CITY OF VANCOUVER

REFERRAL REPORT

Report Date: March 1, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14316
VanRIMS No.: 08-2000-20
Meeting Date: March 9, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1616-1698 West Georgia Street

RECOMMENDATION

A. THAT the application by Anthem Properties, on behalf of Anthem 1698 West Georgia Developments Ltd., the registered owner of the lands located at 1698 West Georgia Street [*PID 018-886-124; Lot M Block 55 District Lot 185 Plan LMP18253*], of Jim Pattison Industries Ltd., the registered owner of the lands located at 1670 West Georgia Street [*PID 008-800-120; Lot B (Explanatory Plan 2559) of Lots 5 and 6 Block 55 District Lot 185 Plan 92*] and of Alberni Street Holdings Ltd., the registered owner of Lot A of 1616 West Georgia Street [*PID 005-444-853; Lot A (Reference Plan 1653) of Lots 5 and 6 Block 55 District Lot 185 Plan 92*] to rezone a consolidation of 1698 West Georgia Street with subdivided portions of 1670 West Georgia Street and Lot A of 1616 West Georgia Street from RM-6 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.50 to 9.39 and the building height from 64.0 m to 99.3 m to permit the development of a 33-storey residential building with 127 strata-titled units, be referred to a Public Hearing, together with:

(i) plans prepared by Chris Dikeakos Architects, received December 21, 2018;

(ii) draft CD-1 by-law provisions, generally as presented in Appendix A; and

(iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle including a deviation and exception to the existing CAC Policy as it relates to CAC deferral, and including approval in principle of the form of development, subject to the conditions of approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

B. THAT, if the rezoning application is referred to Public Hearing, a consequential amendment to Schedule E of the Zoning and Development By-law regarding building lines also be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law generally in accordance with Appendix C for consideration at the Public Hearing.

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

(i) THAT the passage of the above resolution 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 1616-1698 West Georgia Street from RM-6 (Residential) to CD-1 (Comprehensive Development) District. The proposal is for a 33-storey residential building comprised of 127 market strata units. A height of 99.25 m (326 ft.) and an FSR of 9.39 are proposed.

This application has been assessed and staff support the proposed uses and form of development, subject to conditions outlined in Appendix B. This report recommends that the community amenity contribution (CAC) from this rezoning, if approved, be allocated in accordance with the public benefits strategy under the *West End Community Plan* (the “West End Plan”) to achieve key public benefit objectives in and around the West End neighbourhood. This report also recommends a deviation and exception to CAC Policy as it relates to the deferral of cash CACs.

Staff support the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *West End Community Plan (including West End Public Benefit Strategy) (2013)*
- *Rezoning Policy for the West End (2013)*
- *West End – Tower Form, Siting and Setbacks Administrative Bulletin (2017, last amended 2020)*
- *RM-6 District Schedule (2018)*
- *View Protection Guidelines (1989, amended up to 2011)*
- *Green Buildings Policy for Rezonings (2009, amended up to 2017)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Community Amenity Contributions Policy for Rezonings (1999, last amended 2020)*
- *Financing Growth Policies (2004)*
- *Public Art Policy and Procedures for Rezoned Developments (2008, last amended 2014)*
- *Urban Forestry Strategy (2016)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

Background/Context

1. Site and Context

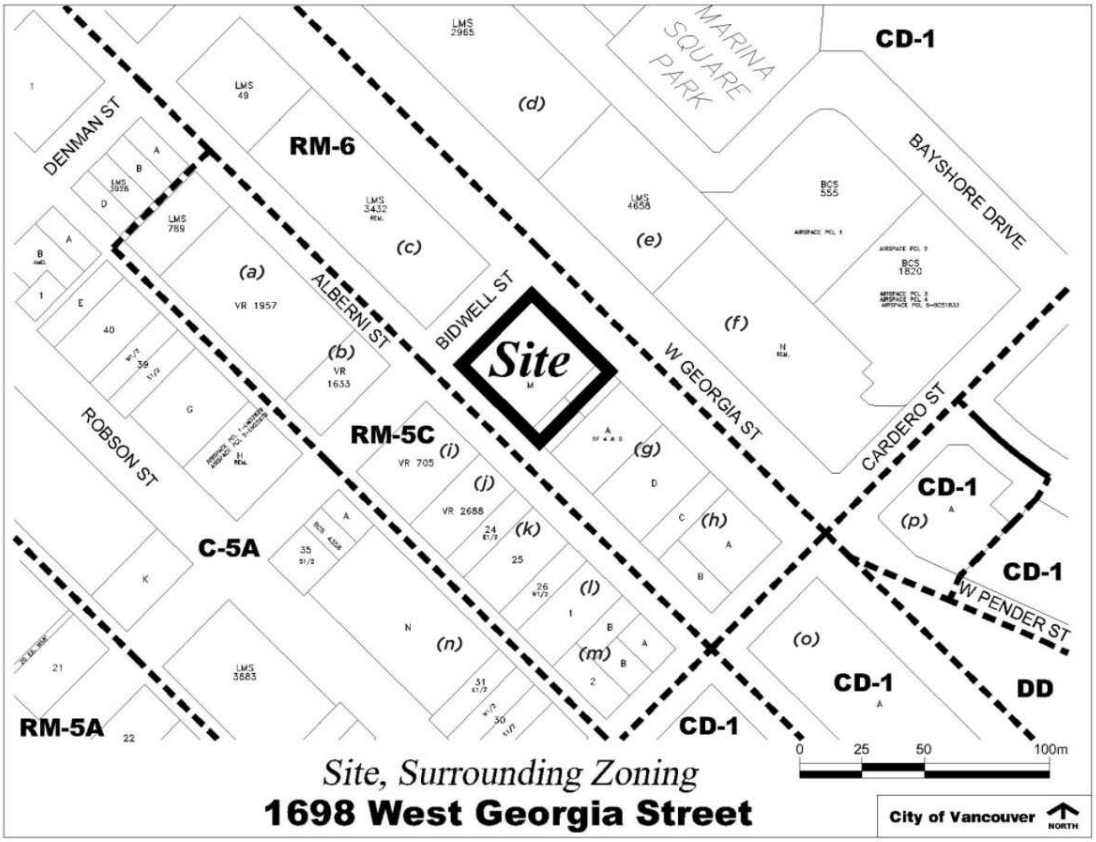
This 1,761 sq. m (18,955 sq. ft.) site is located on the south side of Georgia Street, between Bidwell and Cardero Streets. The site is comprised of the entire lot located at 1698 West Georgia Street and the westerly half of two small lots adjacent to the east, addressed as 1616 and 1670 West Georgia Street. If this rezoning is approved, these lots will be subdivided. The applicant, Anthem Properties, would acquire the west portions of the two lots and assemble with the lot at 1698 West Georgia Street. The remaining lots will be assembled with the site adjacent to the east by the owner of 1616 West Georgia Street.

The consolidated, site will have frontage of 44 m (144 ft.) along Georgia and Alberni Streets and will be 39.9 m (131 ft.) deep with a slope of approximately 3 m (9.8 ft.) from Alberni Street to Georgia Street. The site is located in Area A of the Georgia Corridor in the West End Plan. A gas station and convenience store were formerly located at 1698 West Georgia Street, and a Pattison billboard and surface parking for a former restaurant are located on the small lots.

Nearby developments in this neighbourhood comply with permitted uses and form of development allowed under the current base zoning and contemplated in the West End Plan.

Significant developments in the immediate area are shown in Figure 1 and are listed below:

Figure 1: Site at 1698 West Georgia Street and surrounding zoning



a) 1738 Alberni Street, 4-storey residential building
b) 735 Bidwell Street, 9-storey residential building
c) 1723 Alberni Street (The Park), 23-storey residential tower with townhouses
d) 1710 Bayshore Drive (Bayshore Tower 2), 22-storey residential tower
e) 1680 Bayshore Drive (Bayshore Tower 1), 22-storey residential tower
f) 699 Cardero Street (Bayshore Lookout), 26-storey residential tower
g) 1616 W Georgia Street (former White Spot), 1-storey retail building
h) 1608 W Georgia Street, Vacant
i) 1684 Alberni Street, 15-storey residential tower
j) 1668 Alberni Street, 14-storey residential tower
k) 1650 Alberni Street, 15-storey residential tower
l) 1630 Alberni Street, 2-storey retail building
m) 1614 Alberni Street and 753-747 Cardero Street, 2-storey and 3-storey office and retail buildings
n) 777 Cardero Street (Robson Place), 22-storey residential tower with parking lot
o) 1500 West Georgia Street, 20-storey office tower
p) 1575 West Georgia Street, 26-storey residential tower with retail at grade

Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- Parks: *Stanley Park (4 min. walk), Marina Square Park (5 min. walk, Harbour Green Park (12 min. walk).*
- Cultural/Community Space: *West End Community Centre (6 min. walk), Coal Harbour Community Centre (8 min. walk), Joe Fortes Library (6 min. walk).*
- Child Care*: Little Rae Kids Club (4 min. walk) and Pooh Corner Daycare (10 min. walk)*

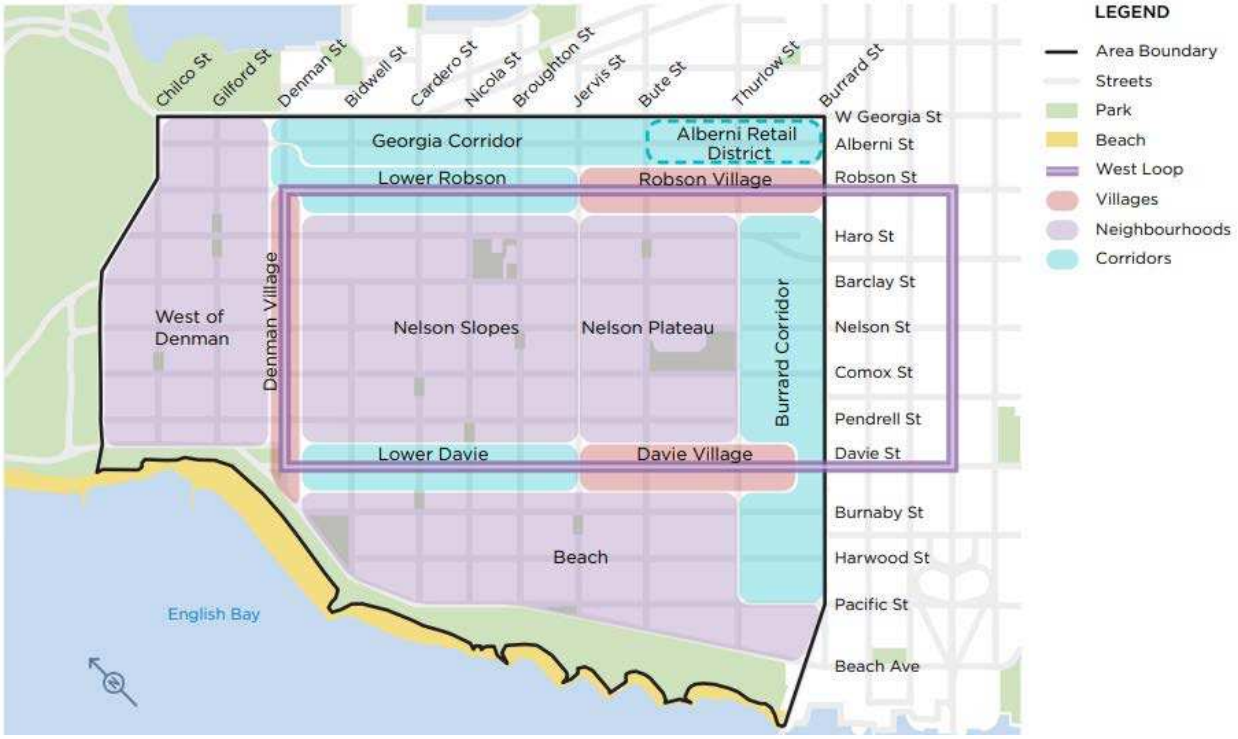
Local School Capacity – The site is located within the catchment area of Lord Roberts Elementary School located at 1100 Bidwell Street. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, updated May 29, 2019, enrolments in 2017 resulted in a shortage of 33 spaces which is projected to increase to a shortage of 100 elementary spaces in 2027. According to the facilities plan, the Ministry of Education approved in its 2018-2019 capital plan a new school in Coal Harbour which is now at the permit approval stage. This new school is expected to eventually offset the elementary shortage. At the secondary level, a shortage of 110 spaces was reported at King George Secondary, with this shortfall projected to increase to 173 by 2027. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

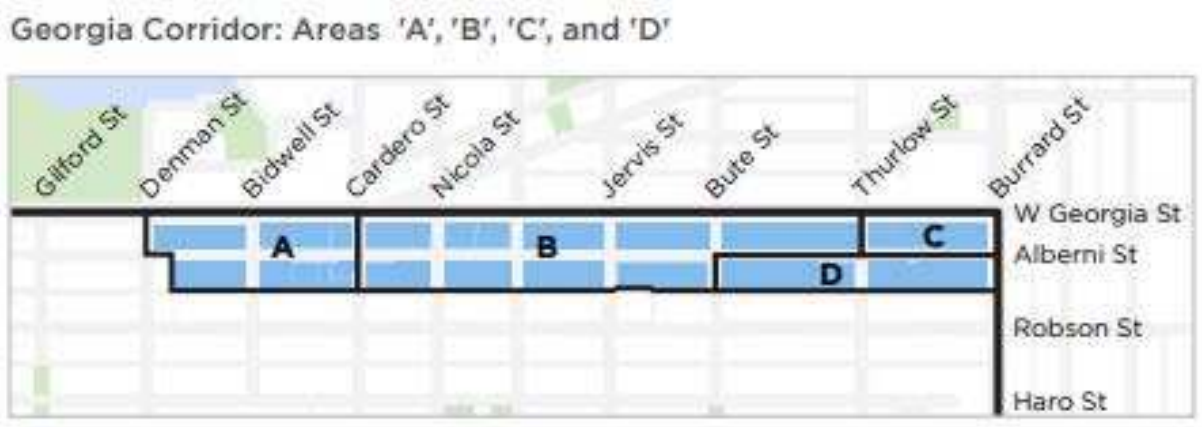
2. Policy Context

West End Community Plan and the Rezoning Policy for the West End – In November 2013, Council approved the West End Plan which provides a framework to guide change, development and public benefits in the West End over the next 30 years. The West End Plan considers long-range and short-term goals, providing policy directions in areas such as land use and built form, housing, transportation and public spaces, heritage, arts and culture, local economy, community facilities and amenities, and environmental sustainability.

Georgia Corridor – The subject site is located in the Georgia Corridor of the West End Plan, which is generally located between Georgia Street and the laneway north of Robson Street, from Burrard Street to Denman Street (see Figure 2). The West End Plan identifies this area and the Burrard Corridor generally as the newer areas of the community, well-served by transit, services and amenities, and where the majority of new housing and job space has been built over the past 40 years. The corridors provide additional opportunities to accommodate job space and housing, denser development close to transit, local services and amenities, all of which help to meet the needs of the community.

Figure 2: West End Plan – neighbourhoods, villages and corridors





Rezoning Policy for the West End – This policy allows consideration for rezoning on sites within the Georgia Corridor for increased density for market residential when significant public benefits can be achieved. Within Area A, typical tower floor plates of 511 sq. m (5,500 sq. ft.) may be considered, with heights of up to 117.3 m (385 ft.), subject to urban design performance. Proposed buildings located within established view corridors should not exceed view cone height limits. The height of this proposed building is also limited by shadowing onto Marina Square Park, resulting in a building height of 99.3 m.

West End Tower Form, Siting and Setbacks Administrative Bulletin – This bulletin recommends a 24.4 m (80-ft.) separation, between the proposed tower and existing and future towers on adjacent sites, be achieved by the proposed form of development.

Family Room: Housing Mix Policy for Rezoning Projects – This policy requires a minimum 35% of total units in strata housing projects be designed for families with units containing two or more bedrooms. Of this 35% requirement, 25% of the total units are to have two bedrooms and 10% are to have three or more bedrooms. This application proposes that 80% of the units are designed as family units with 71 two-bedroom and 31 three-bedroom units.

High-Density Housing for Families with Children Guidelines – The intent of these guidelines is to address key issues of the site, building, and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design and amenity areas.

Strategic Analysis

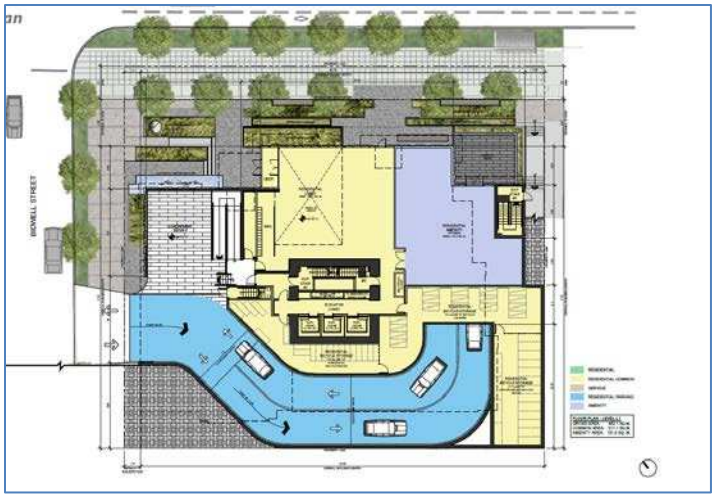
1. Proposal

In accordance with the West End Plan, this application proposes to rezone the site from the RM-6 District, which allows residential and commercial uses with a maximum discretionary height of 64.0 m (201 ft.) and a maximum density of 2.5 FSR to a CD-1 District. The proposed CD-1 By-law would allow for a 33-storey residential tower with 127 strata-titled residential units, a maximum height of 99.3 m (326 ft.) and a maximum density of 9.39 FSR, containing 164 vehicle parking spaces and 335 bicycle parking spaces.

The residential lobby access is off both Georgia Street and Bidwell Street, with vehicular access off Bidwell Street. Two amenity spaces are proposed: one on the northeast corner of the ground floor and the other on a sixth-floor roof deck. A guest suite is proposed on the southwest corner of the second floor.

Figure 3: Proposed Site and Ground Floor Plan





2. Land Use

The site is currently zoned RM-6. The intent of the RM-6 District Schedule is to permit high-density residential development and some optional commercial. Emphasis is placed on achieving development which recognizes the formal character of Georgia Street and is compatible with the West End residential character along Alberni Street. The proposal is for residential uses consistent with the West End Plan and Rezoning Policy. Commercial uses, permissible under the existing RM-6 zoning, can also be considered but have not been requested by the applicant. Staff concur with the proposal for an all-residential development.

3. Housing

The application proposes 127 strata-titled units, with 80% of the 127 total units having two or more bedrooms and being suitable for families. This exceeds the requirements of the Family Room: Housing Mix Policy. The rezoning policy does not require social or rental housing at this location, and there are no existing rental units on the site that must be replaced. In the West End Plan, the value of additional strata-titled housing achieved through rezoning is intended to result in a cash contribution towards the West End Public Benefit Strategy, which is used to fund off-site benefits, such as renewal and expansion of the West End Community Centre (see below under Public Benefits).

4. Density, Height and Form of Development (refer to drawings in Appendix E)

The proposed development is comprised of a slender point tower and an accompanying podium (see Figure 4). Along the internal side yard, the building is set back to provide a publicly accessible pedestrian mid-block access through the site between Georgia and Alberni streets. The top portion of the tower tapers to form a visually legible finish to the building's composition.

While the rezoning policy allows consideration in Area A of towers that reach a height of 117.3 m (385 ft.), the policy specifies heights are subject to urban design analysis with emphasis on minimizing shadows on parks and open spaces. Marina Square Park is located one block to the north. As such, consideration was given to minimizing additional shadows cast on the park, a well-used public space. The height of this proposal is limited to 99.3 m (326 ft.), which

represents a reduction of 18.1 m (59.4 ft.) to maintain solar access on public space, as discussed below under Height and Shadowing.

Existing Zoning – If development were to occur under the existing RM-6 zoning, the maximum conditional development potential of the site would be for strata-titled multiple dwelling use to a maximum 64 m (210 ft.) in height and to 2.50 FSR, most likely in the form of a tower. The application proposes 127 strata-titled units within an FSR of 9.39. Assuming a similar unit mix, average unit sizes, and no complicating urban design considerations, approximately 33 strata-titled units would be achievable under the existing zoning's 2.50 FSR limit. No Community Amenity Contribution would be generated if the site was developed under existing zoning.

Height and Shadowing – As per the *West End – Tower Form, Siting and Setbacks Administrative Bulletin*, increased shadowing on parks should be minimized by new development from 10 am to 4 pm as measured during both the spring and fall equinoxes. Staff have reviewed the shadowing impacts of the proposal on Marina Square Park and note that, with the tower reduction, the proposed siting, and the shaping of the tower, there is no new shadowing onto the park. However, there will be a small amount of shadowing on the sidewalk adjacent to the park. The building's shadow overlaps with the existing shadowing from the neighbouring building located to the north.

The resulting increase in shadows cast is only a small portion of sidewalk during the timeframe between 2:35 and 2:50 pm on the spring equinox, and between 2:20 and 2:40 pm and between 2:55 and 3:05 pm during the fall equinox. Staff consider this a negligible addition. A rezoning condition is provided in Appendix B which seeks confirmation that this shadow impact will remain as demonstrated in this rezoning application through the development permit stage.

View Impacts – The proposal does not protrude into any Council-adopted view cones that protect public views. While some views from private properties will be impacted, the tower floorplate has been kept to a maximum size of 511 sq. m. (5,500 sq. ft.) per the rezoning policy, resulting in a relatively slender tower silhouette, allowing some retention of private slot views from neighbouring properties.

Density – The West End Plan does not set out a density limit for the Georgia Corridor. Rather, density is a result of the building height and the form of development. The proposed density of 9.39 FSR results from a tower height that does not increase shadowing onto Marina Square Park, though does add shadow to the adjacent sidewalk, and adheres to the area's maximum floorplate size of 511 sq. m. (5,500 sq. ft.) Overall, the proposal reflects the intent for population growth and intensification under the West End Plan, while adhering to urban design considerations.

Tower Siting – The proposed tower siting provides a clear 10.7 m (35 ft.) of spacing between the eastern building face and the shared eastern property line. Staff have analysed the adjacent site's dimensions and have determined that a 24.4 m (80 ft.) clear distance between the proposed and future tower development on the adjacent site will be achievable, thereby guaranteeing a typical tower separation between residential towers to enhance privacy and livability. A rezoning application is currently active on the adjacent site.

Public Realm – The proposed landscaping on the ground plane provides generous additions to the public realm, including a wider sidewalk along Georgia Street and a publicly accessible mid-block pedestrian access that will supplement an anticipated similar response from the adjacent future development. An urban design condition included in Appendix B seeks further design

development to the mid-block access to achieve a well-landscaped and pleasant environment for the public to enjoy. An additional condition seeks further design development to the Georgia Street interface, including the provision of public seating, and a welcoming and visually porous building façade at the ground level.

Figure 4: Proposed building viewed from the north, with other proposed towers behind



Urban Design Panel – The proposal was reviewed by the Urban Design Panel on April 17, 2019, with an evaluation for Support with Recommendations (8/2), with the following recommendations for design development:

- Design development of the mews, landscape, and scale along Georgia Street;
- Inclusion of trees on the tower, and along Georgia Street; and
- Design development of the horizontal planter near the base.

Conclusion – In conclusion, staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B. Additional form of development drawings are provided in Appendix E and the development statistics are summarized in Appendix H.

5. Transportation and Parking

Parking and loading access is provided from Bidwell Street. Under the Parking By-law, the minimum required parking for the proposed residential use on the site is 124 spaces. A total of 213 vehicle parking spaces are proposed, including 164 regular spaces, 44 small spaces and 5 accessible spaces, meeting the Parking By-law.

Loading – Given the proposed floor area and residential use, the Parking By-law requires a minimum of one Class A loading space and one Class B loading space. The application is consistent with these requirements, noting loading bay access provided off Bidwell Street.

Bicycle Spaces – The Parking By-law requires a minimum of 335 Class A spaces and seven Class B spaces be provided by this development.

In addition to on-site vehicle and bicycle parking, the site is well served by transit. Frequent bus service is available on Georgia Street and bikeways exist on Alberni, Georgia and Cardero Streets.

6. Environmental Sustainability

The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the Green Buildings Policy for Rezonings under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

Conditions related to sustainability are set out in Appendix B.

Green Sites – The *Urban Forest Strategy* seeks to preserve, protect, and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest, requiring that permission be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are six on-site trees, four city trees, and one neighbour tree, all covered under the *Protection of Trees By-law*. Two of the three City trees located along Alberni Street will be retained, one is dead and will be removed, three new street trees are proposed in compensation. The three city trees on West Georgia will be removed due to streetscape upgrade, and will be replaced with six new street trees. Four additional street trees are proposed along Bidwell Street. The six on-site trees and one neighbour tree will be removed and replaced with thirteen new trees on the ground level and nine new trees on the upper levels. In addition, the proposed plan maximizes limited open spaces and introduces a variety of landscape treatments and opportunities to enhance access to nature, subject to further conditions in Appendix B.

PUBLIC INPUT (refer to Appendix D)

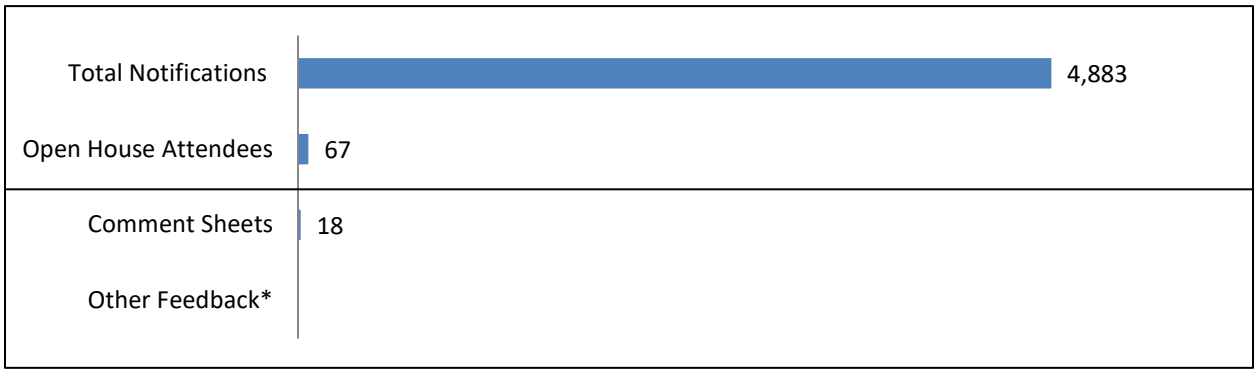
Public Notification – A rezoning information sign was installed on the property on February 25, 2019. Approximately 4,883 notification postcards were distributed within the neighbouring area on or about March 15, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage.

Community Open House – An in-person community open house was held on April 9, 2019 at the Westin Bayshore Hotel located at 1601 Bayshore Drive. Staff, the applicant team, and 67 members of the public attended the open house.

Public Response – Public responses to the proposal have been submitted to the City, shown in Figure 5:

- In response to the April 9, 2019 open house, a total of 18 comment sheets were received from the public.
- Approximately two emails and online comments were also received.

Figure 5: Notification and Public Response



Support for the proposal cited the following:

- Proposal has an appropriate massing, form, and density.
- The building has a high quality urban design.
- Supportive of residential housing at this location.

Concerns expressed by respondents included the following:

- The allocation of public benefits (CACs).
- Affordability of higher-end strata units.
- Ensuring a quality commercial space at grade.

A summary of the key themes from the public feedback is provided in Appendix D.

PUBLIC BENEFITS

City policies addressing changes in land use and density provide the following public benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. The site is subject to the City-wide DCL and the Utilities DCL on the proposed 16,258 sq. m. (174,906 sq. ft.) of eligible floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately $4,986,332 are anticipated from this development.

DCLs are payable at building permit issuance and rates are subject to Council approval of an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula of $21.31 per sq. m ($1.98 per sq. ft.) for all areas contributing to the total FSR calculation. With 16,528 sq. m of eligible floor area proposed for the site, a public art budget of approximately $352,253 is anticipated.

Community Amenity Contribution (CAC) – In the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning is expected from this site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and takes into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a cash CAC of $26,100,000. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate and support accepting it. If approved, the cash CAC will be allocated to support delivery of the *West End Public Benefits Strategy.*

West End Public Benefits Strategy –The West End Public Benefit Strategy (please refer to Appendix F for further detail) identifies public benefits and infrastructure to support growth in the West End including:

- Community and Civic Facilities – New facilities or the expansion of existing facilities used for recreation, library, public safety and/or cultural spaces, such as the West End Community Centre complex, Vancouver Aquatic Centre, and area fire halls.
- Parks and Open Spaces – New or expanded parks and open spaces, such as waterfront park improvements to accommodate increased demand associated with growth, such as the Robson-Alberni public space improvement project, and future phases of the Davie Village public space improvement project.
- Childcare – New or expanded childcare facilities. This may include the construction of a 69-space facility for 0-4 year olds and new school-age care at the West End Community Centre, new and expanded childcare in elementary schools (Lord Roberts, Coal Harbour) and/or potential top-up funds for projects in West End market developments.
- Transportation – Transportation improvements in and around West End, including the Georgia Gateway West Complete Street project, Bute Street Greenway, and the Comox Helmcken Greenway Extension.

- Affordable Housing – To be allocated to the Affordable Housing Reserve to increase the City's affordable housing supply, which may include strategic site acquisitions for future supportive housing and/or social housing projects.
- Heritage (10% of cash CACs) – To be allocated to the Heritage Conservation Reserve to achieve heritage objectives through initiatives of the city-wide Heritage Action Plan.

Phased approach to Cash CAC Payment – *The Community Amenity Contributions Through Rezonings* Policy currently allows for the City to consider deferring a portion of any cash CAC over $20 million until after rezoning enactment.

The applicant's CAC offering proposes to defer the portion over $15,660,000 and would be a deviation and exception to the existing policy. A comparison of the current requirements with the CAC being offered by the Applicant for 1616-1698 West Georgia Street is presented in Table 1 below.

Table 1: Comparison of existing City CAC Policy & Procedures with the proposed CAC offering by the applicant for 1616-1698 W Georgia Street: to CAC payment

	City CAC Policy and Procedures	**CAC Offer for 1616-1698 West Georgia Street**
Deferment of Cash CACs	Only cash payments above $20 M can be deferred	60% of total cash CAC is due prior to rezoning enactment. Balance of 40% would be paid at the earlier of two years following the enactment of the CD-1 Bylaw or prior to first Building Permit for site being issued
Interest Rate on Deferred amount	Prime + 3%	Prime + 2%
Form of Security for Deferred CAC	Minimum 50% of Deferred Cash CAC to be secured by a Letter of Credit Up to 50% of the Deferred Cash CAC to be secured by a Surety Bond	100% of the Deferred Cash CAC to be secured by a Surety Bond

The CAC offer is being considered as an exception to the CAC policy solely on the merits of this rezoning application. This alternative does not amend the existing CAC policy, but only provides for consideration for this rezoning application. The applicant is seeking to deviate from Council adopted policy with regard to phased payment. The General Manager of Planning, Urban Design and Sustainability supports the proposed deviation and exception from the deferred

payment policy based on the specific circumstances and merits of this application, subject Council's consideration and approval.

If approved by Council, the cash CAC of $26,100,000 would be payable in accordance with the following requirements and conditions:

- $15,660,000 (60%) to be paid by wire transfer prior to the enactment of the rezoning by-law;
- Payment of $10,440,000 (40%)(the "Outstanding Balance") on the earlier of the following dates:
    - The issuance of the first building permit for the Rezoned Lands; or
    - The date that is 24 months following the date of enactment of the rezoning bylaw for the Rezoned Lands;.

    The Outstanding Balance will be charged interest from the enactment date of the rezoning bylaw at prime plus 2%, with interest paid to the City on quarterly instalments until the date that such amount is fully paid.

For certainty, no building permit will be issued on this project until the deferred Outstanding Balance is paid to the City, plus accrued interest.

The Outstanding Balance will be secured by a Surety Bond as provided for in Appendix B on terms and conditions to the satisfaction of the Director of Legal Services. The Outstanding Balance will be drawn down at the earlier of the dates referred to above if the Outstanding Balance is not paid in full prior thereto.

If enactment of the rezoning by-law has not occurred prior to the date that is 24 months following the date of Council's approval in principle of this rezoning application, then the approval in principle may at such time be terminated, revoked, rescinded or reconsidered by Council, in its sole discretion, and the rezoning application or a revised rezoning application may be required to return to public hearing and shall in any event be brought to Council for consideration and Council's approval, including of an appropriate CAC offering at such time

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

FINANCIAL IMPLICATIONS

Based on the rates in effect as of September 30, 2020 total DCLs of approximately $4,986,332 would be expected from this development.

The applicant has offered a cash CAC of $26,100,000 under a phased payment approach, payable and secured as outlined in Appendix B, Condition 2.13, which will be allocated to support delivery of the *West End Public Benefits Strategy*.

If the rezoning application is approved, the applicant will be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of $352,253.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

CONCLUSION

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the directions of the *West End Community Plan* and accompanying *West End Public Benefits Strategy.* The additional cash Community Amenity Contribution will also help achieving key public benefit objectives in and around the West End neighbourhood.

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-law as generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

* * * * *

1616-1698 West Georgia Street
DRAFT 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 marginally numbered Z- (___) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

   [*Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a 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 approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Multiple Dwelling; and

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

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:

   (a) be suitable for family housing;

   (b) include two or more bedrooms, of which:

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

      (ii) at least 10% of the total dwelling units must be three-bedroom units; and

   (c) comply with Council's *High Density Housing for Families with Children Guidelines*.

Floor area and density

5.1 Computation of floor space ratio must assume that the site consists of 1,761 m^2, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 9.39.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

(a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

(i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and

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

(b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and

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

5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

(a) residential amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 10% of the total permitted floor area or 465 m^2, and the amenity areas shall be designed in accordance with Council's "*High Density Housing for Families with Children Guidelines*"; and

(b) unenclosed outdoor areas at grade underneath tower building overhangs, except that they must remain unenclosed for the life of the building.

5.6 The use of floor area excluded under section 5.4 or 5.5 must not include any use other than that which justified the exclusion.

Building height

6.1 The building height, measured from base surface must not exceed 99.3 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

6.2 Despite the provisions of section 6.1 of this CD-1 by-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms located at least 3 m from the roof perimeter, if the Director of Planning first considers:

(a) their siting and sizing in relation to views, overlook, shadowing, and noise impacts; and

(b) all applicable policies and guidelines adopted by Council;

except that the Director of Planning must not permit a greater height for any such appurtenances if they result in an increase in shadowing of Marina Square Park beyond that which would result from a building form constructed to a height of 99.3m.

Horizontal angle of daylight

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

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

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

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

(b) the minimum distance of the unobstructed view is not less than 3.7 m;

7.5 An obstruction referred to in section 7.2 means:

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

(b) the largest building permitted under the zoning on any site adjoining CD-1 (___).

7.6 A habitable room referred to in section 7.1 does not include:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) 10 % or less of the total floor area of the dwelling unit, or

(ii) 9.3 m^2.

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ( ).

* * * * *

1616-1698 West Georgia 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Chris Dikeakos Architects, received on December 21, 2018, 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 to the following:

Urban Design

1.1 Design development to the proposed mid-block pedestrian pathway, to achieve an amendable and safe environment including:

(a) An overall design that will fully integrate with the future design of the anticipated complementary pathway achieved through future redevelopment of the site located immediately due east; and,

(b) A pedestrian pathway that does not impede the use of wheelchairs, carts and baby strollers.

1.2 Design development to the landscaping and the building's direct interface with the public realm facing West Georgia Street, including:

(a) Increasing the visual porosity of the building's lobby and amenity areas to create a strong sense of welcoming as seen from the Georgia Street sidewalk;

(b) Design development to the exterior landscaping to include outdoor seating opportunities; and

(c) Design development to a rain canopy located in front of the main building entrance.

1.3 Confirmation at the development permit phase that the proposed amount of park shadowing will remain as demonstrated in this rezoning application.

Landscape

1.4 Design development to the mid-block crossing as follows:

(a) Increase planting areas to create a better balance between hard and soft landscapes;

(b) Provide seating and lighting elements to create places for people to stay; and,

(c) Provide layered planting as a buffer between private patios and the mid-block connection.

1.5 Design development to provide a variety of plant species with seasonal interests for the planters fronting Georgia Street.

1.6 Design development to increase the amount of green covers on the upper levels to provide visual interest for the building when viewed from the public realm.

Note to Applicant: The birds-eye view perspectives and elevations are showing a large amount of tree on the upper levels, such design intent should be reflected in the landscape plans as well. Trees should be planted in permanent planters with adequate soil volume. Coordinate with the structural engineer to ensure loading requirements can be met.

1.7 Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab, especially the tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

1.8 Further 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 on the roof level, where possible.
(d) Consider linear infiltration bio-swales along property lines, at lower site areas.
(e) Use permeable paving.
(f) Employ treatment chain systems (gravity fed, wherever possible).
(g) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.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.

1.9 Improve sustainability by providing urban agriculture plots or including edible plants in the planting design.

Note to Applicant: Refer to the City of Vancouver Urban Agriculture Guidelines for the provision of urban agriculture plots and support facilities. Alternatively, include edible plants as ornamentals in the planting design to provide ecological and sustainability benefits while creating visual interest.

1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in. to 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, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.11 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.

1.12 Provision of a "Tree Management Plan".

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

1.13 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. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

1.14 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 Eileen Curran, Streets 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

1.15 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

1.16 Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

1.17 Provision of an outdoor Lighting Plan.

Crime Prevention through Environmental Design (CPTED)

1.18 Design development to respond to CPTED principles, having particular regards for:

(a) theft in the underground parking and loading areas;
(b) residential break and enter;
(c) mail theft; and
(d) mischief in alcove and vandalism, such as graffiti.

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

Sustainability

1.19 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended February 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements* (amended April 28, 2017 or later).

1.20 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), through 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 to the satisfaction of the Director of Sustainability that they are not feasible.

Environmental Conditions

1.21 The property owner shall, as required by the Manager of Environmental Services 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.

Engineering Services

1.22 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. 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.

1.23 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: https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals

1.24 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.

1.25 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.

1.26 Please place the following statement 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."*

1.27 Design Development to modify the access to the Class B loading bays so that the main parking ramp is not required for maneuvering into/out of the Class B loading bays. On-site maneuvering is to be provided so that reversing across sidewalks is not required. Maneuvering swaths confirming functional maneuvering are to be provided. Dimension loading spaces and show load throats and design elevations. Show slope and crossfall within the loading spaces on the drawings.

1.28 Design Development to relocate the visitor parking spaces on Level P1 so that the visitor parking spaces are located along the east side of the property adjacent the parking ramp. Locating the visitor spaces along the east side of the property will provide easier access.

1.29 Provision of gates/doors not to swing more than 1'-0" over the property lines or into the SRW area.

1.30 Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.

1.31 Provision of details for the stacked bicycle parking system to be provided.

1.32 Provision of all passenger parking spaces and visitor parking spaces to be publicly accessible at-grade and/or Level P1.

1.33 Provision of improved sightlines and a signalling system at the parkade entrance and entrance to the loading bays. Mirrors are to be provided in addition to the signalling system.

1.34 Provision of a functional and unobstructed access route for bikes to reach the outside. The bike access route is to be independent of the loading area

1.35 Provision of the accessible passenger loading space to be located no lower than Level P1.

1.36 Provision of minimum 6.6 m maneuvering aisle widths throughout the parking levels.

1.37 Provision of an O/H security gate separating the residential parking from the visitor and passenger spaces.

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 tech 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 individually numbered, dimensioned, and labelled on the drawings.

(c) Dimension of column encroachments into parking stalls.

(d) Dimensions for typical parking spaces.

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

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

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

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

(i) 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.

(j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.

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

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

Green Infrastructure

Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the '*Green Buildings Policy for Rezoning'* and detailed fully in the '*Rainwater Management Bulletin*'. The applicant should take into account the following:

1.38 As per the Rainwater Management Bulletin, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.

(a) Staff note that Absorbent Landscaping (Tier 2) is proposed to provide rainwater retention for the first 24 mm.

(i) Only the 24 mm of water falling directly onto the landscaping can be claimed for this Tier unless it can be demonstrated that rainwater from other surfaces (roofs or patios) is being directed into it. Recalculate the 'retention storage' of landscaping unless it can be demonstrated that water is being directed to these areas.

(b) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. The information provided on the current site

map is insufficient to make a full assessment. Include the following:

(i) Building, patio and walkway locations;

(ii) Underground parking extents;

(iii) Location of proposed detention tank, water quality treatment and flow control systems;

(iv) All routing of water throughout the site;

(v) Area and depth of landscaping; and

(vi) Any proposed rainwater management features; raingardens, bio-retention planters, etc.

(c) Page 11 of the Rezoning Application Submission (December 21, 2018) notes that the "waterfall will also recycle stormwater runoff from the site." While COV supports rainwater harvesting and reuse, no further information is provided on this specific practice in the remaining documents or preliminary RWMP calculations. Please more details and how it will interact with the rest of the buildings water systems.

1.39 The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.

Staff note that nothing has been provided to demonstrate how this requirement will be met. For this calculation the 10-year, 5-minute time of concentration should be used as this development is in the downtown core

1.40 As per the Water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.

a) Staff note that an oil/grit separator is proposed at this time.

b) For proprietary treatment devices, provide product information for all treatment practices. Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

1.41 The applicant is to refer to the Rainwater Management Plan Bulletin https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf for full submission requirements.

1.42 Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

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 and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

2.1 Subdivision of Lot M, Plan LMP18253, and Lots A (Reference Plan 1653) and B (Explanatory Plan 2559) of Lots 5 and 6, Plan 92; all of Block 55, District Lot 185 to create the development site and a remainder parcel, and to dedicate the northerly 11.5 ft. (3.505 m) of the development site (the building line area) for road purposes. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

Delete all building structure (including subgrade portions) from the area to be dedicated.

2.2 Provision of a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along Alberni 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 mechanical vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: Delete the trees, planters, stairs, and any other encumbrance proposed within this SRW area.

2.3 Provision of a 1.4 m offset distance measured from the existing property line adjacent Bidwell Street for widened sidewalks 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 mechanical vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: Delete the water feature, planters, bike parking, and any other encumbrance proposed at grade within this SRW area.

2.4 Provision of a Statutory Right of Way for public use of the pedestrian walkway from West Georgia Street to Alberni Street proposed on the east edge of the site.

2.5 Arrangements are to be made for the release of the portion of the Alberni Street building line requirement (By-law No. 3575 amended by By-law 6565) in the southwest corner of the site.

2.6 Release of Easement and Indemnity Agreement G41809 (landscaping and special sidewalk treatment) prior to building occupancy.

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.

2.7 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoned Lands (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 Rezoned Lands , 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, in respect of each phase of the development of the Rezoned Lands, shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as the General Manager of Engineering Services deems necessary in his sole discretion. Except as explicitly provided in condition 2.9 (a) and 2.9 (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated February 8, 2019, and AME Group dated February 8, 2019, respectively, no water main upgrades are required to service the development.

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.

Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

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

Implementation of development at 1698 West Georgia Street requires the following in order to improve sewer flow conditions:

(i) Upgrade 900 mm SAN sewer on Georgia Street: Construct 180 m of 1500 mm SAN sewer on Georgia Street from Bidwell Street (MH__FJD363) to Denman Street (MH__FJD2P4).

(ii) Upgrade 1050 mm SAN sewer on Georgia Street: Construct 6 m of 1650 mm SAN sewer on Georgia Street at Denman Street (from MH__FJD2P4 to JCT__FJD2P4).

The developer may choose to submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. Contact utilities.servicing@vancouver.ca for direction prior to any monitoring.

The City is currently completing a study in the development's area which may impact the approach to addressing insufficient sewer capacity. One of these approaches may include separating a portion of upstream catchment area to create sufficient capacity. As typical, determination of final portions of system changes/upgrades remains to the discretion of the City Engineer.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

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.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

Development to be serviced to the existing 300 mm sanitary sewers on Bidwell Street.

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 on in the planning and design process.

(c) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

(d) Provision of the detailed Landscape Plan to the satisfaction of the General Manager of Engineering Services. All streetscape on Georgia Street to follow the City of Vancouver approved Streetscape Guidelines "Georgia Street West End – Residential" specifications. Replace all exposed aggregate within sidewalk with dark charcoal integral coloured concrete. It is the current City's requirement to remove all proposed exposed aggregate from the travelled pedestrian sidewalk areas.

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

(i) Front boulevard with street trees where space permits;
(ii) 2.44 m wide broom-finish saw-cut concrete sidewalk;
(iii) Road re-construction (to centerline) including new asphalt surface;
(iv) granular base and sub-base, pavement markings, curb and gutter;
(v) Curb ramps;
(vi) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards; and
(vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

(i) Front boulevard with street trees where space permits;
(ii) 2.44 m wide broom-finish saw-cut concrete sidewalk;
(iii) Road re-construction (to centerline) including new asphalt surface;
(iv) Granular base and sub-base, pavement markings, curb and gutter;
(v) Curb ramps;
(vi) Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards; and
(vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(g) Provision of new traffic signals at Bidwell Street and Georgia Street and at Bidwell Street and Alberni Street, to the satisfaction of the General Manager of Engineering Services. Work to include relocation and adjustment of all utilities and infrastructure necessary to allow for the construction of the signals.

(h) Provision of upgraded street lighting (roadway and sidewalk) along Bidwell Street adjacent to the site, Bidwell Street and Georgia Street intersection lighting, and Bidwell Street and Alberni Street intersection lighting to current City standards and IESNA recommendation.

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

(i) Provision for the construction of, or full funding for, future street improvements from the centerline of Georgia Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, raised protected bike lane, concrete sidewalk, curb ramps, and improved street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

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

(j) 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.

(k) Provision of the relocation of the existing bus stop adjacent to the site including relocation of all associated passenger facilities (bus shelter, bench, litter can, etc.) and reinstallation at applicant's cost at a location to be determined by Engineering Services.

2.8 Provision for sewer upgrade planning and design work to support the development's increased sewer demands. 15% of the estimated cost shall be paid as a cash payment prior to rezoning enactment to enable to City to complete the design and planning work in step with development progress. The remainder of the total security amount shall be provided prior to Development Permit.

2.9 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) New traffic signals at Bidwell Street and Georgia Street and at Bidwell Street and Alberni Street as described in condition 2.7(g)

Note to Applicant**:** The benefiting area for these works is as follows;

(i) Georgia and Bidwell signal serves Half block East and West and south to the Lane north of Robson.

(ii) Alberni and Bidwell signal serves all 4 corners to the centre of the block (halfway to next controlled pedestrian crossing)

(b) Sewer upgrades on Georgia Street as described in condition 2.7(b)(i) and 2.7(b)(ii).

Note to Applicant: The benefitting area of these works is under review.
Note to Applicant: Costs associated with Condition 2.8 are to be included in the overall latecomer scheme.

(i) Construct 180 m of 1500 mm SAN sewer on Georgia Street from Bidwell Street (MH__FJD363) to Denman Street (MH__FJD2P4).

(ii) Construct 6 m of 1650 mm SAN sewer on Georgia Street at Denman Street (from MH__FJD2P4 to JCT__FJD2P4).

2.10 Engineering Services will require all utility services to be underground for this 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.

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 on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Sustainability

2.11 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Public Art

2.12 Execute an agreement satisfactory to the Director of Legal Services and The Managing Director of 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 contact Karen.Henry@vancouver.ca, Public Art Planner, 604.673.8282, to discuss your application.

Community Amenity Contribution (CAC) – Cash Payments

2.13 Pay to the City the cash Community Amenity Contribution of $26,100,000 (cash CAC offering) which the applicant has offered to the City to support delivery of the West End Community Plan Benefits Strategy.

Payment of the CAC is to be made as outlined below, at no cost to the City, and on terms and conditions and in a form satisfactory to the Director of Legal Services:

(a) $15,660,000 must be paid by wire transfer prior to the enactment of the rezoning by-law;

(b) $10,440,000 (the "**Outstanding Balance**") must be secured with the City prior to enactment of the rezoning by-law pursuant to 2.13 (d and e), and must be paid by wire transfer by the earlier of the following dates:

(i) the issuance of the first building permit on the Rezoned Lands; and

(iii) the date that is 24 months (measured in calendar days) following the date of enactment of the rezoning bylaw for the Rezoned Lands; and

(iii) for certainty, the City is entitled to full payment of the Outstanding Balance on that date which is 2 years after the date of enactment of the rezoning by-law; and

(c) The Outstanding Balance will be charged interest from the enactment date of the rezoning bylaw for the Rezoned Lands at prime plus 2% (per Bank of Montreal daily prime rates) with interest paid to the City on quarterly instalments until the date that such amount is fully paid.

(d) The Applicant will enter into a Deferred CAC Agreement (which may be in the City's sole discretion be registered on title to the Rezoned Lands), which will set out the particulars and obligations of the Applicant in respect of the payment of the Outstanding Balance, as provided for herein, all on terms and conditions to the satisfaction of the Director of Legal Services, including a requirement that if the Applicant should sell (in whole or in part), its interest in the development of the Rezoned Lands or shares in the owner or corporations which hold legal or beneficial interest in the owner of this development, then the City may immediately draw down all of the hereinafter described as the Surety Bond security upon the closing of such sale transaction.

The Outstanding Balance will be secured with the City in the following manner: $10,440,000 will be secured by a Surety Bond in a form and on such terms and conditions in the sole discretion of the Director of Legal Services and Director of Finance and the Surety Bond must be, provided to the City prior to enactment of the rezoning by-law. (Collectively called the "City Security")

The City will be entitled to realize on the foregoing security if the required payments are not made to the City in the amounts and at the times set out above. The deferred payments and interest will also be secured by building permit and occupancy permit holds for the development and Section 219 covenants registered in the Land Title Act, as appropriate, on terms and conditions to the satisfaction of the Director of Legal Services in priority to all other registered parties. and to be released only on confirmation of receipt by the City of the full payment of the CAC offering and interest.

If enactment of the rezoning by-law has not occurred prior to the date that is 24 months following the date of Council's approval in principle of this rezoning application, then the approval in principle may at such time be terminated, revoked, rescinded or reconsidered by Council, in its sole discretion, and the rezoning application or a revised rezoning application may be required to return to public hearing and shall in any event be brought to Council for consideration and Council's approval, including of an appropriate CAC offering at such time

Environmental Contamination

2.14 If applicable:

(a) Submit a site profile 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.

Note: 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, Surety Bonds and withholding of permits, as deemed necessary by and in a form and on terms 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.

* * * * *

1616-1698 West Georgia St
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT REGARDING BUILDNG LINES

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

1. This by-law amends the indicated provisions of By-law No. 3575.

2. In Part II of Schedule E, Council strikes out the entire entry, including the heading, for “Alberni Street, north side, from Bidwell Street easterly”.

* * * * *

1616-1698 West Georgia Street
ADDITIONAL INFORMATION

1. Urban Design Panel

April 17, 2019

EVALUATION:

- **Introduction:**

Rezoning Planner, Leifka Vissers, introduced the rezoning application located at 1698 West Georgia St. The site is located at the intersection of West Georgia Street and Bidwell Street.

The application proposes a Comprehensive Development (CD-1) district to permit a 33-storey residential building to include:

1. 127 market residential units
2. A total FSR of 9.39
3. A building height of 99.25m or 326'
4. 213 parking spaces and 355 bicycle stalls

The site area is 1,757.2 sq. m (18,915 sq. ft.), with a frontage of 39.9 m (131 ft.) on Bidwell Street and 44.0 m (144 ft.) on Alberni Street/Georgia Street. The site contains a billboard and formerly a now demolished gas station.

Immediately to the west of the site is a rezoning application for 1608-1616 West Georgia Street. This rezoning proposes the demolition of the existing restaurant and construction of two residential towers.

The site is presently zoned RM-6. This zoning allows residential and commercial uses, a discretionary maximum height of 64.0 m (210 ft.) and a maximum density of 2.50 FSR.

The enquiry site is within the "**Georgia Corridor" Area A of the *West End Community Plan* and *Rezoning Policy for the West End*.** Under these policies, rezoning applications may be considered for additional market residential density where the site has a minimum frontage of 39.6 m (130 ft.). Heights of up to 117.3 m (385 ft.) may be considered, subject to view cone restrictions, shadowing analysis, and other urban design considerations. Tower floor plates have a maximum area of 511 sq. m (5,500 sq. ft.).

Consistent with the *Rezoning Policy for the West End*, and the *West End Tower Form Bulletin*, the project may not add additional shadowing on Marina Square Park. This requirement has been met.

The Green Buildings Policy (2009, updated 2017) requires that all rezoning projects achieve either near zero emissions buildings or low emissions green buildings.

In accordance with the *Family Room: Housing Mix Policy for Rezoning Projects*, 35% of units must be family units, having two or more bedrooms with at least 10% having three or more. This application achieves 80% of units as family sized units with 25% having 3 or more bedrooms.

Development planner, Paul Cheng, noted the rezoning policy allows for a certain height to be attainable in this specific area, however it also states additional shadow cannot be introduced onto existing parks or new developments. The applicant has provided diagrams that they are not causing additional shadowing, the tower height and massing has been shaped by the requirement to not shadow Marina Square Park.

This project is located on Georgia Street, which is a major ceremonial street. There are concerns for how the building interfaces with the public realm (streets and mid-block ped link).

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

1) Please provide commentary on the proposed interface with the public realm, including West Georgia, Bidwell and Alberni Streets, as well as the proposed mid-block pedestrian mews.

2) Please provide commentary on the emerging architectural character of the proposal.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The inspiration and guidelines for the imagery of the building came from looking towards the North shore Mountains and its green and organic elements.

This is one the first big buildings entering downtown and the site will act as one of the gateways to the downtown area.

There are 5 units per floor. At the top of the building the units are bigger.

At the base of the building it steps in and steps out with balconies, punches in the façade, and greenery planted in every balcony. At the bottom there is stone material to provide protection of units from traffic. Shadowing restrictions of Harbor Park gave the building its form. The intent is to mesh the downtown architecture with the softer street scape to the north.

There are 4 different sides facing this building. West Georgia is the monumental side, there are already nice terrace gardens and the intent is to rebuild the human scale characteristics. Landscape response to Georgia street is the most important scale coming into the gateway. At this side there is a lobby, waterfall and exposed art piece. There is a finer fabric around the edge.

There is a mid- block connection through the site which is also serves as a response to the bus stop.

On the Alberni side the townhouses reflect more of the finer-grained nature of Alberni.

There is a large waterfall in the front of the building, water is supplied by catching rain water, and this is to assist in drowning out surrounding traffic noise from Georgia.

This is a high performance building.
The vehicular drop off and loading is happening within the building footprint therefore minimizing on site vehicular exposure.

The applicant team then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Marshall and seconded by Mr. Neale and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City Staff:

- Design development of the mews, landscape, and scale along Georgia Street;
- Inclusion of trees on the tower, and along Georgia street;
- Design development of the horizontal planter near the base.

Related Commentary:
There was general support for the project.

The buildings contribute nicely to the Vancouver Skyline.
The design reference to the mountains is appreciated.
The renderings are wonderful and help understand the depth of the building.
The treatment of the base with vertical elements is nice.
The form of massing, even though limited by shadowing, is appreciated.
The waterfall feature is beautifully done and inviting.
There is a good approach on all 4 frontages. The façade elements and different street treatments have a nice touch.

The overall emerging architectural character has potential but could benefit from a further design development and simplification, boxes at low levels along Georgia Street appear out of character and could use refining Vertical elements need shadow analysis for success.

Review placement of the towers and if possible look at a more appropriate orientation to explore vertical views. Consider the scale of the entry aspect.

Be careful of the façade extending to grade, there is a slight possibility of this happening.

The parti is strong however since part of the parti is an expression of the planters they need to be well designed. Review design development of transparent balcony rail against the planters. Greenery is critical to the parti therefore details are important for success. Having larger tree planters to tie into parti will give difference scales around the building and add a bit more interest. A key element to this project is to ensure all the planting materials work.

West Georgia is a ceremonial street, most unsuccessful lobbies are the ones that are not directly facing west Georgia and are less transparent. Make lobby and amenity space more transparent.

The midblock connector is the major issue; need to balance privacy with pedestrian traffic and how the patios will work.

There is considerable pedestrian movement from west end to the waterfront that puts demands on the design of the midblock muse and adjacent townhomes. The midblock pathway needs improvement both in the soft and hard landscaping. Do more coordination with the adjacent property and be mindful of the townhomes facing the pathway during various events.

The exit doorways onto the walkway can be problematic. Additionally the exit stairs coming out of the parking is blocking the corner where the amenity could come from.

In regards the townhouses on the muse, potentially get some trees in there to separate from future developments. Inclusion of real trees on the tower and along Georgia Street would be good.

Recommendations from the panel include design development of the muse, landscape and scale along Georgia Street.

Additional comments included there is lots of bicycle parking which is a plus however the path for bikes coming in and out is not clear, panel suggested a ramp for accessibility and bike elevator. It would be good to manage screen loading and parking. The public art in the plaza on Georgia Street is appropriate. The experience of the street in regards to the solar access is important.

- **Applicant's Response:**

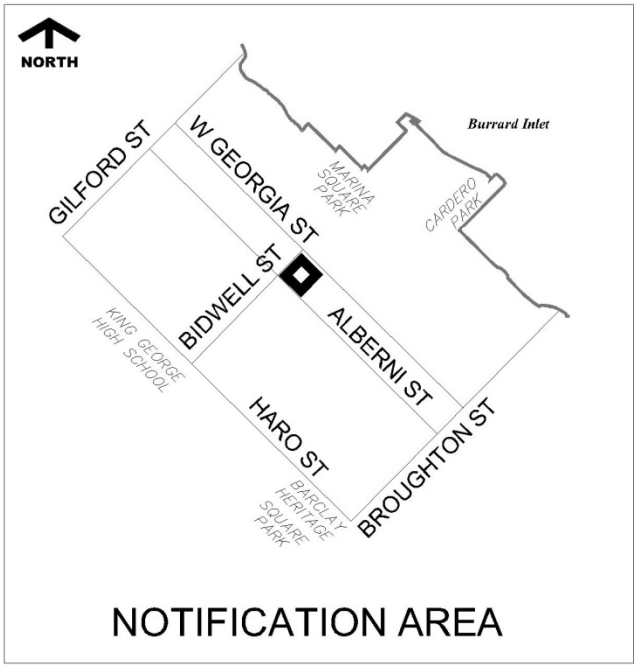
The applicant team thanked the panel for their comments.

* * * * *

2. PUBLIC CONSULTATION SUMMARY

Rezoning Application (Submitted November 2, 2018)

Public Notification – A rezoning information sign was installed on the property on February 25, 2019. Approximately 4,883 notification postcards were distributed within the neighbouring area on or about March 15, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpag5ancouverver.ca/rezapps).

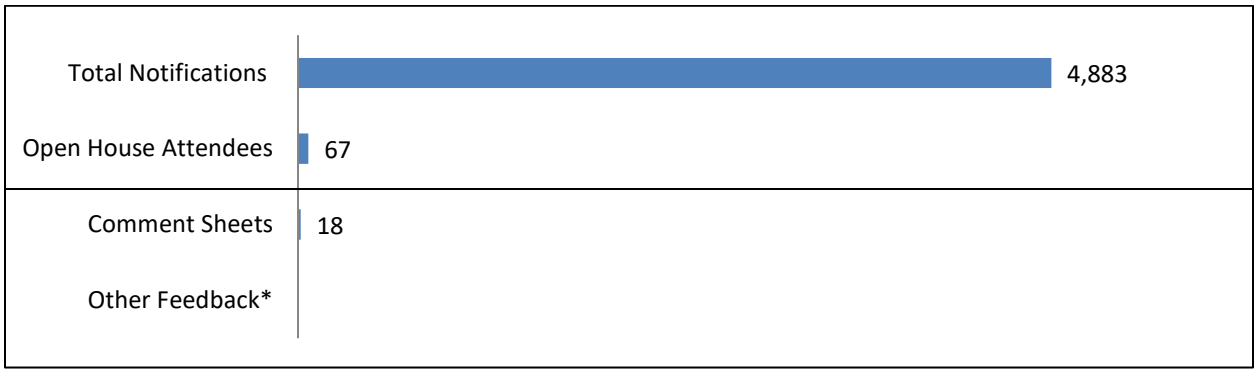


Community Open House – A community open house was held on April 9, 2019 at the Westin Bayshore Hotel located at 1601 Bayshore Drive. Staff, the applicant team, and 67 members of the public attended the open house.

Public Response – Public responses to the proposal have been submitted to the City as follows:

- In response to the April 9, 2019 open house, a total of 18 comment sheets were received from the public
- Approximately 2 emails and online comments were also received

Notification and Public Response



Note: Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Comments of Support:

Proposal has an appropriate massing, form, and density (approximately 7 responses): Respondents felt proposal had an appropriate massing, scale, density, and design, which would fit well with the neighbourhood.

The building has a high quality urban design (approximately 6 responses): Respondents indicated that the building has high quality design features that are attractive, distinctive, and unique.

Supportive of residential housing at this location (approximately 4 responses): Having new housing in the area was seen as having a positive impact to the neighbourhood, especially since the site is currently vacant. Respondents felt new housing and development is appropriate and that there is an opportunity to liven up the area.

Proposal has quality landscaping (approximately 4 responses): The waterfall, public art, and the amount of greenspace received positive feedback form respondents.

Support for higher density (approximately 3 responses): Respondents felt the building could be taller given its location in the Downtown, and that additional height wouldn't have a significant impact on shadowing the nearby park.

Support of Community Amenity Contributions (CACs) Funding (approximately 3 responses): Respondents indicated their support for how Community Amenity Contributions will be allocated, which is specified within the West End Plan's Public Benefits Strategy.

Comments of Concern:

The allocation of public benefits (CACs) (approximately 5 responses): Respondents indicated their concern for how CACs are funded or prioritized, including which amenities are needed for renewal in the West End, whether CACs will target the shortage of schools or daycares, and if CACs will deliver the amenities promised under the West End Plan.

Affordability of higher-end strata units (approximately 4 responses): Respondents felt that the price range of strata housing is out of reach for Vancouver's future generations. In addition, respondents acknowledged that the proposal caters to foreign markets and doesn't include affordable housing options.

Ensuring a quality commercial space at grade (approximately 3 responses): Respondents indicated that the commercial space at grade could be enhanced to be a more engaging and attractive space. Respondents felt the commercial space could be larger to activate the corner of the site. *This application does not contain commercial uses, staff support an all residential building at this location.*

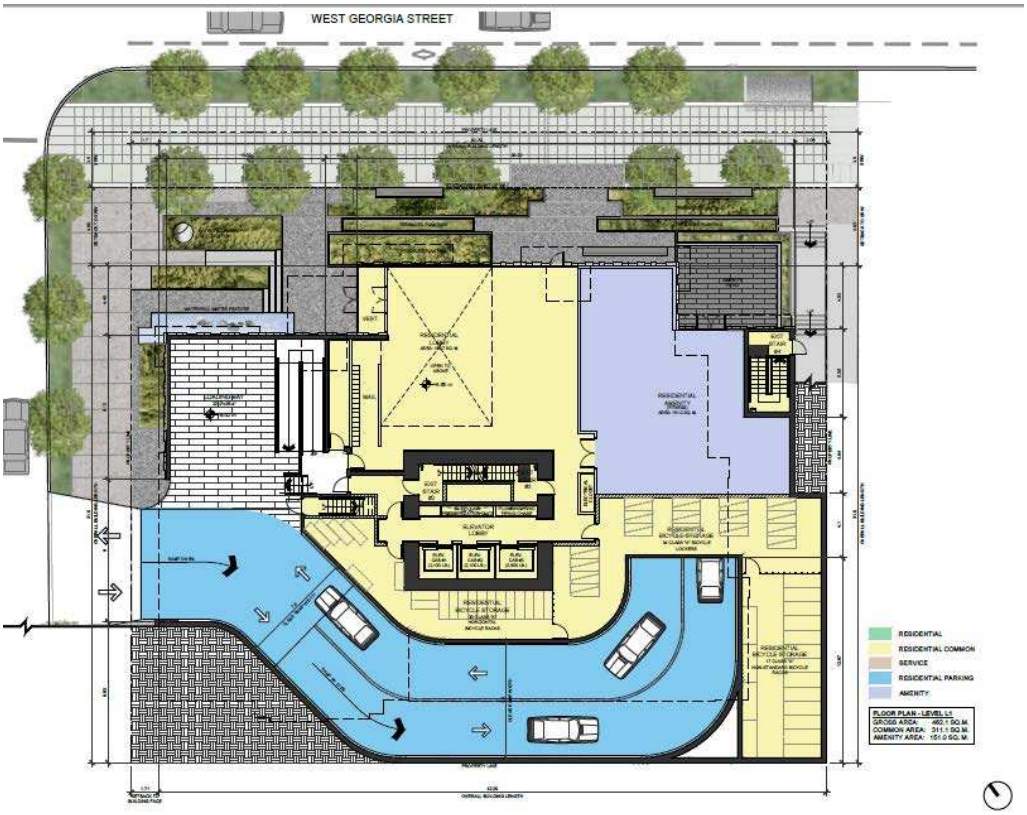
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1616-1698 West Georgia
FORM OF DEVELOPMENT DRAWINGS

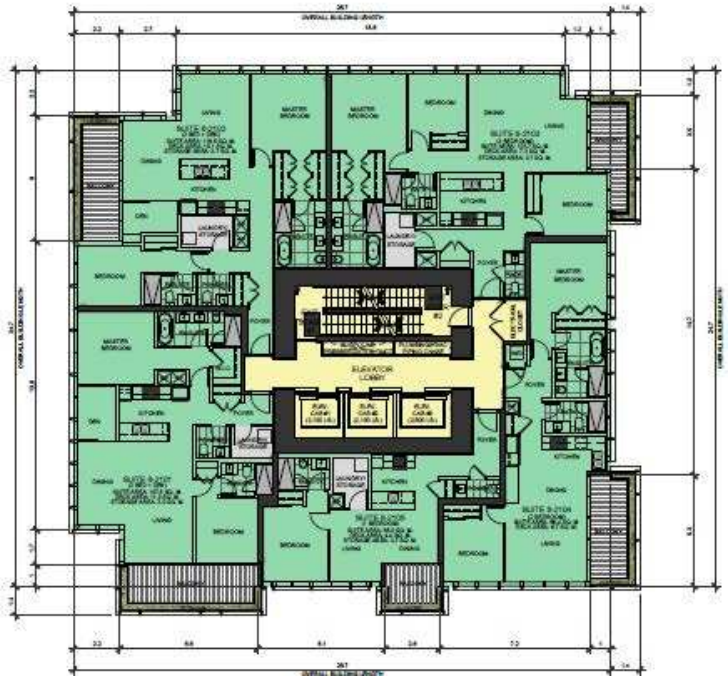
Site Plan



Ground Floor Plan



Typical Floor Plan



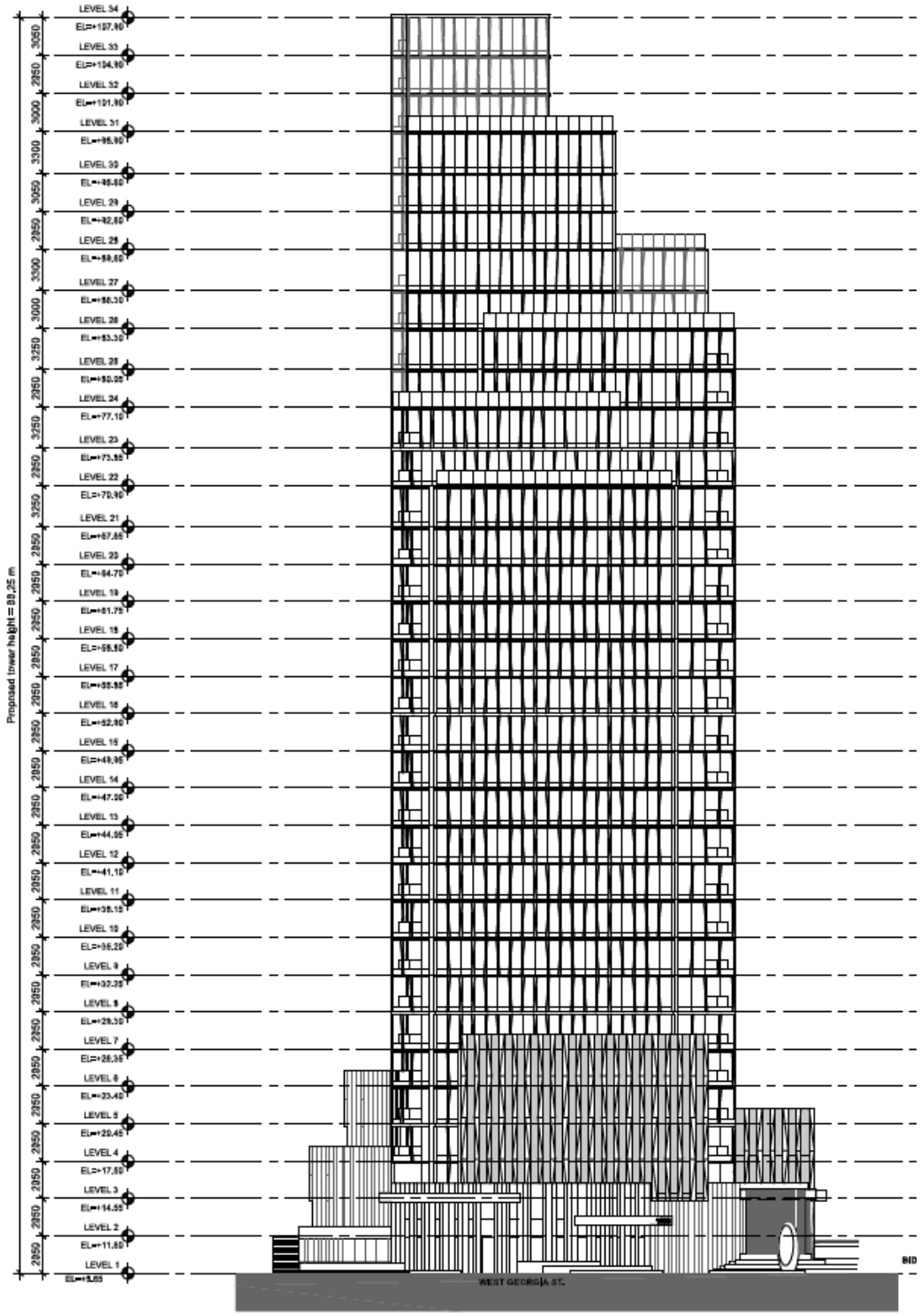
Elevations


North Elevation

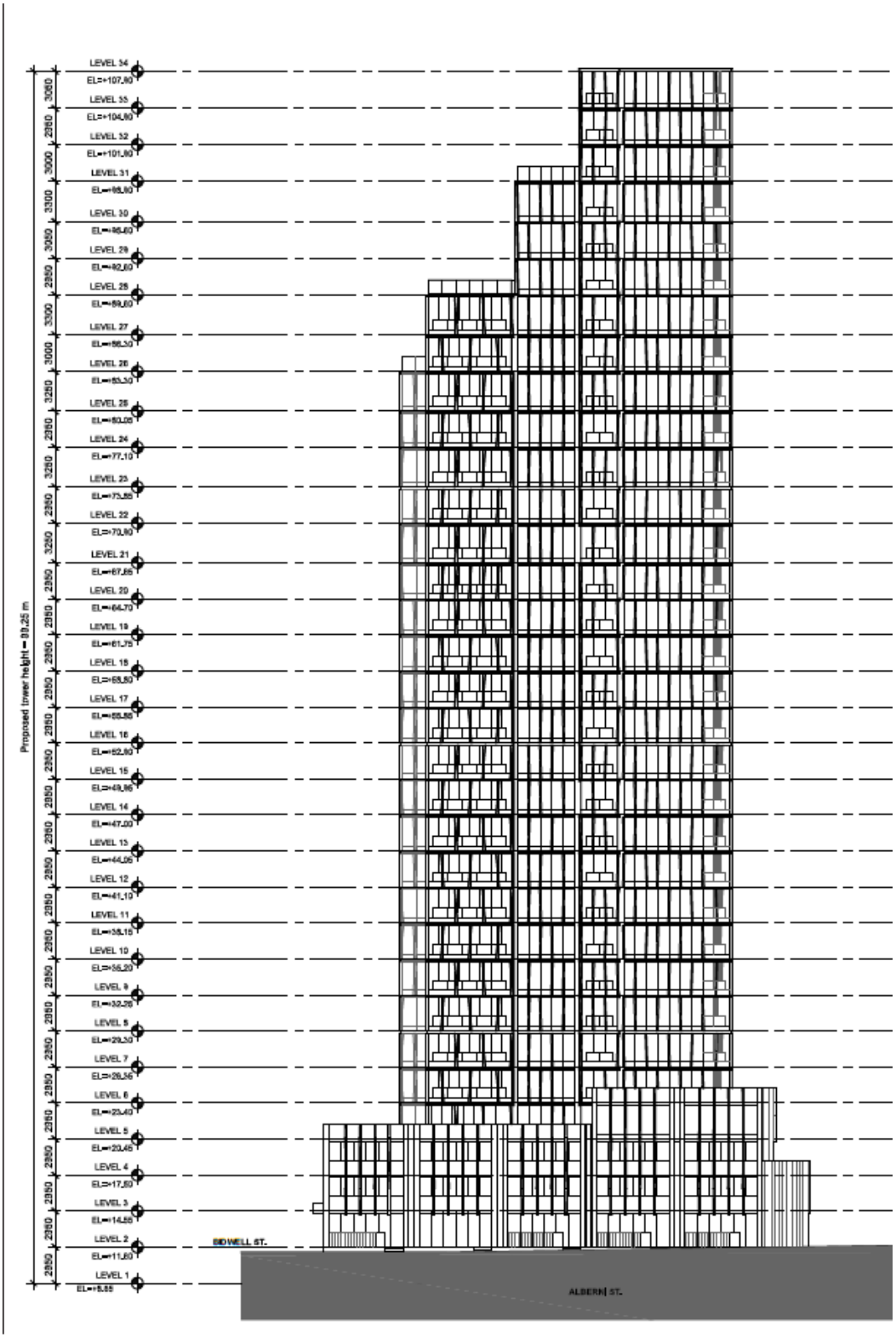

South Elevation


View from West Georgia street

North Elevation



South Elevation



Marina Square Park Shadow Study: shadow of 1698 West Georgia Street within shadow of existing building during Spring Equinox (March 21st) at 3pm:



Marina Square Park Shadow Study: shadow of 1698 West Georgia Street within shadow of existing building during Fall Equinox (September 22nd) at 3pm:

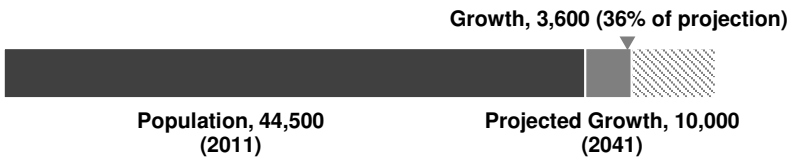


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PUBLIC BENEFITS IMPLEMENTATION TRACKING
WEST END COMMUNITY PLAN (2013)
Updated mid-year 2020

POPULATION GROWTH

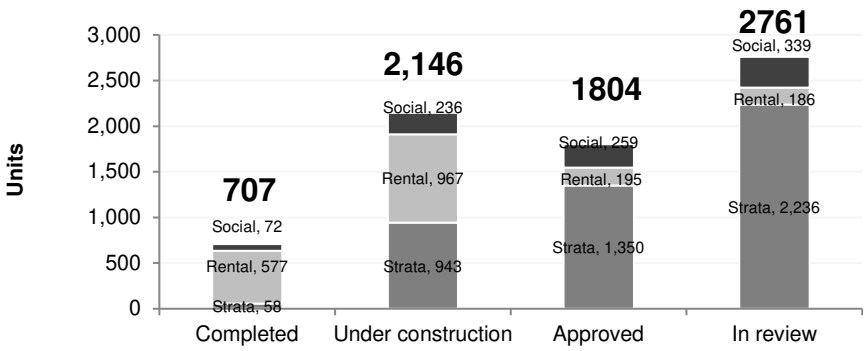
The West End has grown by approximately 3,600 people since the 2011 census.



DEVELOPMENT ACTIVITY (UNITS)[a]

Recent rezoning approvals:

- 1059-1075 Nelson Street (328 strata, 50 rental, 102 social)
- 1444 Alberni St. and 740 Nicola St. (314 strata, 129 rental)
- 1055 Harwood St. (82 strata, 44 social)
- 1068-1090 Burnaby St. (82 strata, 39 social)
- 1500 W Georgia St. (220 strata)



PUBLIC BENEFITS ACHIEVED SINCE 2013

Category	Anticipated Public Benefits by 2043 (+)[b]	Completed (•) since 2013 or In Progress (○)	%[c]
Housing[a]	+ Approx. 1,600 additional social housing units + Approx. 1,900 additional secured market rental units + Secure social and market rental housing in Corridors + Secure market rental housing in Neighbourhoods	• 72 social housing units • 577 secured market rental units ○ *236 social housing units* ○ *967 secured market rental units*	50%
Childcare	+ Approx. 245 spaces for children 0-4 + Approx. 121 spaces for children 5-12	• 10 spaces for children 5-12 ○ *7-14 childcare spaces (1-2 family childcare units)*	0%
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 Plaza ○ *Haro Street Bikeway* ○ *Georgia Gateway West complete street (in design)* ○ *Bute/Robson trial plaza (in design)* ○ *Robson/Alberni public space improvements(in design)*	10%
Culture	+ Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art	• Public art from rezonings	0%
Civic/Community	+ Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre) + Joe Fortes Library renewal + Optimize fire hall services in the community through renewal and/or relocation of existing fire halls		0%
Heritage	+ 10% allocation from cash community amenity contributions in West End	○ *10% allocation from cash community amenity contributions in West End*	N/A
Social Facilities	+ Gordon Neighbourhood House renewal and expansion + QMUNITY renewal and expansion	• Gordon Neighbourhood House upgrades ○ *QMUNITY (in design)*	10%
Parks	+ Rebuild the seawall + English Bay Beach Park and Sunset Beach Park upgrades	○ *Waterfront Parks Master Plan & Phase 1 Improvements (scoping)*	0%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker 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 since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). 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 present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- "Completed" projects have achieved Building Permit completion.
- "Under Construction" projects have achieved Building Permit issuance, but have yet to be completed.
- "Approved" projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as "Approved" projects until it achieves Building Permit issuance.
- "In review" projects include any rezoning applications or Development Permit applications that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and City programs. In 2020, unit counts from projects that were submitted as enquiries were removed from the 'In Review' development category.

Other Notes

[a] Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

[b] See chapter 17 of the West End Community Plan for detailed information about the City's commitments to deliver public benefits in the West End.

[c] Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the West End Community Plan.

1616-1698 West Georgia Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To construct a 33-storey tower with 127 market strata residential units.

Public Benefit Summary:

The project would also result in a phased cash CAC contribution of $26,100,000, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-6	CD-1
FSR	2.50	9.39
Buildable Floor Space	47,387 sq. ft.	177,987 sq. ft.
Land Use	Residential / Commercial Use	Residential Use

Summary of Development Contributions Expected Under Proposed Zoning:

City-wide DCL[1]	$3,205,440
City-wide Utilities DCL[1]	$1,780,892
Public Art	$352,253
Cash Community Amenity Contribution	$26,100,000
Total	**$ 31,438,585**

[1] Based on rates in effect as at September 30, 2020; 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, see the City's DCL Bulletin for details.

[2] Based on rates in effect as of 2014; rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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1616-1698 West Georgia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant/Owner	Anthem 1698 West Georgia Developments Ltd. (Lot M) Alberni Street Holdings Ltd. (Lot A) Jim Pattison Industries Ltd. (Lot B)
Architect	Chris Dikeakos Architects
Address	1616, 1670 and 1698 West Georgia
1698 West Georgia (Lot M)	PID 018-886-124; LOT M BLOCK 55 DISTRICT LOT 185 PLAN LMP18253
Lot A	PID 005-444-853; LOT A (REFERENCE PLAN 1653) OF LOTS 5 AND 6 BLOCK 55 DISTRICT LOT 185 PLAN 92
Lot B	PID 008-800-120; LOT B (EXPLANATORY PLAN 2559) OF LOTS 5 AND 6 BLOCK 55 DISTRICT LOT 185 PLAN 92
Site Area	1,761 sq. m (18,955 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	**Proposed Development**
Zoning District	• RM-6	• CD-1
Land Use	• Residential and Commercial	• Residential
Maximum Density	• 2.5 FSR	• 9.39 FSR
Floor Area	• 4,402 sq. m (47,382 sq. ft.)	• 16,528 sq. m. (177,906 sq. ft.)
Maximum Height	• 64 m (210 ft.)	• 99.3 m (326 ft.)
Unit Mix		**1-Bed** 25 **2-Bed** 71 **3-Bed** 31 **Total** **127**
Parking Spaces	• Per Parking By-law	• Standard: 159 • Small: 43 • Accessible: 5 • Visitor: 6
Loading Spaces	• Per Parking By-law	• Class A: 1 • Class B: 1
Bicycle Spaces	• Per Parking By-law	• Class A: 335 • Class B: 7

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