CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	November 22, 2022
Contact:	Yardley McNeill
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RTS No.:	15415
VanRIMS No.:	08-2000-20
Meeting Date:	December 6, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1063-1075 Barclay Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by IBI Architects, on behalf of:

- GL001 Nominee Ltd., the registered owner of the lands located at 1063-1069 Barclay Street [*Strata Lots 1-4 District Lot 185 Group 1 New Westminster District Strata Plan BCS212 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V*; *PIDs 025-576-992, 025-577-000, 025-577-018, and 025-577-026, respectively*]*;*

- Barclay Thurlow Property Inc., BC1068488, the registered owner of the lands located at 1075 Barclay Street [*Strata Lots 1-36 District Lot 185 Strata Plan VR 2702 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1; PIDs 016-222-806, 016-222-814, 016-222-822, 016-222-831, 016-222-849, 016-222-857, 016-222-873, 016-222-890, 016-222-903, 016-222-920, 016-222-938, 016-222-946, 016-222-954, 016-222-962, 016-222-971, 016-222-989, 016-222-997, 016-223-004, 016-223-012, 016-223-021, 016-223-047, 016-223-055, 016-223-063, 016-223-071, 016-223-080, 016-223-101,*

016-223-110, 016-223-128, 016-223-136, 016-223-144, 016-223-161, 016-223-179, 016-223-187, 016-223-209, 016-223-217, and 016-223-233, respectively];

to rezone the lands from RM-5B (Multiple Dwelling) District to CD-1 (Comprehensive Development) District and increase the permitted floor area from 4,421.7 sq. m to 30,646.4 sq. m (47,594.3 sq. ft. to 329,875 sq. ft.), the building height from 58.0 m to 139.2 m (190.3 ft. to 456.7 ft.), and the floor space ratio (FSR) from 2.75 to 19.10, to permit the development of a 47-storey residential building with 87 social housing units and 285 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by IBI Architects, received June 15, 2020 and an addendum received August 19, 2022, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT Recommendations A and B be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 1063-1075 Barclay Street to permit a 47-storey residential building with a total floor area of 30,646.4 sq. m (329,875 sq. ft.) and floor space ratio (FSR) of 19.10. A total of 372 residential units are proposed, of which 285 are strata-titled residential and 87 are social housing units for City ownership.

The application meets the intent of the *West End Community Plan* and *Rezoning Policy for the West End*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- West End Community Plan (including West End Public Benefits Strategy) (2013)
- Rezoning Policy for the West End (2013, amended 2020)
- West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017, amended 2020)
- Higher Buildings Policy (1997, amended 2018)
- View Protection Guidelines (1989, amended 2011)
- Housing Needs Report (2022)
- Vancouver Plan (2022)
- Tenant Relocation and Protection Policy and Guidelines (2015, amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Housing Design and Technical Guidelines (2020)
- Green Buildings Policy for Rezonings (2009, amended 2022)
- Community Amenity Contributions Policy for Rezonings (2020)
- Development Cost Levy By-law No. 9755 (2008, amended 2022)
- Latecomer Policy (2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2014)

REPORT

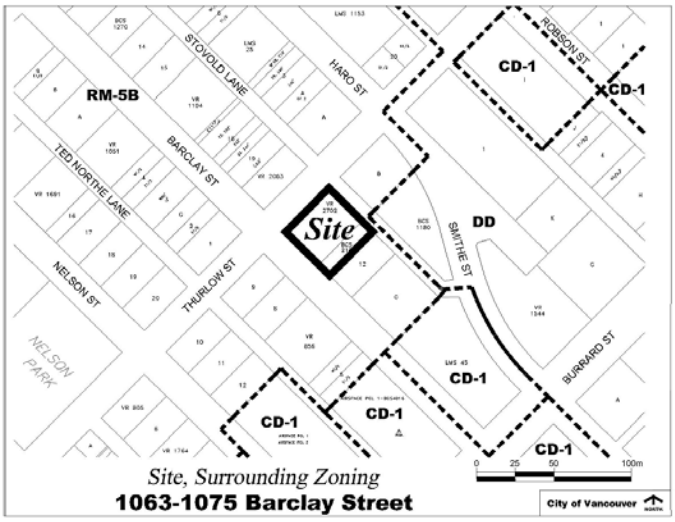
Background/Context

1. Site and Context

The properties are located on the northeast corner of Barclay and Thurlow Streets (Figure 1). The frontage is 40.2 m (132 ft.) along Barclay Street with a depth of 39.9 m (131 ft.) for a total site area of 1,607.9 sq. m (17,308 sq. ft.). The existing zoning is RM-5B and developed with three buildings, constructed between 1990 and 2003. Of the existing 40 residential units, 36 were tenanted at the time of application, of which six are eligible for tenant protection.

The surrounding zoning is RM-5B, DD or CD-1. The area is developed with a range of building heights and uses from low-rise co-operative buildings, mid-rise commercial buildings, to taller mixed-use towers along Burrard Street. A number of rezoning applications are under consideration or have been approved for heights up to 167.6 m (550 ft.).

Figure 1 – Subject Site and Surrounding Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Nelson (160 m), Sunset Beach (1 km), and May and Lorne Brown (1.2 km).
- *Cultural/Community Space:* Future location of Qmunity (600 m), Barclay Manor (650 m), Gordon Neighbourhood House (750 m), and Vancouver Aquatic Centre (1 km).
- *Childcare:* Mole Hill (250 m), Jane Baby (350 m), and Little Beach (1.1 km).

Local School Capacity – This site is in the catchment area of Roberts Elementary and King George Secondary Schools. Per the 2021 Vancouver School Board (VSB)'s Draft *Long Range Facilities Plan*, operating capacity for Roberts Elementary is expected to decrease from 109% in 2019 to 104% by 2029. King George is also expected to decrease from 101% in 2019 to 84% by 2029. The future Coal Harbour Elementary School is expected to create additional capacity.

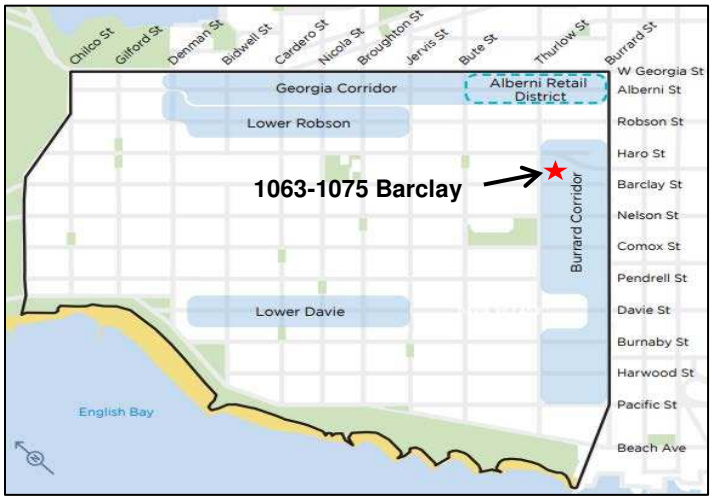
While some schools are full, there is an overall surplus capacity within their system. The VSB continues to monitor development and work with the City to plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land-use strategy to guide long-term growth of the City over the next 30 years. This serves as a framework with further implementation planning to follow in the next two to four years. The site is located in the *West End Community Plan*, which is in alignment with the *Vancouver Plan*.

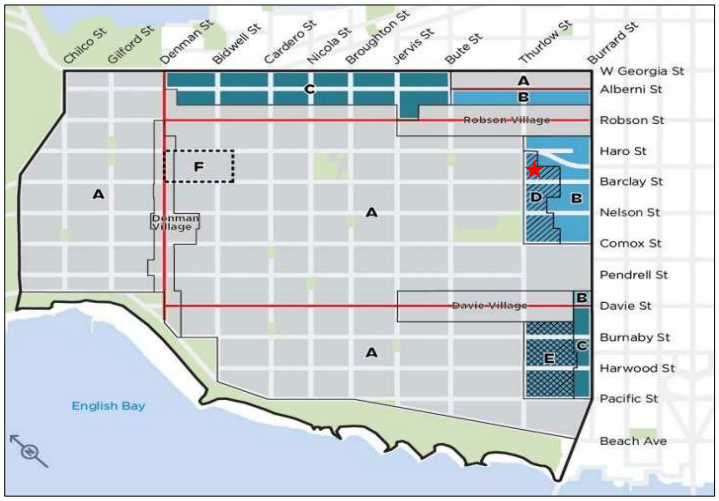
West End Community Plan ("Plan") – The *Plan* contains policy directions for land use, built form, housing, public spaces, and amenities to guide growth until 2041. Specifically, the Burrard and Georgia Corridors are identified as suitable for increases in height and density for the provision of additional housing. The properties are located in the Burrard Corridor, shown in Figure 2.

Figure 2 – West End Plan Corridors and Subject Site in Red



Rezoning Policy for the West End ("Rezoning Policy") – The *Rezoning Policy* allows consideration of rezoning in the Corridors (Figure 3). In particular, rezoning in the Burrard Corridor is anticipated if a minimum of 25% of the residential floor area is social housing or one-for-one replacement of existing rental housing with social housing units, whichever is greater. The remaining 75% can be strata-titled residential units. A combination of strata-titled residential and social housing is referred to as an inclusionary housing model.

Figure 3 – Rezoning Policy for the West End and Subject Site in Red



The *Rezoning Policy* also specifies built form guidelines for new developments. For proposals located in sub-area D, a minimum frontage of 39.6 m (130 ft.) and separation of 24.4 m (80 ft.) between residential towers are sought. Applications for inclusionary social housing in this sub-area can reach a maximum floor plate size of 696.8 sq. m (7,500 sq. ft.) and a maximum height of 167.6 m (550 ft.). Developments that enter into the Queen Elizabeth view cone (3.2.1) can also be considered under the *Higher Buildings Policy*, explained below.

Higher Buildings Policy – This policy sets out specific areas in downtown Vancouver for which new buildings may enter into the Queen Elizabeth (QE) view cone. Specific areas are identified

for which buildings may enter into this view cone to mark the prominence of the Central Business District and the downtown skyline. Developments may penetrate the view cone if the proposal establishes a recognizable new benchmark of architectural creativity and excellence while making a significant contribution to the beauty and visual power of Vancouver's skyline.

Such applications are also expected to advance sustainability objectives and deliver amenities, including enhanced open space to strengthen a network of green spaces. This policy also requires that new development minimize adverse shadow impacts to uphold the importance of sunlight access onto streets, parks and plazas.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a *Housing Needs Report* by staff. Council must consider the most recent housing needs report and information for which the report is based when proposing a development plan, or when amending a plan in relation to affordable, rental, and special needs housing. This application proposes to amend existing zoning to deliver affordable housing in the form of social housing, and is subject to this assessment. This application implements Council-approved direction on housing contained in the *Plan*, which is well supported by data and findings in the report.

Strategic Analysis

1. Proposal

The rezoning application is for a 47-storey residential building with 10 levels of underground parking. The total floor area is 30,646.4 sq. m (329,875 sq. ft.) and the building height is 139.2 m (456.7 ft.) for an FSR of 19.10. The proposal consists of 87 units of social housing on levels 2-14 and 285 strata units on levels 15-47. The social housing component represents a total floor area of 8,273.4 sq. m (89,053.9 sq. ft.) or 27% of the building, delivered turn key to the City as an air space parcel.

Application Revision

The original submission, from June 15, 2020, proposed 25% of the total floor area as social housing and the remainder as strata residential. During the pro forma review, it was determined that the project could offer a greater public benefit of 27% social housing units. An addendum on August 19, 2022 primarily replaced one floor of strata residential with one floor of social housing. This addendum represents the current application, shown in Figure 4.

Figure 4 – Key Changes between Original Application and Addendum (Changes in Red)

	Original Application (June 15, 2020)	Addendum (August 19, 2022)
Total Floor Area of Proposal	30,646.4 sq. m (329,875 sq. ft.)	30,646.4 sq. m (329,875 sq. ft.)
Social Housing Floor Area (%)	7,618.05 sq. m (82,000 sq. ft.) (25% of floor area)	8,273.4 sq. m (89,053.9 sq. ft.)* (27% of floor area)
Strata Residential Floor Area (%)	23,028.3 sq. m (247,874.9 sq. ft.) (75% of total floor area)	22,373.0 sq. m (240,821.0 sq. ft.) (73% of total floor area)
Building Height	143.07 m (469.5 ft.)	139.2 m (456.7 ft.)
Floor Space Ratio (FSR)	19.10	19.10

**Total floor area as social housing delivered turnkey to the City as an air space parcel*

2. Land Use

The existing zoning is RM-5B which permits primarily residential with limited commercial uses. The proposal for residential is consistent with policy that anticipates high-density residential with social housing at this location.

3. Form of Development, Height and Density

Figure 5 – View of Proposal from Barclay Street



In assessing urban design performance, staff are guided by the *West End Tower Form, Siting and Setbacks Administrative Bulletin* ("Bulletin"). The *Bulletin* establishes form of development criteria, including guidance for tower typologies, building separation, and sunlight access.

Form of Development

Tower Typology and Setbacks – Proposals at this location are to align with a "tower in the park" typology, where the tower meets the ground without a podium. The application aligns with this typology.

Tower Height, Shadows, and Spacing – Robson Village is recognized as an important commercial village with retail businesses that attract high-pedestrian traffic. The *Bulletin* specifies that new developments are not to cast shadows onto the north sidewalk of Robson Street at the spring and fall equinoxes, between 10 am and 3 pm or 4 pm, depending on the block. To eliminate such shadows, the tower height is limited to 139.2 m (456.7 ft.) and the tower crown has been sculpted such that the building narrows at the top (Figure 5). Shadow studies are provided in Appendix D with a design condition to require that a future building be shaped to uphold the solar access requirements of the *Plan* and *Bulletin*.

Spacing between buildings also ensures access to sunlight and for privacy between residents. The tower placement maintains a 24.3 m (80 ft.) tower separation to the adjacent residential tower at 1010 Smithe Street. Rezoning conditions require that the tower be set back 12.2 m (40 ft.) from the interior property line and from Stovold Lane to ensure appropriate spacing for neighbouring sites to be developable with future residential towers.

Public Realm – The *Higher Buildings Policy* expects new proposals to provide substantial open space to enhance the pedestrian experience. The base of the tower is slimmer than what the *Bulletin* permits. This slender, tapered base allows for wider building setbacks which result in enhanced green space and a sense of openness at the ground level. A dense landscaped edge also surrounds the base, complete with two corner plazas for seating and gathering to animate the public realm (Figure 6).

Two outdoor amenity spaces, urban agriculture plots, and a shared children's play area for both the social housing and strata residents are provided. These elements contribute to a network of open spaces, including the *Higher Buildings Policy*. A condition seeks to improve the prominence and visibility of the social housing entrance with additional planting and seating.

Figure 6 – Corner Plaza and Seating on Barclay Street



Regarding architectural excellence, the complex architectural detailing and use of concrete curved panels create a high-quality façade design. Rezoning condition 1.1 requires that this high level of design is maintained at the development permit stage.

Density – The *Plan* and *Rezoning Policy* do not establish a density limit for the Burrard Corridor. Instead, a maximum height and form of development criteria guide the achievable density for new developments. Specifically, the *Rezoning Policy* allows for a maximum building height of 167.6 m (550 ft.) and a maximum floor plate size of 696.8 sq. m (7,500 sq. ft.) at this location. Both the height and floor plate size respect these maximums with an FSR of 19.10.

Height – The building height at 139.2 m (456.7 ft.) enters into the Queen Elizabeth (QE) view cone, yet is lower than the *Plan's* limit of 167.6 m (550 ft.). The proposed height has been limited to respect sunlight onto Robson Street. As the *Plan* and *Higher Buildings Policy* permit development to penetrate the QE view cone for this site, the proposed height is supported.

Urban Design Panel (UDP) – As required under the *Higher Buildings Policy*, the UDP session for a higher building proposal is to include two additional, well-known local architects with expertise in high-rise buildings. UDP supported the application on August 26, 2020, expressing appreciation for the elegant architecture, a high standard of creativity, sculpted balconies, window patterns, and shared amenity areas. Improvements were sought for the social housing entrance and intensification of open spaces (Appendix C).

Summary – Based on staff analysis and recommendations from UDP, the architectural expression was deemed to positively contribute to the downtown skyline with its elegant and highly articulated façades, per the standards of the *Higher Buildings Policy*. Design conditions in Appendix B seek to address UDP's comments.

4. Housing

Housing Vancouver establishes goals to deliver a range of housing tenures across the housing continuum. If approved, this project would add 87 units of social housing or 8,273.4 sq. m (89,053.9 sq. ft.) to advance targets (see Figure 7). A Housing Agreement requires a minimum 27% of the residential floor area be secured for social housing in the final building design.

Figure 7 – Progress towards 10-Year *Housing Vancouver* Targets for Non-Market Housing as of June 30, 2022

Housing Type	10-Year Targets[1]	Units Approved Towards Targets[2]
Social, Supportive, and Co-op Housing Units	12,000	7,806 (65% towards targets)

[1] Tracking the progress towards 10-year Housing Vancouver targets began in 2017

[2] Unit numbers exclude the units in this proposal, pending Council's approval of this application

This application is supported by the data and findings in the *Housing Needs Report*. Increasing the amount of social housing will help meet the diverse range of housing needs for current and future residents.

Achievement towards West End Plan Social Housing Targets – The *Plan* sets a 30-year target of 1,600 social housing units and establishes a 10-year social housing target of 600 units. If approved, this project would add 87 units towards this target, shown in Figure 8.

Figure 8 – Progress towards 10-Year *West End Plan* Targets for Social Housing as of June 30, 2022

Housing Type	10-Year Targets (2014-2024)	Current Units Approved Towards Targets
Social Housing Units	600	567*

**Unit numbers exclude this proposal and represent the gross units approved, completed, or under construction*

Vacancy Rates – Vancouver has exhibited low vacancy rates in the last 30 years. Vancouver's purpose-built apartment vacancy rate in 2021 was 1.1%. Based on the Canada Mortgage and Housing Corporation (CMHC) data, the vacancy rate Downtown is 1.9%. A rate between 3% and 5% represents a balanced market.

Housing Mix – The *Plan* requires a minimum of 50% of the social housing units be two- and three-bedroom units suitable for families and designed per the *High Density Housing for Families with Children Guidelines*. Social housing units must be designed in accordance with the *Housing Design and Technical Guidelines*. The application consists of 79% two- and 22 three-bedroom social housing units, for a total of 69 units. The remaining 21% (18 units) of social housing units are one-bedroom units. The percentage of family units exceed the guidelines (Figure 9). The By-law requires that the proposal maintain a minimum 50% family housing for the social housing component.

Rezoning conditions encourage the applicant to decrease the family housing units to 70% to allow a greater number of studio units for the social housing component. Replacing a portion of family units with smaller units will result in a total increase in the number of social housing units. This family housing mix is expected to support the tenanting needs of a future housing operator.

For the strata residential component, the *Family Room: Housing Mix Policy for Rezoning Projects* sets a minimum 35% family housing requirement, with at least 10% of the family units as three-bedroom units. This application would deliver 39% family units, including 14% three-bedroom units, thereby exceeding the policy (Figure 9). The by-law requires 10% to be three-bedroom units and a 35% family housing minimum for the strata component.

Figure 9 – Proposed Unit Mix for Social and Strata Units

	Social Housing		Strata Residential	
Type	**Number of Units**	**Percentage**	**Number of Units**	**Percentage**
Studio	0	0%	0	0%
1-bed	18	21%	174	61%
2-bed	47	54%	71	25%
3-bed	22	25%	40	14%
Total	**87**	**100%**	**285**	**100%**

Affordability – The social housing portion would meet the citywide definition of "Social Housing" in the Zoning and Development By-law. This requires that a minimum of 30% of units are rented to households with incomes that are below the BC Housing Income Limits (HILs). The remaining 70% can be rented at low-end-of-market and up to market rents.

The social housing will be managed as part of the Vancouver Affordable Housing Endowment Fund (VAHEF) portfolio. Target rents for the social housing units will be reported back to Council at a future date taking into consideration *Housing Vancouver* objectives and VAHEF portfolio management strategies. Staff will also consider opportunities to deepen social housing affordability through partnerships with senior levels of government and housing operators.

Upon completion of construction, an air space parcel containing the social housing would be transferred to the City. A housing operator will be selected through a Request for Proposals in line with the City's procurement policies. Recommendations on the housing operator, along with key terms of the agreements will be presented in a future Council report for consideration.

Tenant Relocation and Protection Policy ("TRP Policy") – Should this application be approved, the 40 existing rental units would be replaced with 87 new social housing units.

The *TRP Policy* applies when two or more lots containing existing secondary rental units are consolidated. This includes rented strata units for which a new development proposes five or more dwelling units. Tenancies entered into after the purchase of the property, with a length of two years or less as of the date of the rezoning application, are exempt. The *TRP Policy* excludes a previous owner of a strata unit when the unit has been sold to a developer and the previous owner is now occupying the unit as a tenant.

Since the application involves the consolidation of two RM-5B lots with secondary rental units, the *TRP Policy* applies. At the time of application, 36 of the 40 rental units were occupied. Of the 36 tenancies, six tenants are eligible under the *TRP Policy*, including relocation assistance, assistance with moving costs, monetary compensation calculated based on length of the tenancy, and right-of-first refusal to rent a social housing unit in the new building. Redevelopment would require the relocation of existing tenants during construction.

The applicant has provided a draft TRP at the time of rezoning submission. A final Tenant Relocation Plan will be required and secured as a condition of the development permit. An Interim Tenant Relocation Report will be required prior to issuance of the demolition permit, and a Final Tenant Relocation Report will be required prior to issuance of the occupancy permit.

5. Transportation and Parking

Parking and loading is accessed from Stovold Lane, leading to 10 levels of underground parking. A total of 357 vehicle spaces are proposed, including 33 accessible spaces. Three Class A passenger spaces and two Class B spaces are proposed with 769 bicycle spaces. The application is to align with the Parking By-law at the time of development permit.

Rezoning conditions require the provision and funding for transportation upgrades in and around the site. This includes construction for new sidewalks and streets along Thurlow and Barclay Streets. New traffic calming and public realm measures are also sought, including a lane crossing, speed hump, street lighting, corner bulge, sidewalks, and accessible pedestrian signals. Engineering conditions are provided in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy green and resilient building conditions, including strategies to meet energy, emissions and embodied carbon targets. This application complies with the policy.

This project also falls under the *Higher Buildings Policy*, in which applications must demonstrate leadership in sustainability and carbon neutral buildings. These targets are to be met at the development permit stage to significantly enhance the passive design and reduce carbon emissions by an additional 50%, beyond the *Green Buildings Policy*. This results in an energy-efficient tower with a nearly zero emissions building.

Green Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions to retain and protect as many healthy, viable trees as possible.

The proposal seeks to retain seven mature trees with new trees and planted boulevards, all to enhance the urban forest canopy. The landscape plan incorporates 39 on- and off-site trees, along with new green edges, urban agriculture plots, and a moss garden. A landscape review will form a part of the development permit process.

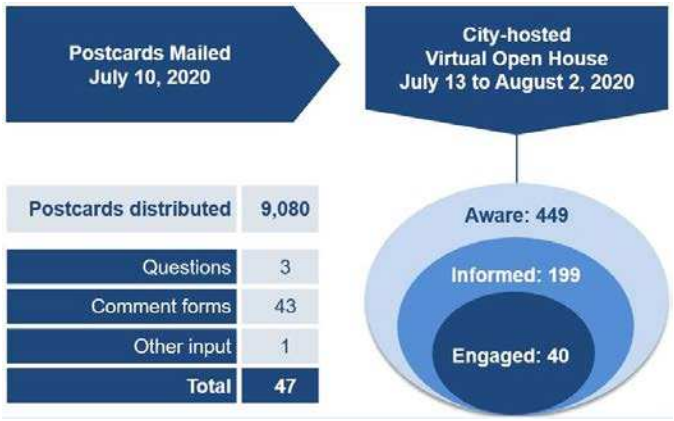
To advance the *Higher Buildings Policy* for the intensification of green assets, a rezoning condition seeks to increase the scale and public realm of the plaza at Thurlow and Barclay Streets. Additional landscaping features are also required for the social housing entrance to strengthen its prominence and visibility. A requirement has been added to ensure that the outdoor children's play area will remain shared between the social housing and strata housing residents. Detailed conditions are in Appendix B.

PUBLIC INPUT

Public Notification – A site sign was installed on July 9, 2020. Approximately 7,440 notification postcards were distributed within the neighbouring area on or about July 10, 2020. Notification, application information, and a comment form was provided on the Shape Your City Website.

Public Response – Public input was received via online questions, comments, email, and phone. An open house was held between July 13 and August 2, 2020 (Figure 10). A total of 449 people accessed the website and 47 submissions were received (see Appendix E).

Figure 10 – Overview of Notification, Responses, and Overall Position



Comments of support fell within the following areas:

- *Affordable housing* – Affordable housing would contribute to the area's diversity.
- *Building design* – The building design was deemed attractive.
- *Height and density* – Height and density are appropriate and align with the *Plan*.

Comments of concern fell within the following areas:

- *Affordable housing* – Uncertainty was expressed about whether the proposal would advance the *Plan's* housing priorities. The West End Seniors' Network sought a commitment for social housing in the neighbourhood for low-income seniors.

- *Height and density* – The low-rise context in the West End should be maintained, especially given the number of existing taller towers on the same block.

- *Shadows and views* – The development would cast shadows onto neighbouring homes and the community garden. The building would also result in the loss of mountain views.

- *Parking and traffic* – Concerns were expressed about the undersupply of vehicle parking and the expected increase in noise and vehicle traffic.

Response to Public Comments

- *Affordable housing* – Regarding concerns about housing priorities, the 87 social housing units will increase the housing supply and exceed the 10-year social housing targets for the West End. In response to the need for low-income seniors housing, the City will partner with a housing operator at a future stage to tenant the social housing portion. Criteria for tenanting will consider a number of factors, including income and age.

- *Height* – Regarding preference for low-rise buildings, the height of 139.2 m (456.7 ft.) is below the *Plan's* maximum of 16.76 m (550 ft.) Further, the *Plan* anticipated additional height at this location and along the corridors in the West End while retaining a lower-scaled character for the remaining areas of the neighbourhood.

- *Shadows and views* – Concerns were expressed that development would add shadows and limit views of the mountains. Per policy, a building at this location is permitted to enter into the QE view cone to mark the prominence of the downtown skyline yet is sculpted to maintain views of the mountains and to eliminate shadows onto Robson Street during specific times. The building placement also ensures a 24.4 m (80 ft.) distance from neighbouring residential towers to minimize impacts to private views.

- *Parking and traffic* – Feedback was mixed on whether 357 parking spaces were too high or too low, along with concerns about increased vehicle traffic. At the development permit stage, the applicant is to provide sustainable transportation options to reduce the number of car spaces and reduce vehicular traffic. New and improved traffic calming requirements have been applied to alleviate traffic concerns, per Appendix B.

PUBLIC BENEFITS

Community Amenity Contribution (CAC) – In the context of the *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. A CAC is typically made with the provision of on-site amenities or a cash contribution towards public benefits with consideration given to community needs, area deficiencies and the impact of the proposed development on City services.

In-Kind Contribution – Social Housing – The applicant has offered the City a minimum of 27% of the residential floor area for social housing, or approximately 87 units. This in-kind contribution is valued at approximately $59.4 million. Staff have reviewed the applicant's development pro forma and conclude that the in-kind CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, social housing and engineering infrastructure.

This site is subject to a City-wide DCL and a Utilities DCL based on 22,373.0 sq. m (240,821 sq. ft.) of floor area for the strata residential. Based on September 30, 2022 rates, DCLs of approximately $7,687,006 are anticipated from this development. Under the Vancouver Charter and the DCL By-law, social housing component is exempt from DCLs. The value of this exemption is approximately $2,842,597 based on a floor area of 8,273.4 sq. m (89,053.9 sq. ft.).

DCL rates are subject to adjustments by Council, including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment.

Public Art Program – The *Public Art Policy* requires that rezoning proposals with a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu. The public art budget is based on $21.31 per sq. m ($1.98 per sq. ft.) for the strata residential floor area as the social housing floor area is exempt. A public art budget of $476,826 is anticipated.

See Appendix E for a summary of the public benefits for this application.

FINANCIAL IMPLICATIONS

The site is subject to the City-wide DCL and the Utilities DCL on the 22,373.0 sq. m (240,821.0 sq. ft.) of strata residential floor area. Based on September 30, 2020 rates, a total DCL of approximately $7,687,006 would be anticipated from this development. The applicant will be required to provide public art on site or make a cash contribution for off-site public art, with an estimated value of approximately $476,826.

The applicant has offered an in-kind CAC valued at $59.4 million, consisting of turn-key social housing. This social housing consists of no less than 8,273.4 sq. m (89,053.9 sq. ft.) or 27% of the total floor area, for an estimated 87 units. Social housing is exempt from DCLs under the Vancouver Charter and DCL By-law.

Consistent with Council policies, non-market housing projects are expected to be self-sustaining and require no further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

CONCLUSION

Staff conclude that the land use, form of development and public benefits are consistent with the *West End Plan* and *Higher Buildings Policy*. Further, the delivery of 27% of the floor area, or approximately 87 units of turn-key social housing, will advance the City's social and affordable housing objectives.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-laws as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application, including the form of development as shown in Appendix D, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix B.

* * * * *

1063-1075 Barclay Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

   [Note: Schedule A, not attached to this appendix, is a map that appends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ( ).

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Dwelling Uses, limited to Multiple Dwelling; and

   (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 The design and layout of at least 35% of the total dwelling units, not including social housing units, must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms, of which:

      (i) at least 25% of the total dwelling units must be 2-bedroom units; and

      (ii) at least 10% of the total dwelling units must be 3-bedroom units.

4.2 The design and layout of at least 50% of the total social housing dwelling units must:

   (a) be suitable for family housing; and

(b) have 2 or more bedrooms.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,607.9 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined must not exceed 19.10.

5.3 A minimum of 8,273.4 m^2 of floor area must be used for social housing.

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

(a) balconies and decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;

(f) all storage area for non-dwelling uses below base surface; and

(g) shared laundry areas.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.

Building Height

6.1 Building height, measured from base surface to the top of the roof above the uppermost habitable level, must not exceed 139.2 m.

6.2 Despite section 6.1 of this by-law and section 10.1 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 143.1 m.

Horizontal Angle of Daylight

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

1063-1075 Barclay Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans, prepared by IBI Architects received June 15, 2020 with an addendum received August 19, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard for the following:

Urban Design

1.1 Maintain or improve the proposed high-quality façade design, including the precast concrete curved panels.

Note to Applicant: Large-scaled detailed drawings are to demonstrate the constructability and materiality of the proposed façade treatment.

1.2 Design development for the social housing entrance and path from Thurlow Street to increase its visibility and reduce any perceived difference in hierarchy with the strata housing entrance.

Note to Applicant: Consider increasing the width of the bridging element from Thurlow Street to the social housing entrance. Consider the addition of outdoor seating and/or gathering space associated with the social housing entrance.

1.3 Design development to increase the scale, prominence and public amenity of the hard-surface plaza space at the corner of Thurlow Street and Barclay Street.

Note to Applicant: Although the ground plane design is generally well received, including the treatment of the lane interface, the plaza space at the corner of Thurlow Street and Barclay Street is insufficient as a significant contribution to public open space. Consider the addition of public art and designing the space to facilitate public programming.

1.4 Confirmation that the proposed amount of shadowing on the north sidewalk of Robson Street will remain as is demonstrated in this rezoning application.

Note to Applicant: As per the W*est End – Tower Form, Siting and Setback Bulletin*, shadows are not to be cast on the north sidewalk of the 1000 Block of Robson Street between the hours of 10:00 am and 3:00 pm at the spring and fall equinoxes.

1.5 Confirmation of tower setbacks of 40 ft. from the interior property line and 40 ft. from the centreline of Stovold Lane.

Crime Prevention through Environmental Design (CPTED)

1.6 Design development to respond to CPTED principles, having particular regard for:

(a) Theft in the underground parking and loading areas.
(b) Residential break and enter.
(c) Mail theft.
(d) Mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition are to be noted on plans and elevations. Consider use of a legend or a key that corresponds to the features on the drawings. Consultation with the social housing operators and Park Board staff with experience of specific CPTED risks in this area is recommended and should be included in the response to this condition.

Landscape Design

1.7 Design development to improve the social housing entrance with additional benches, substantial planting and further articulation to improve its prominence, visibility, and for an enhanced a sense of belonging.

1.8 Design development to integrate public art into the common landscaped areas at street level.

1.9 Design development to improve the sustainability strategy, by providing:

(a) Green roofs on all available flat rooftops, including sections and depth of soil dimensions.

(b) High-quality materials to all landscape areas to ensure future durability.

(c) Substantially more landscape to accent and soften common entry areas.

(d) Vines to any blank wall facades, ensuring that vine support is sturdy and low maintenance (e.g., avoid high maintenance modular “green wall” systems).

(e) Edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

1.10 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project’s open space and public realm.

1.11 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

(a) Maximize natural landscape best management practices.
(b) Minimize the necessity for hidden mechanical water storage.

(c) Increase the amount of planting to the rooftop areas, where possible.
(d) Consider linear infiltration bio-swales along property lines, at lower site areas. Use permeable paving.
(e) Employ treatment chain systems (gravity fed, wherever possible).
(f) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver's Integrated Rainwater Management Plan (IRMP), Volume 1 and 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

1.12 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.

(b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.

(c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

1.13 Coordination between the Landscape Plan and architectural site plan for the most updated information.

1.14 Provision of complete information, such as detail references and schedules, confirming all landscape elements.

Standard Landscape Conditions:

1.15 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, pad-mounted transformer (PMT)/vista transformers and public utilities such as lamp posts, hydro poles, and fire hydrants.

1.16 Provision of detailed architectural and landscape cross-sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.17 Provision of a “Tree Management Plan.”

Note to Applicant: Preference that the arborist tree management plan become the primary document for tree removal/protection related matters.

1.18 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. Advanced planning will be needed to ensure that certain works, such as site supervision checkpoints are coordinated.

1.19 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

1.20 Provision of high-efficiency irrigation for all planted areas and confirm maintenance and viability of planting into the future, beyond the initial one year establishment period.

Note to Applicant: On the plan, illustrate irrigation connection points accurately and provide a highlighted note to verify that the irrigation is to be designed, constructed and maintained.

1.21 Provision of an outdoor Lighting Plan.

Sustainability

1.22 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 18, 2022) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements.*

1.23 The applicant commits that the proposed development will exceed the sustainable design and emissions improvements required by the *Green Buildings Policy for Rezonings,* and demonstrate leadership in sustainable design as required by the *General Policy for Higher Buildings* (amended February 13, 2018) with the following measures:

(a) A TEDI target of 22 kWh/m2.
(b) A GHGI target of 3 kgCO2e/m2.
(c) An improved airtightness target beyond the building by-law minimum requirement of 2.0 L/s/m2.
(d) Innovative designs or products to reduce the thermal bridging effects of balconies.
(e) Enhanced passive cooling design, through strategies such as extensive balcony designs, exterior shading or screens, reduced or variable solar heat gain windows, or other innovative measures.

Note to Applicant: Relaxations of the above sustainability targets may be accepted where it can be demonstrated that they are not feasible to the satisfaction of the Director of Sustainability.

Engineering

1.24 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information, see https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals.

1.25 Provision of a geotechnical report confirming that the existing anchor rods under adjacent streets and lane, currently validated by an Easement and Indemnity Agreement P27441-2 be safely decommissioned and outlining how this can be achieved.

1.26 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

1.27 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of

written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.28 The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (e.g., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

1.29 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

(a) ACT-03 – Enhanced Class B bicycle parking:
  (i) Provision of concept design for enhanced Class B bicycle parking.
  (ii) Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans.

(b) ACT-05 – Bicycle Maintenance Facilities:
  (i) Note and dimension location of facilities on plans.
  (ii) Bicycle maintenance facilities to be located with convenient access to and from Class A bicycle spaces.
  (iii) Provision of an operational plan detailing:
    - A description of the amenities to be provided.
    - A means of providing access to all residents, commercial tenants, and the public, if applicable.
    - Plan for maintaining these amenities.
  (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

(c) SUP-01 – Transportation Marketing Services:
  (i) Provision of a description of the services to be provided.
  (ii) If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

(d) SUP-02 – Real-Time Information:
  (i) Identify the general locations for proposed displays on plans.
  (ii) Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

(e) SUP-03 – Multimodal Wayfinding Signage:
  (i) Identify the general locations for proposed displays on plans.
  (ii) Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of

nearby shared bicycles, etc.) to be displayed.

(f) OTH-01 – Innovative Strategies:
  (i) Note to Applicant: The proposed measure is not acceptable as a TDM measure. An additional 2 points is required to meet the minimum TDM plan requirement.

1.30 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

(a) Secures provision of funding towards long-term TDM monitoring fund in the amount of $280 per parking space waived.

(b) Secures the provision of TDM measures on the site.

(c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.

(d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

1.31 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement:

(a) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.

Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room.

(b) Provision of automatic door openers for all doors providing access to Class A bicycle storage.

1.32 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:

(a) Provide a double throat for the Class B loading spaces to facilitate maneuvering to/from both directions.

(b) Eliminate conflicts between Class B maneuvering and landscaping in lane.

1.33 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

(a) Provision of improved two-way flow for vehicles on the ramp and in the parking areas.

  (i) Improve two-way traffic flow throughout the main ramp, through provision of a (2.7 m x 2.7 m) corner cut.

(ii) Provide additional measures to address conflicts between vehicles on the main ramp.

(b) Provision of a 20 ft. width required at the main ramp drive aisle gate.

(c) Improvements to the main ramp gate with proposed landscaping for sightlines.

(d) Provision of secure residential parking.

Note to Applicant: Visitor parking and passenger loading are to be separated from all residential parking. The use of additional overhead gates may be used.

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete transportation review:

(a) A complete technical table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

(b) All types of parking and loading spaces to be individually numbered and labelled on the drawings.

(c) Dimension of column encroachments into parking stalls.

(d) Show all columns in the parking layouts.

(e) Dimensions for typical parking spaces.

(f) Dimensions of additional setbacks for parking spaces due to columns and walls.

(g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.

(h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

(i) Areas of minimum vertical clearances labelled on parking levels.

(j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

(l) Existing street furniture including bus stops, benches etc. to be shown on plans.

(m) The location of all poles and guy wires to be shown on the site plan.

1.34 Provision of a draft final Rainwater Management Plan prior to development permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to Applicant: The resubmission at DP must include the following amendments:

(a) Peak flow calculations to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values. Refer to Engineering Design Manual, section 5.5.2 for peak flow calculation method.

(b) For the "peak flow rate scenario," use the Modified Rational Method to re-calculate the pre-development peak flow storage volume.

(c) Resize the detention tank to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.

(d) Exploration into grading hardscapes into adjacent (or lower level) landscaping as referenced in the report but not detailed on the site plan. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

(e) Provide a landscaping and grading plan (with soil volumes) to support the proposal of landscaping capture.

(f) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:

(a) All routing of water throughout the site.

(b) Buildings, landscape areas, patios and walkway locations.

(c) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system.

(d) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.

1.35 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to the issuance of a Development Permit.

1.36 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.37 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the

issuance of any building permit.

Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

1.38 The following statement is to be placed on the landscape plan: "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

1.39 Remove existing concrete entrance walkways from City property and statutory right-of-way (SRW) area of the boulevard along Barclay Street and Thurlow Street.

1.40 The existing wood pole in the lane conflicts with access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc.) cannot be relocated.

Housing

1.41 Ensure the total residential floor area allocated to social housing is a minimum of 8,273.4 sq. m of the total residential floor area.

1.42 Provide a minimum of 50% of the social housing units as family units, including 30% two-bedroom units and 20% three-bedroom units, as per *the* City of Vancouver's *Housing Design and Technical Guidelines*.

Note to Applicant: The proposal includes approximately 79% family units. The applicant is encouraged to provide approximately 70% family units (including approximately 40% two-bedroom units and approximately 30% three-bedroom units), and provide approximately 10% studio units and approximately 20% one-bedroom units, to more closely align with the unit mix requirements of the *Housing Design and Technical Guidelines*.

1.43 Design development to improve the livability and meet requirements for the social housing as per the City of Vancouver's *Housing Design and Technical Guidelines*, including, but not limited to:

(a) Adjust the unit sizes to ensure they are closer to the minimum unit size in the *Housing Design and Technical Guidelines* (excluding in-suite bulk storage) to maximize the total number of units. Design development of studio units to approximately 37.2 sq. m (400 sq. ft.).

(b) Provision of 5% of the total units as wheelchair accessible, distributed by unit type, and identify wheelchair accessible units on the drawings and show examples of unit layouts based on Section 10.2 of the *Housing Design and Technical Guidelines*.

Note to Applicant: Unit layouts for accessible units need to be provided.

(c) Provision of 3.7 sq. m (40 sq. ft.) of in-suite storage, including a minimum clear horizontal dimension of 1.2 m (3.9 ft.) in all directions; and

Note to Applicant: In-suite storage should be provided, to the extent possible, for all social housing units. If in certain circumstances it cannot be achieved, priority should be given to in-suite storage for family units (two- and three-bedrooms) and additional storage lockers should be provided below grade, where not possible. Accessible units must have in-suite storage.

(d) Provision of floor-to-floor finished heights in the social housing units that are a minimum of 8'0" clear ceiling heights, per the *Housing Design and Technical Guidelines*, including in all circulation areas, common use spaces, as well as inside the units in living rooms and bedrooms.

Note to Applicant: This requirement should be shown in the drawings including unit sections.

(e) Provision of washer/dryer units in all of the social housing units or washer/dryer units in the family units and accessible units and shared washers and dryers in a common laundry room for the studio and one-bedroom units. Common laundry to be located adjacent to the non-market amenity room and ideally with visual connectivity and direct access to outdoor play space as per the *Housing Design and Technical Guidelines*.

1.44 Design development of all common areas/services areas of the social housing air space parcel (ASP) to meet requirements for the social housing, as per the City of Vancouver's *Housing Design and Technical Guidelines*, including, but not limited to:

(a) Provision of all common areas/service areas for the social housing ASP to meet the requirements of the City's *Housing Design and Technical Guidelines*.

Note to Applicant: Common areas/service areas of the social housing ASP include such areas as the indoor and outdoor amenity areas, office, lobby, mailroom, accessible washrooms, janitor rooms, general storage space, garbage and recycling rooms, equipment storage and maintenance, heat treatment room, mechanical and electrical rooms, elevators, and loading bay.

(b) Inclusion of the required area for all social housing indoor and outdoor amenity spaces as per the *Housing Design and Technical Guidelines*.

Note to Applicant: Increase the size of the indoor amenity area to meet the requirements of a minimum of 1.39 sq. m (15 sq. ft.) of amenity per housing unit. Amenity space is to include storage closet for tables and chairs. Indoor amenity space should also be reconfigured to provide one larger room to maximize the functionality rather than a separate dining space and multi-functional room. Dimensions and areas of common indoor and outdoor spaces should be provided on the drawings.

(c) Provision of a separate lockable janitor room with floor sink, space for storing bucket, mop, brooms, vacuum, ladder, supplies for cleaning, shelves for paper products, light bulbs, etc., that are appropriately sized to adequately meet the needs of the building. In addition, provide smaller janitor closets that contain a floor sink and storage, distributed on every third floor.

(d) Provision of separate, lockable mechanical and electrical rooms, with dedicated mechanical and electrical equipment and systems, to safely accommodate items such as hot water tanks, electrical panels, data lines, telephone and security equipment panels, gas, water or hydro meters and any other mechanical or electrical equipment that need to be accommodated within the building.

1.45 Design development of outdoor play area that is shared by both the social and market housing units. Provide confirmation that all outdoor children's play areas are shared between the social housing and strata residents.

Note to Applicant: Provide detailed drawings of outdoor play area, including materials, play elements, and equipment (if provided). Natural landscapes that encourage imaginative play and motor-skill development are recommended. See *High-Density Housing for Families with Children Guidelines* for detailed information regarding outdoor play areas.

Note to Applicant: There is an outdoor area labelled "Children's Natural Exploration" that appears to only be accessible for strata residents. Confirmation needed that this space will be shared between the social housing and strata residents.

1.46 Confirmation of the following revisions to the parking levels:

(a) Addition of a gate separating social housing parking from visitor parking area.

(b) Ensure separate elevator entrances for visitor parking to access strata elevators rather than accessing through the social housing elevator vestibule.

(c) Locate accessible parking stalls in close proximity to elevator doors and ideally in locations that do not require crossing the drive aisle.

(d) Clearly identify on the drawings which parking stalls are dedicated to social housing.

(e) Confirm corridor to bike parking and elevator on P1 includes door access.

(f) Indicate electric vehicle charging stations in accordance with parking by-law.

1.47 Design development to include accessible urban agriculture planters for social housing and strata amenity area along with supporting infrastructure including high efficiency irrigation and/or hose bib, potting bench, tool storage and compost box, as per the Urban Agriculture Guidelines for the Private Realm at https://vancouver.ca/files/cov/urban-agriculture-guidelines.pdf.

1.48 The proposal should apply the *High-Density Housing for Families with Children Guidelines* for the strata units, including, but not limited to:

(a) Minimum of 2.3 sq. m (24.7 sq. ft.) in-suite bulk storage for each family dwelling unit.

(b) Private open space (e.g. balcony) for each family unit at a minimum of 1.8 m (5 ft. 11 in.) deep by 2.7 m (8 ft. 10 in.) wide.

(c) Outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access.

Note to Applicant: Outdoor children's play area to be shared between market strata and social housing.

(d) Indoor amenity room of at least 37 sq. m (398 sq. ft.) to allow for the greatest range of uses, and should be adjacent to the outdoor amenity area and include a kitchenette and accessible washroom.

1.49 The proposal should apply the *High-Density Housing for Families with Children Guidelines* for the social housing units, including:

(a) A private open space (e.g. balcony) for each family unit at a minimum of 1.8 m (5 ft.-11 in.) deep by 2.7 m (8 ft.-10 in.) wide.

Note to applicant: Provision of the minimum balcony dimensions needs to be usable. Applicant needs to demonstrate that the proposed shape of the balconies would allow for this. Also, access doors to the balconies should be shown in the drawings.

(b) Outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access.

Note to Applicant: Outdoor children's play area to be shared between market strata and social housing.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager Engineering Services and the

General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of the two parcels (after cancellation of Strata Plans VAS2702 and BCS212 and dissolution of the strata corporations) to create a single parcel.

2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreement 254351M (commercial crossing) and extension agreement GD61018; and Easement and Indemnity Agreement N48538 (landscape encroachment and special sidewalk treatment) prior to building occupancy.

Note to Applicant: Arrangements should also be made to release Covenants GB129588 and BE111393 (rental accommodation).

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.3 Provision of a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along Thurlow Street to be achieved through building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade, and is to accommodate the underground parking structure within the SRW agreement.

2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in condition 2.5, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

(a) Provision of adequate water service to meet the fire flow demands of the project:

(i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by MPT Engineering Ltd. dated June 12th, 2020, water main upgrades are not required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Barclay Street or 200 mm along Thurlow Street Should the development require water service connections larger than 200 mm. The developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project:

(i) Implementation of development at 1063 Barclay Street will require the following in order to maintain acceptable sewer flow conditions:

- Provision of $30,000 for flow monitoring at the enactment stage.
- The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers on Stovold Lane.

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early in the planning and design process.

(c) Provision of street improvements along Thurlow Street adjacent to the site and appropriate transitions including the following:

(i) Minimum 1.22 m (4 ft.)-wide front boulevard with street trees where space permits.

(ii) 2.44 m (8 ft.)-wide broom-finish saw-cut concrete sidewalk.

(iii) Curb ramps.

(iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

(v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Provision of a lighting simulation is required.

(d) Provision of street improvements along Barclay Street adjacent to the site and appropriate transitions including the following:

(i) 2.44 m (8 ft.)-wide broom finish saw-cut concrete sidewalk.

(ii) Curb bulge, including any required road re-construction to current standards.

(iii) Curb ramps.

(iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(v) Adjustment to all existing infrastructure to accommodate the proposed street improvements (including any required replacement or modification of related traffic signal equipment).

Note to Applicant: A lighting simulation is required.

Note to Applicant: The City will provide a geometric design for these street improvements.

(e) Provision of improvements at the intersection of Thurlow Street and Barclay Street including:

(i) Upgrades to the existing traffic signal to an accessible pedestrian signals (APS), upgraded intersection lighting and associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any replacement or modification of related traffic signal equipment).

Note to Applicant: Provision of a lighting simulation is required.

(f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

(g) Provision of a new standard concrete pedestrian lane crossing, new curb returns

and curb ramps at the existing lane crossing on Thurlow Street adjacent to the site.

(h) Provision of speed humps in Stovold Lane between Thurlow Street and Smithe Street.

(i) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting. Should any relocated pole include lighting impacts, upgrading of the lane lighting is to be situated on standalone poles with underground ducts connecting to the City street lighting infrastructure will be required.

Note to Applicant: Provision of a lighting simulation is required.

Note to Applicant: The current application drawings indicate existing wood poles within the lane that conflict with access.

(j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Designs details of off-site improvements to be finalized at the development permit stage.

2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) APS at the intersection of Thurlow Street and Barclay Street with corner bulge as described in condition 2.4(e)(i).

Note to Applicant: The benefiting area for these works is to be determined.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

2.6 Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information

(https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.). The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions, contact Utilities Management at 604-829-9447 or at umb@vancouver.ca.

Housing

2.7 Make arrangements, at no cost to the City, and to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Real Estate and Facilities Management, to secure the applicant's obligation to design, build, equip, finish, and deliver to the City to the City's *Housing Design and Technical Guidelines* an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:

(a) Total net floor area for the social housing must be at least the greater of 8,273.4 sq. m (89,053.9 sq. ft.) and 27% of the total floor area of the project.

(b) Floor area excluded under the zoning by-law is not included in the above net floor area.

(c) Breakdown of unit types (e.g., studios, one-bedroom units, two-bedroom units, three-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the City of Vancouver's *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*.

(d) Provide 5% of units as wheelchair accessible units, distributed evenly by unit type and identify wheelchair accessible units on the drawings and show examples of unit layouts based on Section 10.2 of the City of Vancouver's *Housing Design and Technical Guidelines*.

Note to Applicant**:** All accessible units must be designed to meet accessibility code requirements per the City of Vancouver's *Social Housing Design and Technical Guidelines*, *BC Housing Design Guidelines and Construction Standards* and Vancouver Building By-law (VBBL) as required.

(e) Unit design and associated storage and amenity space must be as per the City of Vancouver's *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines*.

(f) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency

and minimizing the cost of operations over the life of the project and within the larger development.

(g) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing.

(h) Provide that, as a condition of issuance for the Building Permit, a Letter of Credit will be required in an amount equal to the estimated cost to complete and deliver the Social Housing Parcel to the City. This includes the costs to finish and equip, provide all furnishings and equipment required by the City of Vancouver's *Housing Design and Technical Guidelines* and *High-Density Housing for Families with Children Guidelines,* and complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel.

Note to Applicant: All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

Note to Applicant: The value of the Letter of Credit will be determined at the time of application for a building permit for the project.

(i) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability, the General Manager of Real Estate and Facilities Management and the Director of Legal Services may in their sole discretion require.

2.8 Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability to enter into a Housing Agreement applicable to the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

(a) A no separate sales covenant.

(b) A no stratification covenant.

(c) A provision that none of such units will be rented for less than one month at a time.

(d) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law.

(e) Such other terms and conditions as the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by-law enacted pursuant to section 565.2 of the Vancouver Charter.

2.9 The social housing will:

(a) Be secured by letters of credit ("Amenity LCs") provided to the City prior to issuance of the building permit, the amount of which will be settled as part of the rezoning enactment documents; all LCs will be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02.

(b) To the extent possible, be built with separate dedicated building systems including mechanical and electrical so that its operating costs are accounted for and managed separately from the balance of the respective development.

Tenant Relocation Plan

2.10 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the development permit application.

(b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide an Interim Tenant Relocation Report prior to issuance of the demolition permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: In the discretion of the General Manager of Planning, Urban Design and Sustainability, if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

(d) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Public Art

2.11 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy,

such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please call Eric Fredericksen at 604-871-6002 to discuss.

Environmental Services

2.12 If applicable:

(a) Submit a site disclosure statement to the Environmental Protection Branch (EPB);

(b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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1063-1075 Barclay Street
URBAN DESIGN ANALYSIS

This section provides a detailed assessment of the application received on June 15, 2020 with consideration for height, shadowing and view impacts. A description of the built form is provided in the Form of Development section of the report. Additional information is provided in the comprehensive Minutes of the Urban Design Panel at (https://vancouver.ca/your-government/urban-design-panel.aspx).

Thien Phan, Rezoning Planner, introduced the project and the policy. Paul McDonnell, Development Planner, discussed the design components of the project.

Site and Context

The subject site dimensions consists of 132 ft. along Barclay Street and 131 ft. along Thurlow Street. The site slopes 10 ft. down towards the lane, currently occupied by residential units: one 36-unit building (1990) and one four-unit building (2003).

The application proposes redevelopment for a 47-storey residential building containing 372 residential units (25% of the floor area for social housing and 75% for strata housing). Ten levels of parking, 357 vehicle spaces and 749 Class A bicycle spaces, are proposed.

Land Use

The site is currently zoned RM-5B. The intent of the RM-5B schedule is to permit high-density residential development and some compatible retail, cultural, service and industrial uses. Emphasis is placed on achieving development that is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy.

If development were to occur under the existing RM-5B zoning, the maximum conditional development would be multiple dwelling use to a maximum 191 ft. in height, and 2.75 FSR, most likely in the form of a tower.

Height, Density, Form of Development

Height – The building height is 139.2 m (456.7 ft.), which comes in under the maximum allowable height of 550 ft. per the Higher Buildings Policy.

Density – The proposed floor area is 30,628 sq. m (329,677 sq. ft.), and the floor space ratio (FSR) is 19.10. Neither the West End Plan nor the Rezoning Policy for the West End list maximum or minimum permitted densities. They do set out typical tower floor plate limits to a maximum of 696.8 sq. m (7,500 sq. ft.). The application matches the maximum 7,500 sq. ft. tower floor plate size. The proposed density of 19.10 FSR is a direct result of the proposal keeping the height to a level that would not add shadow to Robson Village, while also adhering to the maximum floorplate size, Overall, the proposal reflects the intent for intensification under the West End Plan, while adhering to urban design considerations.

Form of Development – Towers proposed on sites east of Thurlow Street are to be “towers in the park,” consistent with the existing tower typologies set out in the Rezoning Policy for the West End. The distinguishing feature of a “tower in the park” form is that the tower meets the

ground without the presence of a podium. On these sites, a front yard and side yard on a side street setback shall be 12 ft. The base of a "tower in the park" can be up to 15% larger than the floor plates above a height of 60 ft. The application meets these parameters, as well as the intention that the ground plane around 'towers in the park' be significantly landscaped and engaging to pedestrians, while providing opportunities for outdoor amenity spaces.

The base of the proposed tower contains a social housing entrance from Thurlow Street and a primary market housing entrance off of Barclay Street, as well as indoor and outdoor amenities spaces for both the social housing and market housing. The subject site slopes significantly from Barclay Street down to the rear lane. This slope results in the main Barclay Street level being one floor higher than Stovold Lane. There is a secondary market housing entrance as well as parkade, loading and services accessed from the lane.

The tower tapers at the bottom to allow greater openness on at the pedestrian level and allow for additional greening and programming of the ground plane around the towers. Proposed residential entry and amenity uses at grade are consistent with planning's expectations. Retail uses at grade are not anticipated for the site.

Higher Buildings Policy, Views, Tower Separation, Setbacks, and Tapering

Higher Buildings Policy Requirements – Consistent with the Higher Buildings Policy, this tower proposal aims to demonstrate a significant and recognizable new benchmark for architectural creativity. Staff and the Urban Design Panel (UDP) perceive the proposed architectural expression as elegant and note that the proposal will positively contribute to the skyline of downtown with clever and visually stunning facades. However, the success of the architectural expression will depend on complex and novel architectural detailing.

Consistent with the Higher Buildings Policy, the buildings should achieve community benefits (e.g., as a recipient site for density transfers; retention of heritage, provision of significant cultural or social facilities, or provision of low cost housing.). The proposal is providing 25% social housing. Outdoor amenity spaces and children's play space are shared between the social and market housing.

Higher Buildings should also be considered with careful effort to provide a lasting and meaningful public legacy to Vancouver. The proposed dense green buffer surrounding the proposed tower, consistent with the 'Tower in the Park' typology, is proposed to address this requirement. Along with the green edge are a series of smaller hard-surface public seating and gathering spaces. Staff will require A landscape condition has been added to confirm that this green space is retained or enhanced through the design development process and to ensure the planting plan may be executed as proposed and is sustainable in the long term. Urban design condition 1.3 has been included to further strengthen the contribution to the public realm and public legacy by requesting an increase to the scale and program of the corner hard-surface area at the corner of Thurlow and Barclay Streets.

Lastly, higher buildings should minimize shadowing and view impacts on the public realm, including key streets, plazas and parks as well as neighboring buildings. Consistent with the Rezoning Policy for the West End, and the West End Tower Form Administrative Bulletin, the project should not add additional shadowing on Robson Village during specific timeframes as policy requires new developments to have no additional shadowing on the north sidewalk of the Robson Street before 3pm at the equinoxes. The tower has been shaped to respond to this policy, with the wedge shaped crown designed specifically to reduce shadowing on Robson

Street. A design condition seeks confirmation that this shadow impact will remain as demonstrated in this rezoning application, in the Development Permit application.

View Impacts – The proposal protrudes into Council-adopted Queen Elizabeth view cone, an intrusion that is supported by the Higher Buildings Policy. While some views from private properties will be impacted, the tower floorplate has been kept to a maximum size of 696.8 sq. m (7,500 sq. ft.), resulting in a relatively slender tower silhouette, guaranteeing some retention of private slot views from neighbouring properties.

Tower Separation, Setbacks, and Tapering – Staff have reviewed the proposed tower separations and setbacks. The sitting of the proposed tower satisfies the typical tower separation of 80' sought by staff to the existing tower north of Stovold Lane. The proposed tower also appears to meet the separation requirements to allow for future development from the proposed adjacent site to the east and the site directly north of the lane. A recommended condition is included to confirm that the proposal meets the requirements of 40 ft. tower setback from the interior property line and 40 ft. from the center of Stovold Lane.

The Admin Bulletin calls for tapering setbacks at the crown (top) of the tower. The proposed tower tapers significantly towards the top, minimizing adverse shadow impacts and creating a visually appealing crown.

Urban Design Panel

The submission of the rezoning application was reviewed by the Urban Design Panel on August 26, 2020 and received support with recommendations. As required by the Higher Buildings Policy, the Urban Design Panel session was augmented with two local architects who are well known and respected for their expertise in the design of high-rise buildings.

Comments from the Panel included:

(b) General support for the project;
(c) Massing and density are supportable;
(d) Elegant architectural expression;
(e) High standard of creativity and excellence has been demonstrated;
(f) Appreciation for the slenderness of the building;
(g) Efficient floor plan;
(h) Strong treatment of the ground plane;
(i) Amenities and shared spaces were well-handled; and
(j) Concern with the dual entrance for strata and social housing, which does not contribute to equality and sense of belonging.

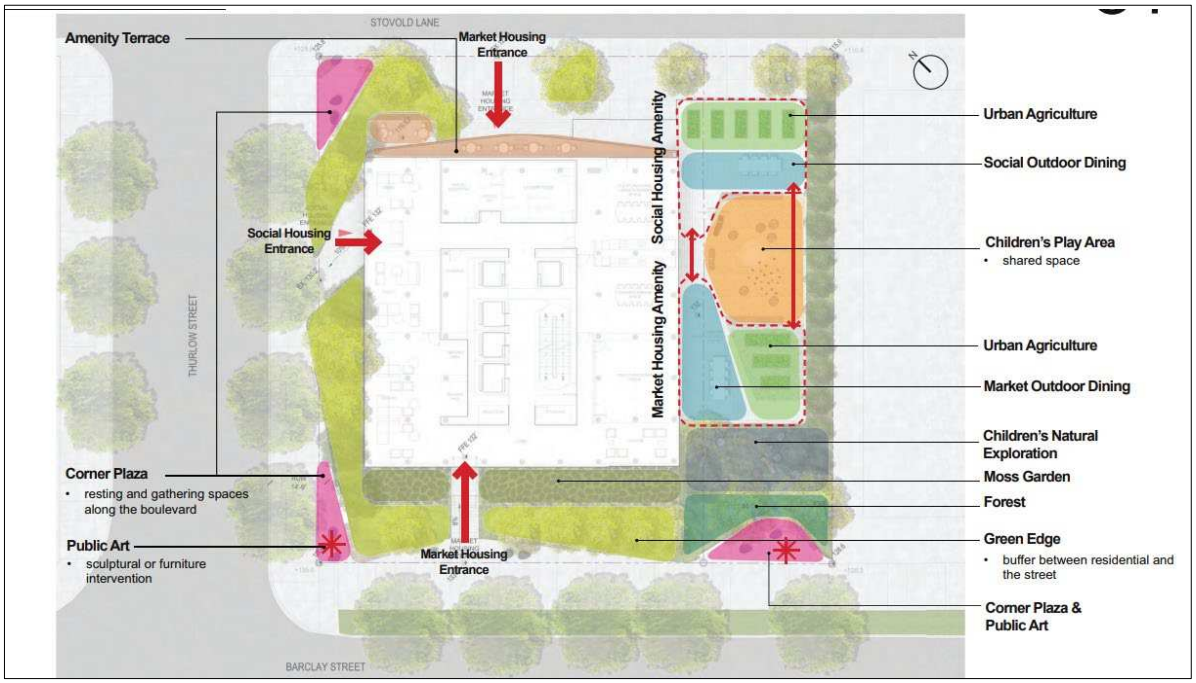
* * * * *

1063-1075 Barclay Street
FORM OF DEVELOPMENT DRAWINGS (Based on August 2022 Addendum)

Proposal from Barclay Street (left) and building section (right)



Proposed landscape design



Social housing entrance from Thurlow Street



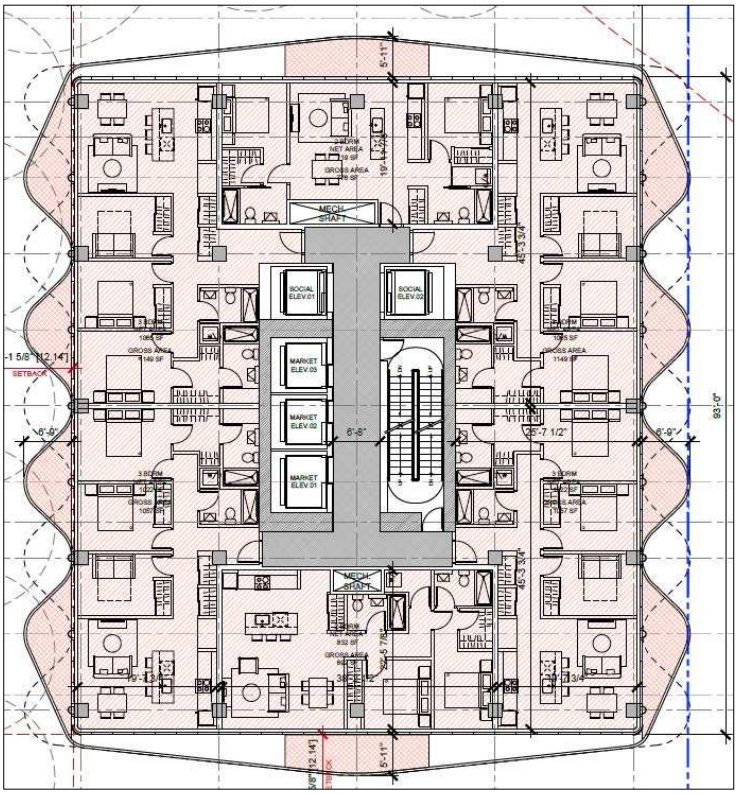
Strata housing entrance from Barclay Street



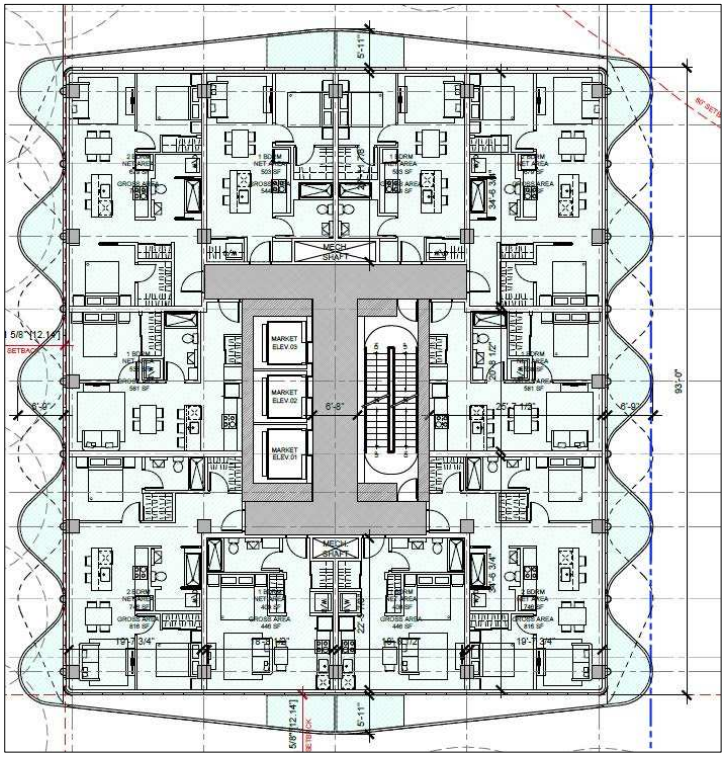
Corner plaza on Barclay Street



Typical social housing floor plan



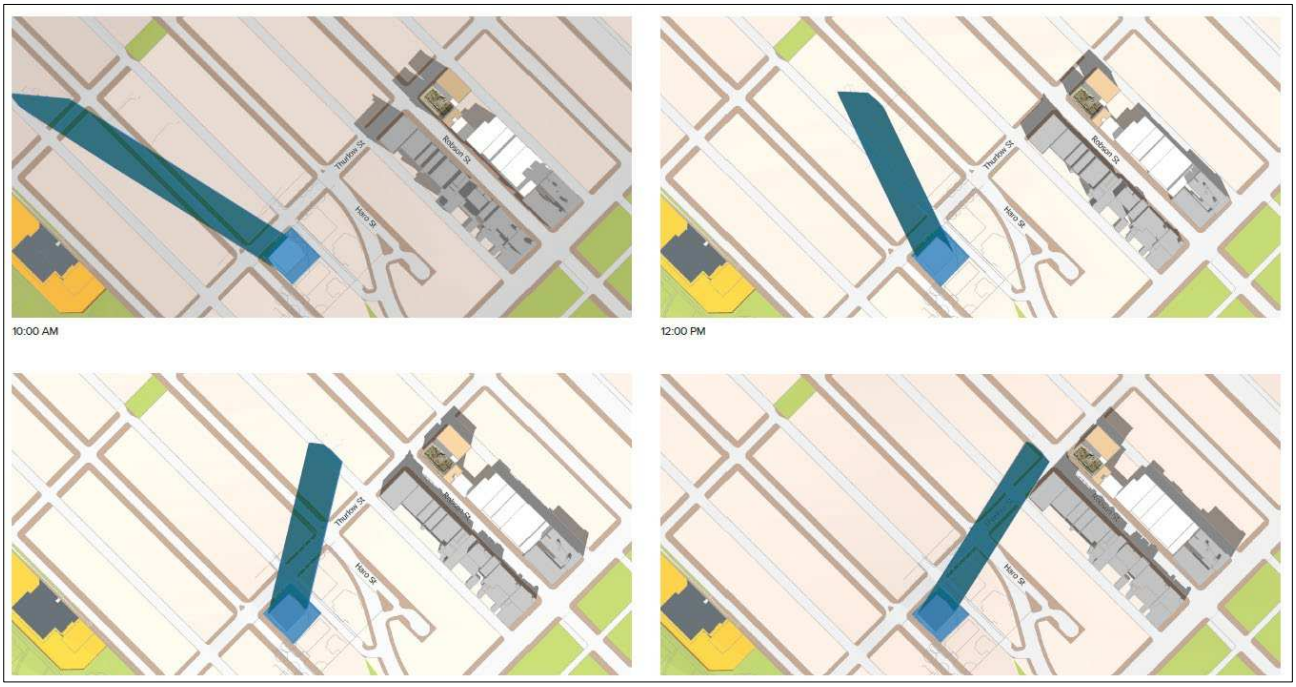
Typical strata housing floor plan



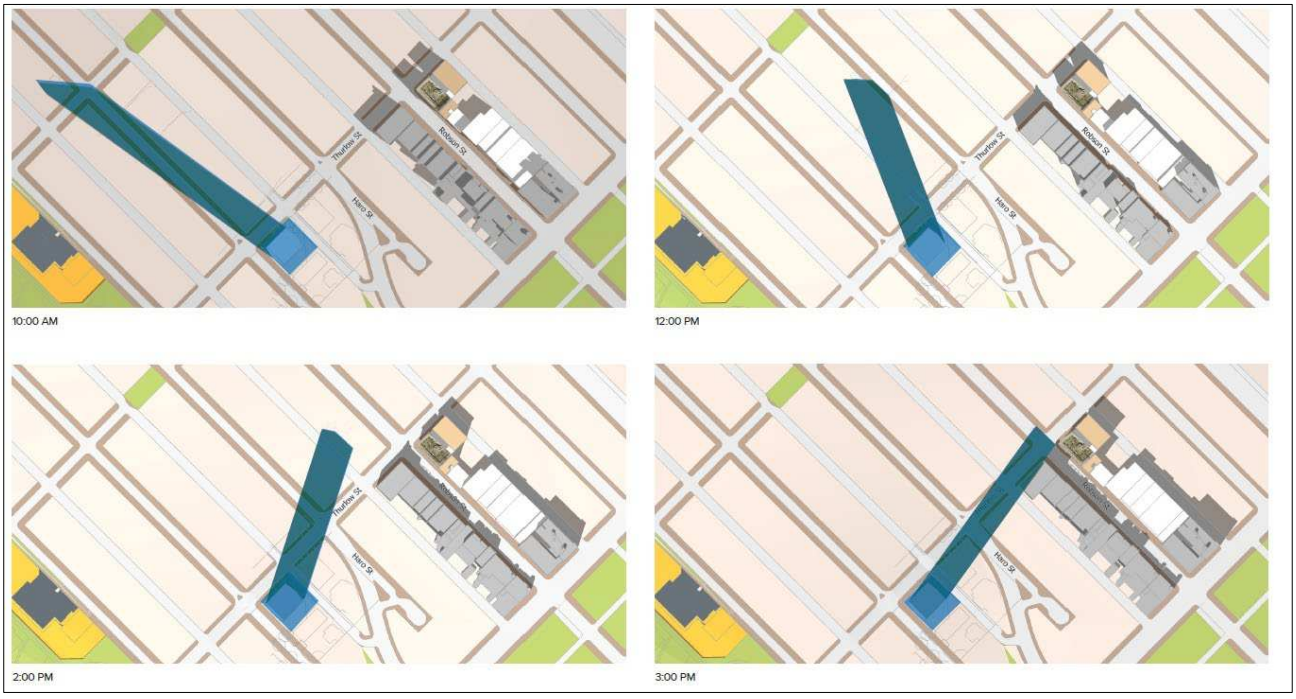
West (left) and east (right) elevations with the proposal



Shadow studies on March 20



Shadow studies on September 20



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1063-1075 Barclay Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

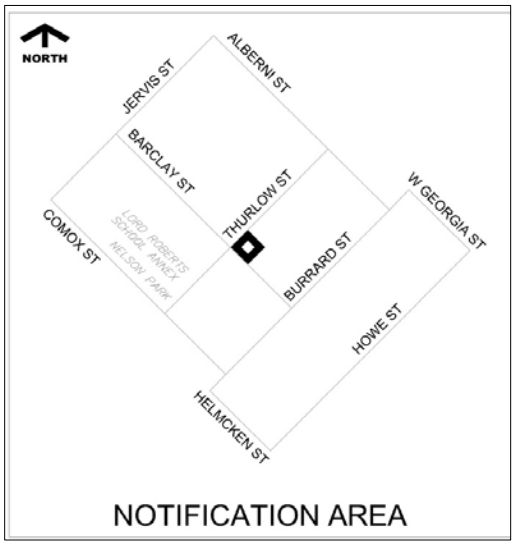
	Dates	Results
Events		
Pre-application virtual open house	May 21 and May 23, 2020	149 attendees
Virtual open house (City-led)	July 13 to August 2, 2020	449 participants (aware)* • 199 informed • 40 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	July 10, 2020	9,080 notices mailed
Public Responses		
Pre-application comment forms	May 21 and May 23, 2020	7 submittals
Online questions	July 13 to August 2, 2020	3 submittals
Online comment forms • Shape Your City platform	June to October, 2020	43 submittals
Overall position • support • opposed • mixed	June to October, 2020	43 submittals • 33 responses • 10 responses • 0 response
Other input	June to October, 2020	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during engagement period	June to October, 2020	721 participants (aware)* • 340 informed • 46 engaged

Note: All reported numbers above are approximate.

*The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Comments of support fell within the following areas:

- **Affordable housing** – The proposed development would add much needed affordable housing and allow for a greater diversity in the neighbourhood.
- **Building design** – The building design is attractive.
- **Height, massing, and density** – The height and density of the project would be appropriate as it conforms to the Plan.

Comments of concern fell within the following areas:

- **Affordable housing** – There is uncertainty with whether the proposed project would be the best approach for advancing housing under the Plan. The West End Seniors' Network would like to see commitment for adequate social housing provided in the neighbourhood to increase accessibility and affordability for low-income seniors.
- **Height and density** – The low-rise context in the West End should be maintained, especially given the number of existing taller towers on the same block.
- **Shadows and views** – The development would cast shadows onto neighbouring residents' homes and the community garden. The building would result in the loss of mountain views.
- **Parking and traffic** – There is an undersupply of parking spaces. Other respondents cited that there are too many levels of parking which could be an environmental concern. Concerns were expressed about the expected increase in noise and vehicle traffic.

The following miscellaneous comments were received:

General comments of support:

- Affordable housing is more important than minor shadow impacts.
- The project is well integrated with the surrounding environment, adding a new inspiration to the downtown skyline.
- Additional housing downtown would reduce the need for people to commute from the suburbs in their vehicles.
- The development would enhance the public realm and add vibrancy.
- The development would bring new customers to the commercial spaces in the area.

General comments of concern:

- The building design is bulky.
- Building operation and maintenance of a high-rise tower would be concerning.
- The indoor amenity space would be too small for this project.
- West End Seniors' Network is concerned that the outdoor seating is more aesthetically pleasing than functional for older adults.
- Concern about the separate building entrances for the market and social housing.

Neutral comments/suggestions/recommendations:

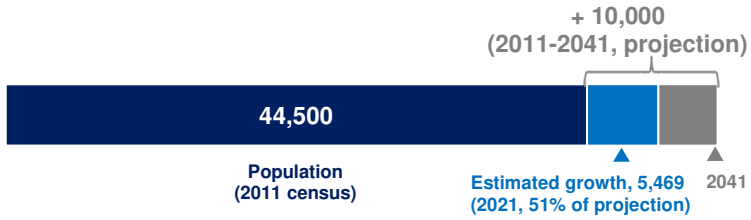
- There is a need to review the View Protection Guidelines and other restrictive by-laws to allow for higher buildings in the area.
- The status of Thurlow Street as one-way traffic should be studied to see if there is a benefit to creating a two-way street in the West End.
- Renovation of existing building is better than developing a high rise on site.
- Residents would like more voice in the West End as they feel that this project would be approved regardless of residents' feedback.
- 1000 Smithe Street near the proposed site could be dedicated for bike and pedestrians only from Burrard Street to Stanley Park.

* * * * *

PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
WEST END COMMUNITY PLAN (2013)
Updated year-end 2021

POPULATION GROWTH[a]

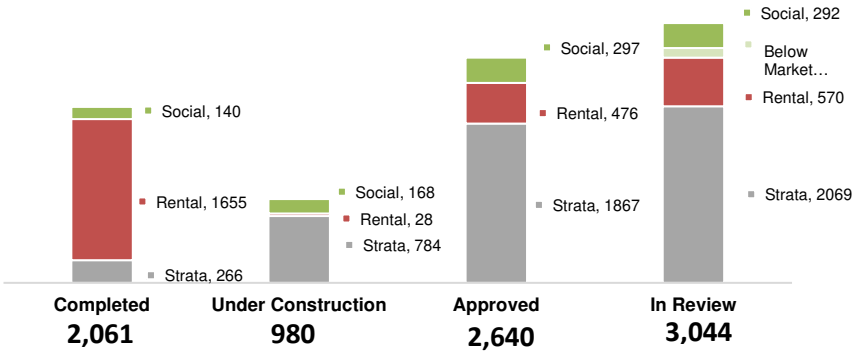
The West End has grown by approximately **5,469** people since the 2011 census. The plan projects a growth of approximately **10,000** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 1157 Burrard St
- 1450 W Georgia St
- 1444 Alberni St. and 740 Nicola St
- 1059-1075 Nelson St
- 1616-1698 W Georgia St



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS See Chapter 17 of West End Plan for details	Completed	Construction	Planning/ Design	Progress
HOUSING[d] + ~ 1,600 additional social housing units + ~ 1,900 additional secured market rental units + Secure social and market rental housing in Corridors + Secure market rental housing in Neighbourhoods (Gross numbers of units reported)	• 1,655 secured market rental units • 140 social housing units	• 28 secured market rental units • 168 social housing units		✓
CHILDCARE • ~ 245 spaces for children 0-4 + ~ 121 spaces for children 5-12	• 10 spaces for children 5-12 (Lord Roberts – YMCA Kids Club)			○
TRANSPORTATION / PUBLIC REALM + Upgrade/expand walking and cycling networks + Enhance waiting areas at transit stops + Improve public realm along commercial streets + Improve public realm in Neighbourhoods	• Jim Deva & Bute-Robson interim plazas • Installation of Mobi Public Bike Share stations in West End • Pilot curbside patios and parklets on Robson and Davie streets • Burnaby Street bike route • Aquatic Centre Ferry Dock • Haro Street walking, cycling and green rainwater upgrades (1.1 km) • Gilford mini-part improvements		• Bute-Robson permanent plaza (concept design) • Bute Street Greenway (concept design) • Robson and Alberni Street public space improvements (scoping) • Morton Park car-free/Davie Street	→

	• Walking and rolling improvements like new traffic signals, diverters, marked crosswalks • Temporary curbside and patios along three high streets (Robson, Davie and Denman) • Interim sidewalk widening and bus bulges on Robson Street • Beach Avenue interim walking, rolling and cycling improvements (2.2 km)		closure (planning/design) • Georgia Gateway West complete street (scoping)	
TARGETS See Chapter 17 of the West End Plan for more details	**Completed**	**Construction**	**Planning/ Design**	**Progress**
CULTURE + Preserve and stabilize cultural assets + Retain/create multi-use creative spaces + Public art	• 2 public art installations	• 1 public art installation		→
CIVIC / COMMUNITY + Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre) + Joe Fortes Library renewal + Optimize fire hall services through renewal and/or relocation of existing fire halls			• West End Master Plan - Renewal & expansion of West End Community Centre, West End Ice Rink, Fire hall #6 and Joe Fortes Library (concept design)	→
HERITAGE + 10% allocation from cash community amenity contributions in West End	• 10% allocation from cash community amenity contributions			✓
SOCIAL FACILITIES + Gordon Neighbourhood House renewal + QMUNITY renewal and expansion + Explore a dedicated seniors' facility + Explore a community-based non-profit hub	• Gordon Neighbourhood House interim renovation •		• 1190 Burrard Street QMUNITY (design – rezoning approved) • 1157 Burrard multi-use cultural NPO space (rezoning approved)	→
PARKS + Rebuild the seawall + English Bay and Sunset Beach upgrades	• Seawall restoration project (2 phases) • Barclay Heritage Square Park		• West End Waterfront Plan (concept design)	→

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

[a] **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

[b] **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications, and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications, and Development Permits submitted without a rezoning

[c] **Planning/Design:** Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Amenities secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process

[d] **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

* * * * *

1063-1075 Barclay Street
PUBLIC BENEFITS SUMMARY

Project Summary

To construct a 47-storey residential building with 87 units of social housing and 285 units of strata-titled residential.

Public Benefit Summary

The project would deliver a floor area of 8,273.4 sq. m (89,053.9 sq. ft.) for turn-key social housing units, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-5B	CD-1
Floor Space Ratio (FSR)	2.75	19.10
Building Height	58 m (190.29 ft.)	139.2 m (456.7 ft.)
Floor Area (sq. ft.)	4,421.7 sq. m (47,594.3 sq. ft.)	30,646.4 sq. m (329,875 sq. ft.)
Land Use	Residential with compatible non-residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$4,821,236
Utilities DCL[1]	$2,865,770
Public Art	$476,826
In-Kind Social Housing (minimum of 8,273.4 sq. m or 89,053.9 sq. ft.)	$59,400,000
TOTAL	**$67,563,832**

[1] Based on rates in effect as at September 30, 2022. Rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection.

* * * * *

1063-1075 Barclay Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant

Applicant/Owner	GL001 Nominee Ltd. and Barclay Thurlow Property Inc., BC1068488
Architect	IBI Architects
Address	1063-1075 Barclay Street
Site Area	1,607.9 sq. m (17,307 sq. ft.)

Property Information

Address	Owner	Legal Description	Property Identifiers (PIDs)
1063-1069 Barclay Street	GL001 Nominee Ltd.	Strata Lots 1-4 District Lot 185 Group 1 New Westminster District Strata Plan BCS212 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V	025-576-992, 025-577-000, 025-577-018, and 025-577-026, respectively
1075 Barclay Street	Barclay Thurlow Property Inc., BC1068488	Strata Lots 1-36 District Lot 185 Strata Plan VR 2702 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1	016-222-806, 016-222-814, 016-222-822, 016-222-831, 016-222-849, 016-222-857, 016-222-873, 016-222-890, 016-222-903, 016-222-920, 016-222-938, 016-222-946, 016-222-954, 016-222-962, 016-222-971, 016-222-989, 016-222-997, 016-223-004, 016-223-012, 016-223-021, 016-223-047, 016-223-055, 016-223-063, 016-223-071, 016-223-080, 016-223-101, 016-223-110, 016-223-128, 016-223-136, 016-223-144, 016-223-161, 016-223-179, 016-223-187, 016-223-209, 016-223-217, 016-223-233, respectively

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning District	• RM-5B	• CD-1
Land Use	• Primarily residential with compatible cultural and recreational, institutional, retail, and service uses	• Residential (Multiple Dwelling)
Maximum Density	• 2.75 FSR	• 19.10 FSR

<table>
<tr><td>Floor Area</td><td>• 4,421.7 sq. m
(47,594.3 sq. ft.)</td><td>• Social housing: 8,273.4 sq. m (89,053 sq. ft.)
• Strata residential: 22,373.0 m (240,821 sq. ft.)
Total: 30,646.4 sq. m (329,875 sq. ft.)</td></tr>
<tr><td>Maximum Height</td><td>• 58 m (190.3 ft.)</td><td>• 139.2 m (456.7 ft.)</td></tr>
<tr><td>Unit Mix</td><td></td><td>
<table>
<tr><th></th><th>Studio</th><th>1-Bed</th><th>2-Bed</th><th>3-Bed</th><th>Total</th></tr>
<tr><td>Social Housing</td><td>0</td><td>18</td><td>47</td><td>22</td><td>87</td></tr>
<tr><td>Strata Housing</td><td>0</td><td>174</td><td>71</td><td>40</td><td>285</td></tr>
<tr><td>Total</td><td>0</td><td>192</td><td>118</td><td>62</td><td>372</td></tr>
</table>
</td></tr>
<tr><td>Parking Spaces</td><td>• Per Parking By-law</td><td>• Standard: 225
• Small: 81
• Accessible: 33
• Visitor: 18
Total: 357</td></tr>
<tr><td>Passenger, Loading, and Bicycle Spaces</td><td>• Per Parking By-law</td><td>• Class A Passenger: 3
• Class B Loading: 2
• Class A Bicycle Spaces: 749
• Class B Bicycle Spaces: 20
To be confirmed at the development permit stage</td></tr>
<tr><td>Natural Assets</td><td>• 15 on- and off-site trees</td><td>• Removal of 8 trees in poor condition.
• Retention of 5 trees in good condition.
• Relocation and re-integration of 2 trees.
• 39 proposed new trees, urban agriculture plots, a moss garden, new landscaped boulevard
To be confirmed at the development permit stage</td></tr>
</table>

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