



2. TYPICAL SECTION THROUGH ROOF PLANTER
 L8_L6 Scale: 1:20



721 Levee Highway, Suite 100
 Newbury Park, CA 91320
 (805) 499-1100
 www.considereddesign.com

This is a permit for construction of a structure. It is not a permit for the structure to be used for any other purpose. All information shown on this drawing shall be used in full compliance with the applicable building code. DO NOT SCALE FROM THIS DRAWING. All dimensions are to be verified by the contractor. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws and regulations. Date: 14.11.2019

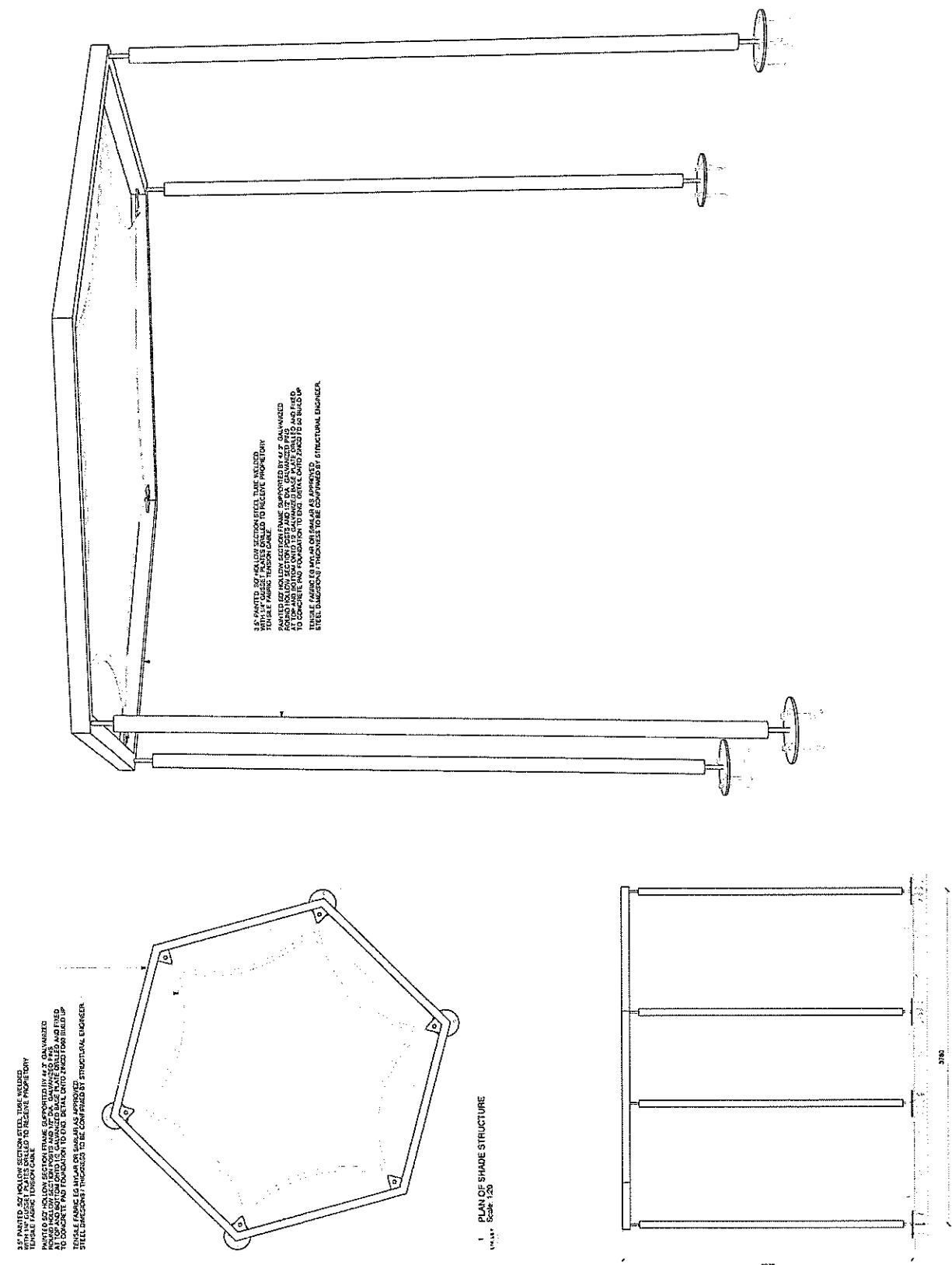
revision	date

Project: NEW JUBILEE HOUSE
 Title: LOT 20, 21, 22, 23, BLK 184, D.L.S.H., PLAN 210

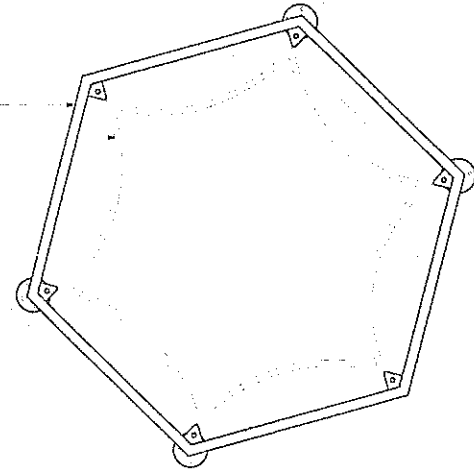
Drawing: TYPICAL SHADE STRUCTURE DETAILS
 Date:



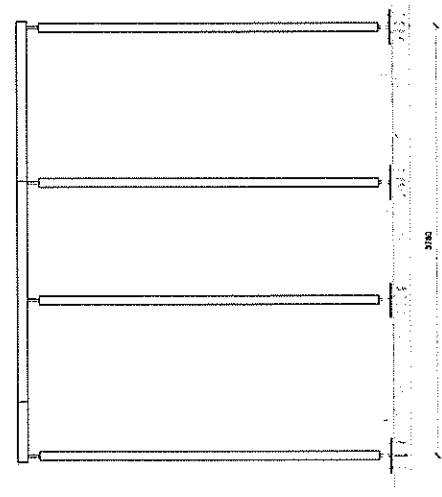
Scale: AS SHOWN
 Drawn: JP
 Checked: JP
 Date: 2019.02.22
 Number: L14_L6.1



3/4" PAINTED 30" HOLLOW SECTION STEEL TUBE WELDED TO 1/2" THICK FLANGE TUBULAR CABLE.
 PAINTED 30" HOLLOW SECTION FRAME SUPPORTED BY 4"x7" GALVANIZED STEEL TUBULAR CABLE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. TO CONCRETE AND FOUNDATION TO END DETAIL INTO ANGLES FOR BUILT UP STEEL BRACKET. DIMENSIONS TO BE CONFIRMED BY STRUCTURAL ENGINEER.



1 PLAN OF SHADE STRUCTURE
 Scale: 1/20



2 ELEVATION SHADE STRUCTURE
 Scale: 1/20

3/4" PAINTED 30" HOLLOW SECTION STEEL TUBE WELDED TO 1/2" THICK FLANGE TUBULAR CABLE.
 PAINTED 30" HOLLOW SECTION FRAME SUPPORTED BY 4"x7" GALVANIZED STEEL TUBULAR CABLE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. TO CONCRETE AND FOUNDATION TO END DETAIL INTO ANGLES FOR BUILT UP STEEL BRACKET. DIMENSIONS TO BE CONFIRMED BY STRUCTURAL ENGINEER.



3 PERSPECTIVE VIEW SHADE STRUCTURE
 Scale: 1/40

DEFINITIONS

Social Housing” means rental housing:

- (a) in which at least 30% of the dwelling units are occupied by households with incomes below housing income limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, which may include households such as those that receive Income Assistance or rent supplements or basic Old Age Security pension and Guaranteed Income Supplement or disability assistance or War Veterans Allowance;
- (b) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada; and
- (c) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require, provided that such housing commitments must meet subsection (a) and, if financially viable, may exceed subsection (a) in order to address local needs;

except that in the HA-2 district; in the area of the FC-1 district located north of National Avenue; in the area of the M-1, I-2, RT-3 and RM-3A districts located north of Venables Street, Malkin Avenue and Prior Street, south of Hastings Street, east of Gore Avenue and west of Clark Drive; in the Downtown-Eastside Oppenheimer district; and in the area of the Downtown district denoted as C2 on Map 1 of the Downtown Official Development Plan; social housing means rental housing:

- (d) in which at least one third of the dwelling units are occupied by persons eligible for either Income Assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are rented at rates no higher than the shelter component of Income Assistance;
 - (e) which is owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the city, the Province of British Columbia, or Canada; and
 - (f) in respect of which the registered owner or ground lessee of the freehold or leasehold title to the land on which the housing is situate has granted to the city a section 219 covenant, housing agreement, or other security for the housing commitments required by the city, registered against the freehold or leasehold title, with such priority of registration as the city may require.
-

SECTION 3.13 OF THE DODP

13. Despite subsection 1 of this Section 3, for any development that includes social housing, other than in the areas marked “K1”, “K2”, and “K3” on Map 1, the Development Permit Board may increase the permitted floor area, except that:

- a. the Development Permit Board shall consider:
 - i. the advice of city staff and city officials responsible for housing and real estate,
 - ii. the cost to the developer of providing the social housing,
 - iii. the value of the increased floor area,
 - iv. the value of any relaxation of other regulations,
 - v. the impact on neighbourhood livability and environmental quality, and
 - vi. all applicable Council policies and guidelines;
 - b. any increase in floor space ratio must be subject to a Housing Agreement that secures the social housing; and
 - c. Council approval is required prior to issuance of the development permit
-

APPROVED MINUTES
AND ADVISORY PANEL
CITY OF VANCOUVER
AUGUST 12, 2013

DEVELOPMENT PERMIT BOARD

Date: Monday, August 12, 2013
Time: 3:00 p.m.
Place: Town Hall Meeting Room, City Hall

PRESENT:

Board

V. Potter Director of Development Services (Chair)
B. Jackson General Manager of Planning and Development
P. Judd General Manager of Engineering Services
B. Prosken General Manager, Community Services

Advisory Panel

D. Condon Representative of the Design Professions (Urban Design Panel)
F. Rafii Representative of the Design Professions
J. Stovell Representative of the Development Industry
K. Chen Representative of the General Public
J. Miletic-Prelovac Representative of the General Public
D. Wlodarczak Representative of the General Public
K. Maust Representative of the Vancouver Heritage Commission

Regrets

S. Chandler Representative of the Development Industry
K. Busby Representative of the General Public

ALSO PRESENT:

City Staff:

J. Greer Assistant Director of Processing Centre - Development
P. Storer Engineering Services - Neighbourhood Parking & Transportation
S. Black Development Planner
A. Molaro Development Planner
L. King Project Facilitator
M. Au Project Facilitator

1099 RICHARDS STREET - DE416775 - ZONE DD

S. Lyon GBL Architects
M. Kerr Brenhill Developments
J. Pattison Considered Design Inc.

475 HOWE STREET - DE416842 - ZONE DD

H. Arbuckle MKT Arkle Development Management Inc.
H. Meier Credit-Suisse
H. Gugger Harry Gugger Studio
P. Hildebrand Iredale Group Architecture

Recording Secretary: L. Harvey

1. **1099 RICHARDS STREET - DE416775 - ZONE DD
(COMPLETE APPLICATION)**

Applicant: GBL Architects

Request: 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).

Development Planner's Opening Comments

Sailen Black, Development Planner, presented the proposal and summarized the recommendations contained in the Staff Committee Report. The recommendation was for support of the application, subject to the conditions noted.

John Greer, Assistant Director Processing Centre, Development Services, gave an overview regarding the jurisdiction of the Development Permit Board with respect to the application and decisions already made by Council that provide direction to the Board.

The staff team took questions from the Board and Advisory Panel.

Applicant's Comments

Stu Lyon, Architect, explained that with respect to Condition 1.1., they are able to make adjustments to capture the absolute minimum size of the dwelling units with basic interior adjustments so there will be a minor encroachment. He added that some space was storage in the units that has been relocated elsewhere in the building. Mr. Lyon asked for clarification regarding Condition A.1.20 and noted that they might have some difficulty including a bike station on the site as asked for in Condition A.2.3.

The applicant team took questions from the Board and Panel members.

Comments from other Speakers

Members of the community expressed concerns regarding the following:

- The project is not following the Guidelines in the Downtown South zoning Bylaw;
- There will be a loss of privacy, light and air impacting liveability in the neighbouring buildings (The Freesia and The Donovan);
- Several units will not have the 80 foot separation from the proposed building normally found between buildings in the downtown area;
- The podium in the proposed building should have been lowered to match the podium in the Freesia;
- The proposal doesn't comply with current zoning and should have been sent to rezoning;
- There are problems with shadow impacts to the surrounding buildings;
- There are already five out of eight buildings that are social housing in the area between Richards and Granville Street;
- Concern that the new building will also not be maintained and sometime in the future a new building will need to replace the proposed building;
- Having five towers on one block is unusual for the downtown where blocks usually have only four towers.

Panel Opinion

Panel members offered a range of comments on the proposal, including:

- The application has a high calibre design and will provide social housing for the community;
- Support for the landscape plans, setbacks and density;
- Would like to have seen more clarity regarding the Council’s direction;
- The units could have been smaller than 320 square feet;
- Would like to have seen more separation between buildings but it is a guideline and not a bylaw;
- In some areas of the downtown 56 feet is a normal distance between buildings;
- Good match for the neighbourhood.

The Panel generally supported the application.

Board Discussion

Mr. Jackson noted that at minimum, a building of 7-storeys could be constructed on the site. He added that guidelines are not regulations and staff have to provide advice on whether or not it is appropriate to vary the guidelines. The guidelines can either be exceeded or varied. Mr. Jackson said he thought it was the appropriate density for the area. He also noted that he feels comfortable that the rental fee structure proposed by the operator will allow for a future maintenance fund. He then made a motion to approve the application with changes to Condition B.2.8 and A.2.20.

Mr. Judd and Ms. Prosken supported the motion.

Motion

It was moved by Mr. Jackson and seconded by Mr. Judd, and was the decision of the Board:

THAT the Board APPROVE Development Application No. DE416775, in accordance with the Staff Committee Report dated July 31, 2013, with the following amendments:

Delete Condition B.2.8

Amend Condition A.2.20 to read as follows:

Provision of a 2ft. setback *on grade* for sidewalk widening for both the Helmcken and Richards Street property lines, as per the Downtown South Guidelines;
