CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 3, 2022
Contact:	Yardley McNeill
Contact No.:	604.873.7582
RTS No.:	14915
VanRIMS No.:	08-2000-20
Meeting Date:	May 17, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendation set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT Council approves the application(s) to amend CD-1 (761) By-law No. 12883 for 1002 Station Street and 250-310 Prior Street to amend Schedule A, generally as presented in Appendix C of the report;

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

B. THAT the application by Francl Architecture on behalf of:

- 456 Prior Street Holdings Ltd.[1], (the "Applicant") the registered owner of 450-460 Prior Street and 550 Malkin Avenue [*PID 010-292-209; Lot B Blocks 2 to 7, 9 and 20 District Lots 181, 196 and 2037 Plan 7989*] and

[1] Represented by Strand Development Corporation

- Providence Healthcare Society Ltd., ("Providence") the registered owner of part of 1002 Station Street [*PID 031-226-967; Lot 4 District Lot 2037 Group 1 Plan EPP105034*], ("Lot 4")

and with respect to,

- those lands owned by the City of Vancouver, and located at 496 Prior Street [*Lots 26 and 27 of Block 105 District Lot 196 Plan 196; PIDs 015-555-135; 015-555-151 respectively*],

  (collectively the "Lands", the "rezoning site" or the "site")

to rezone the Lands from I-2 District, I-3 District and CD-1 (761) (Comprehensive Development) District, as applicable, to a new CD-1 District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.68 and the maximum building height from 30.5 m (100 ft.) to 64 m (210 ft.) to permit the development of two 19-storey mixed-use buildings containing commercial space, cultural amenity space and secured market rental residential units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received August 12, 2021, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

D. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D, be approved.

E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

F. THAT Recommendations A to E be adopted on the following conditions:

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

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

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

Recommendations A and B are submitted as a package for Council's consideration. Recommendation A must be approved for Recommendation B to be approved.

REPORT SUMMARY

The report evaluates an application to rezone the site located at 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street from I-2 District, I-3 District, and CD-1 (761) (Comprehensive Development) District, as applicable, to a new CD-1 District. The application proposes two 19-storey mixed-use buildings with five-story commercial podiums containing office, retail and cultural space, and 262 secured market rental residential units above. A building height of 64 m (210 ft.), floor area of 45,095 sq. m (485,397 sq. ft.) and a floor space ratio (FSR) of 4.68 are proposed.

If approved, the application will contribute 262 new secured market rental housing units to the City's housing goals as identified in the *Housing Vancouver Strategy*.

Staff support the application as it meets the intent of the *False Creek Flats Plan*, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- False Creek Flats Area Plan (2017)
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2021)
- New St. Paul's Hospital and Health Campus Policy Statement (2017)
- Latecomer Policy (2021)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezonings (2010, last amended 2018)
- Urban Forest Strategy (2016)

- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Council Approved Protected Views (1989)
- View Protection Guidelines (1989, last amended 2011)
- Employment Lands Economic Review - Phase 1 Report (2019)
- Metro Core Jobs and Economy Land Use Plan (2007)
- Culture|Shift: Blanketing the City in Arts and Culture (2019), Making Space for Arts and Culture (2019)

REPORT

Background/Context

1. Site and Context

The rezoning site is located south of Prior Street and west of Malkin Street, adjacent to the future new St. Paul's Hospital. New roads are proposed to the west and south of the site. The Strathcona neighbourhood is located across Prior Street to the north.

The site includes a portion of 1002 Station Street (defined as "Lot 4"), owned by Providence Health Care Society, as well as two City-owned lots at 496 Prior Street, a portion of which is intended to be dedicated for road widening. The Providence lands and the City-owned lands will have to be acquired by the applicant and consolidated into one site as a condition of rezoning enactment. The total site area is 9,629 sq. m (103,649 sq. ft.). There is currently a two-storey warehouse building on 456 Prior Street and a vacant one-storey building on 496 Prior Street.

Between 1981 and June 2021, 496 Prior Street housed White Monkey Design, a prop-making studio for the film and TV industry. The building has been vacant since White Monkey Design vacated in June 2021.

Figure 1: Site and Context

Property Line Adjustment Procedure – South of the subject site is 1002 Station Street and 250-310 Prior Street which is the site of the future St. Paul's Hospital, which was rezoned to CD-1 (761). The road alignment for new Road A was approved by Council prior to the approval for the rezoning of CD-1 (761) for which a portion of CD-1 (761) is located north of Road A. Schedule A of CD-1 (761) contains a map containing a small portion of this proposed rezoning site. This map is incorrect and Recommendation A seeks Council approval to replace Schedule A within CD-1 (761) with a revised map showing the revised property lines, consistent with the road configurations for the New St. Paul's Campus. This change will not affect the current allowable development for CD-1 (761). Additional details are provided in the "Parking and Transportation" section of this report.

Local School Capacity – The site is within the catchment area of Strathcona Elementary School located at 592 East Pender Street.

Per the *Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan* approved January 25, 2021, Strathcona Elementary has sufficient capacity to accommodate current and forecast enrolment levels, with current enrollment at 95% of the school capacity, and projected enrollment in 2029 dropping to 93% capacity.

At the secondary level, the site is within the catchment area of Britannia Secondary School located at 1001 Cotton Drive. In 2020, Britannia Secondary reported a surplus of 390 spaces, which is expected to increase to 395 spaces in 2029.

VSB continues to monitor development and work with the City to plan for future growth.

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

- Parks – Trillium Park (50m), Strathcona Park (250m) and Thornton Park (400m).
- Community Centres – Strathcona Community Centre (500m).
- Childcare Facilities – Four childcare facilities are located within a 10-minute walk of the site including The Learning Circle Childcare Centre (500m), Citygate Childcare (500m), The Junction Children's Centre (1000m) and Eagle's Nest Preschool (500m).
- Transportation: The site is within walking distance of the Main Street Science World SkyTrain station (1000m), via Station Street or Thornton Park.

2. Policy Context

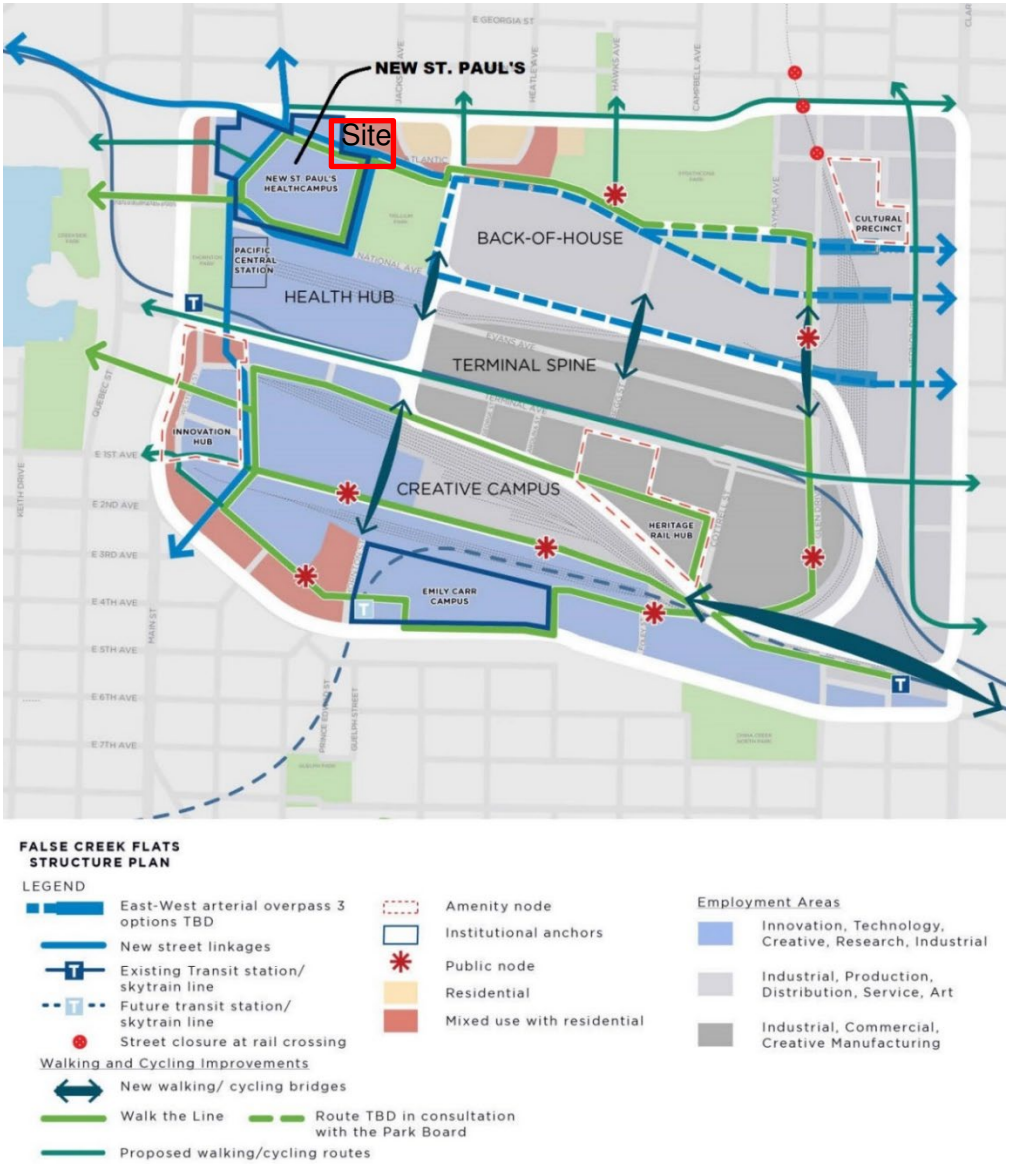
False Creek Flats Area Plan – The *False Creek Flats Area Plan* (the *"Plan*") divides the neighbourhood into quadrants with the subject site and the new St. Paul's Hospital located in the northwest corner of the Flats (see Figure 2). The *Plan* direction for the subject site supports rental housing and job space to create a transition to the Strathcona residential neighbourhood to the north. The residential uses are conditional on the delivery of job space. This application meets the intent of the Plan with respect to land use, however deviates from the Plan proposing a height and density in excess of what was envisioned. Analysis of the variation is included in the Form of Development section of this report.

Rezoning Policy for Sustainable Large Developments – Given the site size and proposed floor area, the rezoning application is governed by the *Rezoning Policy for Sustainable Large Developments* (the *"Policy"*). The *Policy* requires that a project demonstrate how it meets the City's sustainability goals including sustainable site design, access to nature, food systems, green mobility, rainwater management, zero waste planning, affordable housing and low carbon energy supply.

New St. Paul's Hospital and Health Campus Policy Statement – The *New St. Paul's Hospital and Health Campus Policy Statement* ("Policy Statement") laid out a new street network through the hospital site which divided it into a main health campus parcel and smaller north, west and south parcels, as shown in Figure 3. The proposed rezoning enables the completion of the road network for the hospital

Housing Vancouver Strategy ("Housing Vancouver") – *Housing Vancouver* focuses on the right supply of new homes to meet a continuum of housing types. The strategy seeks to shift production towards rental tenure and to coordinate with partners to deliver housing for the lowest income households. By 2028, *Housing Vancouver* targets 72,000 new homes, including social, supportive and non-profit co-operative units, and 20,000 purpose built rental units. Targets seek to retain a diversity of incomes and households in the city.

Figure 2: False Creek Flats Area Plan



Employment Lands and Economy Review (ELER) – In 2019, the City launched Phase 1 of the ELER, which is a comprehensive review of Vancouver's land use and economic policies aiming to understand the changes needed to support businesses and jobs. Based on the current land use capacity, the forecast for job growth shows that 15.4 million sq. ft. of new office space is needed before 2051 to meet the demand. Work is currently underway for Phase 2, in which intensification of land uses and new policies will be developed to address this shortage.

Culture|Shift: Blanketing the City in Arts and Culture; Making Space for Arts and Culture- In 2019, Council approved *Culture|Shift: Blanketing the City in Arts and Culture* with the integrated cultural infrastructure plan, *Making Space for Arts and Culture. Making Space for Arts and Culture* sets key policy directions and an overall city-wide 10 year goal of securing 800,000 square feet of cultural space that includes 650,000 square feet of new, expanded or repurposed space and in particular shared production space.

Figure 3: Site Plan from 2017 Policy Statement, showing Development Parcels

Strategic Analysis

1. Proposal

Figure 4: View Looking West with the New St. Paul's Hospital Site Behind

The rezoning application proposes two 19-storey mixed-use buildings with secured market rental units in residential towers atop five-storey commercial podiums. The proposal is based

and conditioned upon the Applicant acquiring the City-owned land at 496 Prior Street and the Providence-owned land Lot 4. The application includes 23,995 sq. m (258,280 sq. ft.) of commercial space in addition to 604 sq. m (6,500 sq. ft.) proposed to be delivered to the City as turn-key cultural amenity space. Conditions related to the acquisition of 496 Prior Street and Lot 4 are contained in Part 2 of Appendix B.

2. Land Use

The subject site is currently zoned I-2, I-3 and CD-1 (761), as applicable, with the I-2 and I-3 lands zoned for a variety of high-tech and light industrial uses with a maximum FSR of up to 3.0 and the CD-1 (761) lands zoned for a variety of uses including institutional. The proposed residential, cultural amenity and commercial land uses are consistent with the *Plan*'s objectives for land uses at this location.

3. Office Development

The *Metro Core Jobs and Economy Land Use Plan and Employment Lands Economic Review* have identified a citywide shortage of employment space. Figure 5 below shows an increase in major office developments since 2016.

Figure 5 Major Office[1] Development Built, Under Construction, or with Approved Development Permits or Rezoning Applications since 2016

Completed, Under Construction, Approved Development Permit or Rezoning Application	Floor Space (sq. ft.)	Jobs (est.)	# of sites
Metro Core (inside Downtown)	6,569,752	27,370	34
Metro Core (outside Downtown)	3,951,376	16,460	33
Rest of the City	1,323,441	5,510	11
Total	**11,814,765**	**49,230**	**78**

Source: City of Vancouver development tracking, Coastar and BC Assessment Data 2020, Extracted December 2021
[1] Major office developments are those that add at least 20,000 sq. ft. of office space

The total new job space under the "Approved Development Permit or Rezoning Application" is 11,814,765 sq. ft. This is a substantial increase from the five-year period prior to the policy changes when very little office space, particularly for stand-alone office buildings that the business community favours, was built due to high land costs resulting from residential speculation. If this application is approved, approximately 22,871 sq. m (246,192 sq. ft.) would be added to this total, bringing the City closer to closing the gap for needed office space.

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

Form of Development – When the *False Creek Flats Plan* was approved by Council, the presumed new Malkin Avenue alignment (south of the subject site) significantly affected the relationship of the subject site with the surrounding urban context. The location of the arterial resulted in a deemphasized relationship with the New St. Paul's Health Campus and Trillium Park, while reinforcing the relationship with the Strathcona neighbourhood across a downgraded Prior Street.

In October of 2019, Council voted in support of removing Malkin Avenue from consideration as a new east-west arterial, and directed staff to work with residents of the Strathcona neighbourhood to redesign Prior Street as a "great street". Without the intervention of an arterial

road, sites aligning the south side of Prior Street have a more direct relationship with the scale of the New St. Paul's hospital campus, resulting in development sites with improved multi-use functionality, and a different context than envisioned under the *Plan*. This change provided opportunity to consider higher building forms and density on the subject site. Under the *Plan*, a discretionary height of 30.5m would be considered, whereas this application proposes a height of 64m.

While the *False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3 (*the *Guidelines*) are intended to provide design direction on applications submitted under existing zoning, the urban design principles outlined therein continue to inform the staff review of this proposal.

When viewed from Prior Street, the development appears as two separate buildings featuring four-storey street walls with stepped-back upper levels. The buildings are vertically articulated along the north frontage to mitigate the effect of broad unmodulated façades, and to reference the narrow lot dimensions of the properties across Prior Street. A central plaza / pedestrian throughway divides the two building halves, and provides further relief in the massing. Staff note that additional design development is needed to refine this important interface as outlined in Appendix B.

From the mid-rise forms fronting Prior Street, the building scales up to the two proposed trapezoidal-floorplate residential towers generally matching the height of the new St. Paul's Hospital building. Staff note that the form and massing of these buildings will play an important role in architecturally merging the lower-scale character of Strathcona with the much larger scale of the health campus. Additional design development to improve this massing transition to the Strathcona neighbourhood is outlined in Appendix B.

When viewed from Trillium Park, the building appears as a single building divided into a full-length five-storey podium and the two aforementioned towers, generally located flush with the outside faces of the levels below. A three-storey tall pedestrian breezeway splits the massing of the podium providing mid-block pedestrian access through the site to the park and the east side of the main hospital building, see Figure 6. Two storeys of office floor space is proposed above this breezeway, a design condition that may challenge the performance of this area as an active, safe, and engaging place for pedestrians. Staff have prepared design development conditions intended to improve the performance of this interface, including refinements of the breezeway, as outlined in Appendix B.

Figure 6: Landscape Plan at Grade Showing Breezeway

Density – The *Plan* anticipated a density of 3.0 FSR at this site with a minimum 1.0 FSR of commercial uses and up to 2.0 FSR for rental residential uses, conditional upon delivering of the commercial floor area. This application proposes 2.55 FSR of commercial floor area and 2.13 FSR of rental residential floor area, for a combined 4.68 FSR.

Height –The *Plan* envisions a mixed-use development on this site with a discretionary maximum height of up to 30.5 m (100.0 ft.), subject to urban design considerations outlined in the Section 4 of the *Guidelines*. As proposed, the development scales up from a height of 19.7 m (64.5 ft.) facing Prior Street to a maximum proposed tower height of 64.0 m (210.0 ft.).

Having reviewed the proposal in the context of an upgraded Prior Street and the Council-approved height and massing of the New St. Paul's Hospital Campus, and in consideration of the provision of rental housing, employment space, and a cultural amenity, staff support the proposed maximum height and density subject to urban design conditions outlined in Appendix B.

Urban Design Panel – The proposal was reviewed by the Urban Design Panel on October 27, 2021 and received a vote of Support with the following recommendations: design development to the massing to maximize sun exposure across Prior Street; design development to the massing of the south building to maximize exposure to the courtyard; consideration to provide planting species to increase privacy for the residential neighbourhood to the north; and design development to the Prior Street architectural expression to improve its response to the Strathcona residential character. These recommendations have informed the staff review and are reflected in the urban design and landscape conditions outlined in Appendix B.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal meets the intent of the *False Creek Flats Area Plan.* Staff support the application subject to formal modifications provided in the Urban Design conditions detailed in Appendix B.

5. Housing

The *Housing Vancouver Strategy* and associated 3 Year Action Plan is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing needs in Vancouver. This application, if approved, would add 262 secured

market rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 7).

Figure 7: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Rental Housing as of December 31, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	8,935 (45%)

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017
*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Vacancy Rates - Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2021 the private apartment vacancy rate in the Downtown Eastside/Strathcona neighbourhood, where this site is located was 0.2%. This represents a fall in vacancy compared to 1.9% in 2020 indicating a return to pre-pandemic levels. In 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for purpose-built rental apartments in the area was 0.15%. A vacancy rate of 3 per cent represents a balanced market.

Housing Mix - This proposal would deliver a variety of unit types in the form of secured market rental studio units, 1-bedroom units, 2-bedroom units, and 3-bedroom units. On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy that requires a minimum of 35 percent family units. This application would deliver 51.1% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 8: Proposed Unit Mix

Type	Count	Percentage
Studio	28	10.7%
1-bed	100	38.2%
2-bed	108	41.2%
3-bed	26	9.9%
Total	262	100.0%

Average Rents and Income Thresholds - The average rents for various units on the east side of Vancouver shown in Figure 9.

Average market rents in newer rental buildings on the east side are shown in the left two columns in Figure 9. Market rental housing provides options which are significantly more affordable than average home ownership costs as illustrated in Figure 9.

Figure 9: Average Market Rents in Newer East Side Buildings, Costs of Ownership and Household Incomes Served

	Newer Rental Buildings Eastside1		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment)2	
Unit Type	**Average Rent**	**Average Household Income Served**	**Monthly Costs Associated with Purchase**	**Average Household Income Served**
Studio	$1,549	$61,960	$2,142 (+ $81,700 DP)	$85,668
1-bed	$1,825	$73,000	$2,613 (+ $100,800 DP)	$104,501
2-bed	$2,354	$94,160	$3,694 (+ $141,200 DP)	$147,764
3-bed	$3,299	$131,960	$5,429 (+ $212,900 DP)	$217,168

1. Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Eastside of Vancouver
2. Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2020 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150 – 250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate)

Security of Tenure
Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 262 units in the proposal would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

6. Arts, Culture and Community Services

As a part of the rezoning application for the site, the applicant is proposing an on-site cultural amenity space in the form of 6,500 sq. ft. net of fully fit and finished light industrial artist production space, as Artist Studio Class B use. The space will be conveyed to the City at a nominal cost as an air space parcel, and will be delivered turn-key to the City upon its construction being deemed complete to the satisfaction of the Director of Facilities Design and Management and the Managing Director of Cultural Services.

The proposed cultural amenity fulfills a key direction in *Making Space for Arts and Culture*. It will contribute to securing critical industrial production space needs, and go towards the broader goal of no net loss. The cultural amenity will also advance the False Creek Flats Plan goals of increased arts and culture space, as well as the Employment Lands & Economy Review priority for affordable non-profit arts and cultural space in industrial zones.

Non-Profit Operator Selection – If the rezoning is approved, City staff will continue to engage with the arts and culture community to refine the use of the space in the form of a detailed functional program. After enactment, staff would undertake a process to determine the non-profit arts and culture operator.

Staff will return to Council for approval of the selected non-profit operator and lease terms.

7. Parking and Transportation

The City is seeking road dedications on all four sides of the site. Dedications on the west side of the site will enable the construction of a new access road for St. Paul's Hospital, specifically for

ambulance access. Dedications on the north, east and south will contribute towards achieving the new road network envisioned for this area and meeting our Transportation objectives.

The proposal provides three levels of underground parking with access from Malkin Avenue. The application proposes 503 vehicle parking spaces and 748 bicycle parking spaces as well as 10 loading spaces and will be required to meet the Parking By-law at the development permit stage.

The site is well served by public transit and cycling routes. The proposal is eligible for parking space reductions to encourage more sustainable forms of transportation. Engineering conditions related to transportation, parking, and public realm are included in Appendix B.

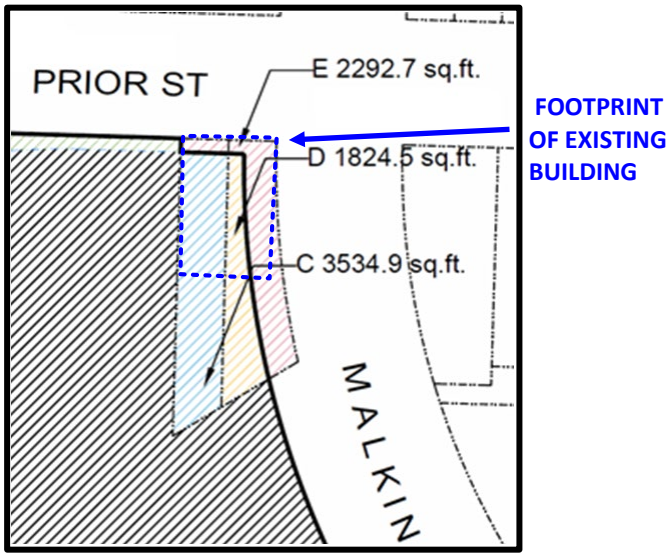
Consequential Amendment to CD-1 (761) to Update Property Lines and Street Networks – The road alignment of new Road A within the St. Paul's Healthcare campus has resulted in a remainder piece of CD-1 (761) falling on the north side of the road. As such, Schedule A of CD-1 (761) includes a portion of the subject site which is effectively orphaned from the remainder of the New St. Pauls Campus.

Recommendation A within this report proposes a consequential amendment to replace Schedule A of CD-1 (761). Further, a condition in Appendix B requires enactment of the amendment to Schedule A of CD-1 (761) prior to enactment of the proposed By-law for the subject site. Updating the necessary Schedule does not have an impact on the current or future development of the CD-1 (761) site. The remainder will then be consolidated with the subject site.

8. Acquisition of 496 Prior Street and Lot 4 of 1002 Station Street

The widening of Malkin Avenue and Prior Street would require nearly 2,300 square feet or approximately 30% of the City-owned property at 496 Prior Street for road dedication, significantly reducing the development potential of the irregularly shaped remainder parcel as a standalone property. The required dedication is hatched in red (Area "E") in Figure 10 below. The existing building, whose building footprint is approximately outlined in blue in the diagram below, encroaches into the area slated for road dedication and will need to be demolished. The portion of 496 Prior Street that would remain after dedication (Areas "C" and "D") are hatched blue and yellow.

Figure 10: 496 Prior Street Road Dedication



Given the extent of the road dedications required over the site currently owned by the Applicant, and the limited development potential of the City-owned 496 Prior Street as a standalone site, the Applicant proposed a consolidated land assembly to create a less irregular shaped and more developable site. In this case, a direct sale of the City-owned 496 Prior Street, at fair market value, will enable the consolidation of the site to facilitate the optimum development of the block.

If this application is approved in principle following Public Hearing, then prior to enactment of the rezoning, the General Manager of Real Estate and Facilities Management will bring a report to Council to obtain Council approval to sell the City-owned land to the Applicant. This decision will be at the sole and unfettered discretion of Council as owner of 496 Prior Street.

Further, to permit consolidation the Applicant must acquire ownership of the Providence-owned site Lot 4.

9. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that applications satisfy either the near zero emission buildings or low emissions green building requirements. This application is pursuing the low emissions requirements, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a design strategy outlining how the project will meet targets. Conditions are included in Appendix B.

Large Developments – The *Rezoning Policy for Sustainable Large Developments* requires rezoning applications to commit to strategies and outcomes in the following areas. Subject to conditions outlined in Appendix B, staff support the application's response to each of these areas:

- Sustainable site design and access to nature: The site design provides tree and shrub plantings at grade as well as on the podium level to improve shade, with the buildings

intersected by pedestrian mews and a courtyard. Urban agriculture plots provide residents an opportunity to cultivate and harvest produce.

The increase of trees on site from the seven street trees currently to the proposed 38 street trees and 85 site trees is significant as this neighbourhood is noted as a gap in the urban forest canopy and currently suffers from higher temperatures during heat events as a result. The significant increase in proposed canopy cover and green landscaping will help to mitigate heat island effect.

- Sustainable food systems: The application proposes to meet the City's requirements to provide three on-site food assets. The proposed food assets include resident garden plots with edible landscaping, a community food market, and a third food asset to be determined prior to DP submission

- Green mobility: The site plan includes a high quality public realm designed to prioritize walking, rolling and cycling with an objective of shifting two-thirds of trips by active transportation and transit. The rezoning application includes new wider sidewalks and cycling facilities along Dunlevy Avenue and New Road A, and a pedestrian pathway throughout the site. The applicant has also proposed potential Transportation Demand Management (TDM) plan measures as part of the application, to be finalized at the development permit stage.

- Potable water management: The application proposes to reduce potable water use through high efficiency irrigation design and water efficient fixtures. Outdoor water use reductions will be achieved through water efficient plant and landscape features and high efficiency irrigation systems.

- Rainwater and groundwater management: The application proposes to meet the City's requirements for absorption and treatment of water on the site through a combination of rainwater retention using green infrastructure and a detention tank which can be discharged or harvested for uses such as flushing fixtures.

- Zero waste planning: A Zero Waste Plan was submitted as part of the rezoning application, which included commitments for physical design and operations.

- Affordable Housing: Rental residential housing was specified for this site, which generates a much lower land lift above the base zoning value than strata-titled housing, thereby precluding options to deliver below market affordable housing. A key policy in the False Creek Flats Plan is to retain and expand affordable cultural spaces for the long term. The limited land-lift and resulting CAC could not support both cultural amenities and deepen housing affordability. As such the 6,500 sq.ft. of artist production space has been prioritized as the on-site amenity, noting the proposal also delivers 262 new market rental housing units.

- Resilience: At the time of development permit application, the applicant will be required to submit a Resilience Worksheet. The worksheet assesses the local risk, hazards and identifies consideration and mitigation strategies. The *Rezoning Policy and Guidelines for the False Creek Flats* requires the following:
  - Design buildings, neighborhoods and infrastructure to be resilient to climate change impacts, seismic events and or sea level rise and as post disaster relief

- Reference the City's Flood Plain Standards and Requirements early in the application review process.
- New development must be designed to be adaptive when incorporating flood resilient construction methods and to accommodate public realm objectives for both the current and potential future at grade conditions. Solutions should be accommodated within the property, be visually interesting, relate to the pedestrian scale, and may include increased building setbacks, internalized stairs and ramping as well as adaptable entries, loading and parking.
- Design a post disaster road network, including provision of key resilient road links providing access to critical locations.
- Consider walking and cycling infrastructure as part of the post disaster transportation network.
- Coordinate with Providence Health Care and explore opportunities for resilient infrastructure and efficient access and egress points between the proposed St. Paul's hospital site and the City street network.

Staff have reviewed the applicant's overall response to the *Rezoning Policy for Sustainable Large Developments* and, in some instances, have recommended improvements to strengthen the response to the policy. Conditions to secure the delivery of these features prior to enactment or as a part of subsequent development permit applications are included in Appendices C and D.

Natural Assets – The *Urban Forest Strategy* (the "*Strategy*") was developed to find ways to help 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 by requiring permission be sought to remove trees which 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, in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no current trees on site for removal, while the proposal includes 85 new site trees. There are seven street trees around the site which are to be removed for road realignment. The proposal includes 38 new street trees. The final landscape plan will be determined through the development permit process.

Action 8 of the *Strategy* identifies increasing tree planting in neighbourhoods with low urban forest cover. The subject site is identified in the *Strategy* as being in an area with well below-average tree density. The addition of 116 trees to this site contributes to the goals of the Strategy.

PUBLIC INPUT

Pre-application Community Consultation – The applicant team chose to host two virtual open houses on May 13, 2020, in advance of finalizing their rezoning application documents. Feedback from the public included comments related to the building height and massing, as well as the lack of retail and grocery stores in the neighbourhood.

Public Notification – A rezoning information sign was installed on the site on September 15, 2021. Approximately 362 notification postcards were distributed within the neighbouring area on or about September 28, 2021. Notification and application information, as well as an online

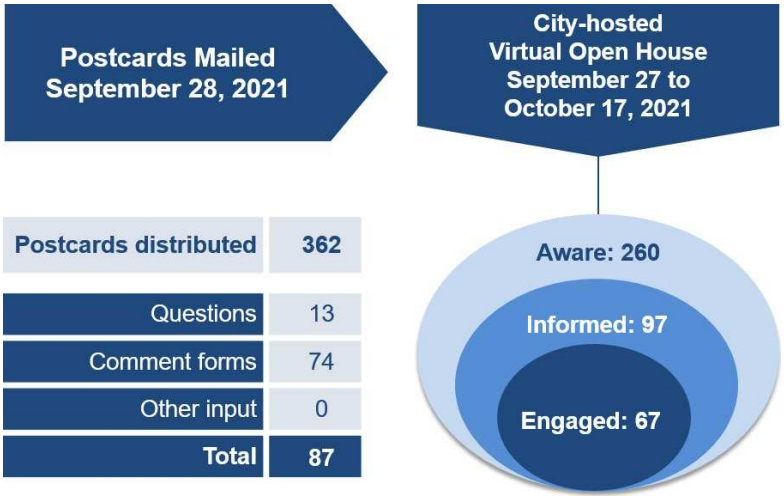
comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority's restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from September 27, 2021 to October 17, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 87 submissions was received. A summary of all public responses may be found in Appendix E.

Figure 10: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The project will be a great addition to the surrounding area especially for the local businesses and will compliment the future St. Paul's hospital. This kind of density and height is appropriate due to being in close proximity to the Main Street Skytrain Station.

- **Rental housing:** Additional rental housing units are much needed in the Strathcona neighbourhood and will benefit the workers of the new St. Paul's Hospital.

- **Retail space:** The inclusion of commercial space is a welcome addition as there is a lack of adequate commercial retail services in this area.

- **Arts and cultural space**: The retention and replacement of existing artist space is important for this community and neighbourhood.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The overall density height is jarring as there is no proper transition from the taller buildings to the surrounding single-family homes in the area, which will cause inevitable shadowing issues to neighbouring homes and damage the existing view cones.
- **Community amenities:** There is a lack of adequate social/community and recreational facilities/spaces in the neighbourhood as the current Strathcona community center is very small and is in need of upgrades. There is also a lack of childcare options within the general vicinity.
- **Building design:** The building design does not compliment the surrounding Strathcona neighbourhood aesthetically and does not acknowledge the history/heritage of Strathcona in the design.
- **Affordable housing:** The market rental units will still be out of reach for many individuals especially those living in the Downtown eastside.
- **School capacity:** Strathcona Elementary is at capacity and is not able to support increased enrollment.
- **Arts and cultural space**: The proposed replacement arts and cultural space is inadequate in terms of allocated space and is poorly designed.
- **Retail space:** Lack of retail options in the area are a concern as there are no grocery stores or retailers for basic necessities within general walking distance.

Response to Public Comments – The building massing is stepped-down from 19-storeys adjacent to the New St. Paul's site, to four-storeys along Prior Street, with an intentionally articulated façade. This application does not compromise public view cones. The proposed in-kind cultural amenity is intended to replace artist space lost in the neighbourhood to redevelopment. The application proposes 262 secured market rental housing units. The *Plan* did not call for below-market or affordable housing at this location. Vancouver School Board planning documents confirm there is capacity in both the local elementary and secondary schools serving this neighbourhood. The applicant had initially proposed 4,400 sq. ft. of cultural amenity however the CAC negotiations resulted in the applicant proposing 6,500 sq. ft. of turnkey cultural amenity space for City ownership.

10. Community Benefit Agreement

The applicant will enter a Community Benefits Agreement, as conditioned in Appendix B, should the floor area exceed 45,000 sq. m. at development permit. The CBA will require the applicant to participate in a first source hiring program striving for 10% of labour sourced from low income communities and equity seeking groups. The applicant will also be required to demonstrate best efforts to procure 10% of materials, goods and services from social impact or equity seeking groups.

PUBLIC BENEFITS

Community Amenity Contribution ("CAC") – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take 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 an in-kind CAC consisting of the construction and delivery of a purpose-built cultural facility turn-key to the City (valued at $5,000,000), within a fee-simple airspace parcel to be transferred to the City on completion of construction.

Real Estate Services staff have reviewed the applicant's development pro forma and conclude that the CAC offered by the applicant is appropriate and recommend that the offer be accepted.

Secured Market Rental Housing – The proposed 262 rental residential units will be secured as rental housing (non-stratified) for the longer of 60 years or the life of buildings. The public benefit accruing from these uses is the contribution to the City's secured rental housing stock serving a range of income levels.

Dedication of Road - As part of this application, the Applicant has offered to dedicate as road the northerly 10.593 metres of Lot A Blocks 2 to 7, 9 and 20 District Lots 181, 196 and 2037 Plan 7989 for transportation purposes and improvement to road network connectivity.

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

The site is subject to the City-wide DCL, False Creek Flats DCL, and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on by-laws in effect as of September 30, 2021, and the proposed 220,617 sq. ft. of residential floor area, 258,280 sq. ft. of commercial floor area and 6,500 sq. ft. of artist studio area, $14,730,322 of DCLs are expected from this project.

The applicant is not seeking a waiver of City-wide DCL for the residential portion of the building. As the project is not exempt from CACs, should the applicant choose to pursue the DCL waiver at a later stage, the application would be subject to further pro forma review to determine if additional land lift is generated. If the revised pro forma results in an increase to the land lift such that a CAC is payable or additional or deeper levels of affordability could be provided, the application may be required to return to Council through a subsequent Public Hearing to amend the rezoning enactment conditions to secure the additional contributions. The estimated value of a waiver of City-wide DCLs would be approximately $4,024,054.

DCL bylaws and 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 from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the 2016 rate, the public art budget is estimated to be $961,086. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

FINANCIAL IMPLICATIONS

The new secured rental housing, equivalent to 262 units of market rental will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for 60 years or the life the building.

The applicant has offered an in-kind CAC consisting of the construction and delivery of a purpose-built cultural facility, valued at $5,000,000. At occupancy, the cultural facility would be transferred turnkey, to City ownership, through an airspace parcel. If approved and as the project proceed to construction, staff will seek Council approval to appoint a non-profit operators for the cultural space in a subsequent report. A typical model would involve leasing a facility to the selected non-profit operator, with the operator the administration, programming and operation of the facility and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for the major repairs and lifecycle replacement of major systems and structural components.

Based on DCL by-laws and rates in effect as of September 30, 2021, total DCLs of approximately $14,730,322 would be expected from this development.

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of $961,086 or make a cash contribution to the City for off-site public art for 80% of that amount

CONCLUSION

Staff review of the application has concluded that the proposal generally meets the intent of the *False Creek Flats Area Plan* and address targets within the *Housing Vancouver Strategy*. Staff further conclude that the proposed form of development represents an appropriate urban design response in relation to the context. If approved, this application would contribute 262 secured market rental residential units to the City's rental housing stock and 6,500 sq. ft. of artist production space.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions 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.

* * * * *

450-459 Prior Street, 550 Malkin Avenue, and 1002 Station Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

3. Words in this By-law have the meanings given to them in the Zoning and Development By-law, except that:

   "Medi-Tech Uses" means the use of premises for the research, development, and testing of medical, scientific, or technological products, information, or processes specifically for medical applications which improve or advance the delivery of human health care.

Uses

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

   (a) Cultural and Recreation Uses;

   (b) Dwelling Uses;

   (c) Institutional Uses;

   (d) Manufacturing Uses;

   (e) Office Uses;

   (f) Medi-tech Uses;

(g) Retail Uses;

(h) Service Uses;

(i) Utility and Communication Uses; and

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

Conditions of Use

5.1 The design and layout of at least 35% of the total number of dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

5.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.

5.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

(e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

5.4 The Director of Planning may vary the use conditions of section 4.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 9,629 m^2, being the site area at the time of the application for rezoning evidenced by this By-law, prior to any dedications.

6.2 The floor space ratio for all uses combined must not exceed 4.68.

6.3 The floor area for residential use must not exceed 20,496 m^2.

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

6.5 Computation of floor area must exclude:

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

(i) the total area of these exclusions must not exceed 12% of the floor area being provided for dwelling uses; and

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

(b) patios and roof decks, 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 that are at or below 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 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.

6.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building Height

7. Building height, measured from base surface, must not exceed 64.0 m.

Horizontal Angle of Daylight

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

8.2 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.

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

8.4 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 unobstructed view is not less than 3.7 m.

8.5 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 adjoining site.

8.6 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

9. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the 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

450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

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 enhance the relationship of the proposed development with the Strathcona neighbourhood to the north and the east, including:

(a) refining the design of the lower four levels of the Prior Street and Malkin Avenue-oriented facades to more clearly present a finer grain expression referencing the lot and building dimensions of the properties across the street, or otherwise referencing the industrial heritage of the area, including:

(i) designing the façades to reflect the distinct natures of each of the ground-level uses;

Note to Applicant – Reflecting discrete building uses in the massing and architectural design strategies of the building will play an important role in the success of this development as a community place-maker, and will improve the legibility of these uses from the public realm.

As a general rule of thumb, street facing façades at the four lower floors of a building should express an approximately 7.6 m (25.0 ft) structural bay spacing, as outlined in section 5.4 of the *False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3*. Also refer to urban design condition 1.1 and 1.4.

(ii) introducing more pronounced modulation along the north façades and at the parapet level;

Note to Applicant – Massing and architectural elements should perform with the same effect of multiple discrete buildings aligned along the street.

(iii) relocating the main residential entrance for the eastern tower to face Malkin Street, and;

Note to Applicant – While a secondary entrance oriented to new Road A is supportable to provide for more immediate resident access to Trillium Park, providing a the main entrance from Malkin Street will reinforce the relationship between residential uses in the area.

(iv) giving consideration to reducing individual retail unit widths to encourage small, local retailers, with the exception of retail space intended for a large community-service anchor tenant such as a grocery store;

(b) introducing additional terracing in the massing of the west tower or other architectural design strategies intended to more clearly reinforce the contextually sympathetic scaling up of massing from Strathcona to the hospital;

Note to Applicant – providing for additional pronounced stepping beginning at the sixth level with substantially planted roof decks is encouraged.

(c) introducing additional modulation at the uppermost levels of both of the residential towers in order to provide for improved visual interest and reduce overshadowing of buildings to the north;

(d) increasing the floor-to-floor height of the first level to no less than 4.6 m (15.0 ft) with the larger retail and cultural spaces encouraged to have a floor-to-floor height of no less than 5.5 m (18.0 ft);

Note to Applicant – the intent of this condition is to encourage activating uses at grade with a high level of visual access for pedestrians, and usability for tenants.

(e) significantly reducing the amount of continuous curtain wall glazing from grade to Level 4 for any frontages interfacing with existing Strathcona neighbourhood buildings;

Note to Applicant – continuous planes of glazing are incongruous with the prevailing architectural character of the existing context, and the industrial heritage of the area. Also refer to Urban Design condition 1.1.

1.2 Design development to improve the interface of the south side of the building with the adjacent hospital building, Trillium Park, and the public realm as follows:

(a) deleting the proposed floor area over the breezeway, or designing any building elements extending over the breezeway to be highly-transparent, visually light, and architecturally distinctive from the rest of the building;

Note to Applicant – If retained, this building element should be rigorously designed as an architectural feature that contributes noticeably to the utility of the public realm and the breezeway, and enhances the visual interest of the development when viewed from Trillium Park.

It is strongly encouraged that the applicant seeks opportunities to allow for natural light to extend through this massing to the breezeway by way of floorplate openings, a large sun tunnel, or other similar design strategies. Staff will consider the reallocation of any impacted Office use floor area to other parts of the development site to secure a high-functioning, enjoyable, and safe public realm at this part of the breezeway. Also refer to Urban Design conditions 1.3 and 1.5.

(b) reinforcing the visual and physical relationship of the southwestern-most public open space with the intersection of Malkin Avenue and new Road A by providing pedestrian access to the plaza / retail space directly from the corner, and;

(c) realigning the breezeway to align with the outside edges of the pedestrian crosswalks at New Local Street and Road A;

Note to Applicant – aligning this opening with the crosswalks will enhance the intent of this space as an active pedestrian through-way, and will contribute to the overall legibility of the public realm.

Note to Applicant – also refer to Urban Design conditions 1.5 i.

1.3 Design development to enhance the performance of the central plaza / pedestrian through-way and the covered breezeway as an engaging, active, and safe public place, including the deletion of any large extents of solid walls;

Note to Applicant – without highly activating uses this space may become underused and pose potential challenges to public safety. Walls without highly transparent glazing oriented toward the covered breezeway must be avoided. Suggested design strategies include:

(a) extending retail and cultural uses along most or all of the frontages facing the central plaza and providing multiple points of entry;

(b) providing landscape and architectural design elements intended to reflect the industrial heritage of the site, including interpretive displays;

(c) providing activating job space, such as maker spaces, artists studios, or similar uses oriented to the plaza with large doors and/or glazing, and/or;

(d) providing outdoor space intended to supplement programming at the adjacent cultural space, such as an outdoor stage or a space for the display of art;

1.4 Design development to improve the legibility of all building entrances when viewed from the public realm and the central plaza, and to enhance the level of pedestrian activity at grade, to be demonstrated at the time of the Development Permit application;

Note to Applicant – design development should include adding primary or supplemental points of entry for any use fronting more than one street or the central plaza, and locating elevator and stair cores away from exterior walls.

Particular attention must be given to the retail space at the northwest corner if this space is intended to be a large community-serving anchor tenant, such as a grocery store. Here two points of entry should be provided at the corner along with an entrance from the central plaza, or consideration should be given to reconfiguring the corner provide for a substantial entrance plaza visible from the street.

1.5 Provision at the time of the Development Permit application of the following:

(a) revised elevations and perspectives demonstrating a contextually-responsive, high quality material palette, and a detailed materials and finishes schedule;

Note to Applicant – refer to section 5.5 of the *False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3* for a list of suggested materials, noting that substantial use of continuous glazing is discouraged for frontages oriented to Strathcona.

A varied and considerate material palette, combined with additional modulation in building massing, should be used to sympathetically relate the building to the unique qualities of its urban context. Also refer to Urban Design condition 1.1.

(b) a comprehensive architectural and landscape lighting strategy intended to provide visual interest, a sense of activity, and public safety at all hours, with particular attention given to the covered breezeway;

Note to Applicant – refer to section 5.7 of the *False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3* for performance criteria for architectural and landscape lighting in this area.

(c) weather protection at main points of entry for all uses, and continuously along retail and cultural frontages;

Note to Applicant – refer to section 5.6 the *False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3* for anticipated performance criteria for canopies and awnings in this area.

(d) an architecturally-integral building and site signage strategy;

Note to Applicant – refer to section 5.8 of the *False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3* for anticipated contextually appropriate design standards for signage in this area.

Form of development – Cultural Amenity

1.6 Design, construction, and finish of the Cultural Amenity with a total area of not less than 6,500sf of net floor area to a light industrial, commercial grade construction, to the satisfaction of the Managing Director of Cultural Services and the Director of Facilities Planning and Development to ensure that all functional requirements of the Cultural Amenity space can be met. The Cultural Amenity will be located at grade, and be designed, constructed, equipped and finished as a turn-key facility in accordance with the following specifications and forthcoming detailed functional program requirements to be provided by the City, and meet all requirements of relevant by-laws including Noise, Building and Fire By-laws for Artist Studio Class B use, the City's *Arts and Culture Studios Technical Guidelines,* and any applicable guidelines at time of Development Permit.

NOTE TO APPLICANT: Refer to any applicable guidelines at time of Development Permit particularly for Class B uses which require a higher degree of ventilation for artists working with more toxic substances, higher degree of sound proofing for possible use of industrial machinery, and other specialized needs including but not limited to: welding, cutting, woodshop, spray booth, and fired ceramics/kilns.

1.7 Design development with a strong visual identity, ground-level entrance, distinct street-level presence, including large identification signage to maximize street visibility.

1.8 Design development of floor-to-floor height to be minimum clear ceiling height of 3.66m (12'0") to allow sufficient space for mechanical and electrical equipment and maintain minimum 3m (10'0") clear ceiling heights for any localized ceiling drops throughout the facility.

1.9 Design development to maximize daylight access, be universally accessible for peoples with disabilities, and allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging.

1.10 Design development to maximize clear span space and reduce number of columns to a minimum located around perimeter to minimize floor space interruptions.

1.11 Design development of the Cultural Amenity to adhere to the City's *Arts and Culture Studios Technical Guidelines*, forthcoming detailed functional program, and any applicable guidelines at time of Development Permit, with following additions:

(a) Ensure the Cultural Amenity will provide adequate fit and finishes to provide flexibility for a range of Artist Studio Class B uses and accommodate specialized needs as required by the functional program, including but not limited to welding, cutting, woodshop, spray booth, and fired ceramics/kilns. This can include, but is not limited to: enhanced electrical load (220v) to support Class B electrical activities, exhaust ventilation system(s) sufficient for the safe use of noxious or toxic materials, and explosion venting, explosion relief device(s), vent(s), or other protective measure(s) designed in conformance with applicable codes and VBBL requirements.

1.12 Ensure sufficient, appropriate storage is provided for large/oversized items, toxic/hazardous materials, and other specialized items as required by the functional program.

1.13 Provide ancillary and support spaces, including a basic kitchenette with sink, and offices based on forthcoming detailed functional program requirements.

1.14 Provide cable, telephone, data pre-wired outlets throughout the Cultural Amenity and as required by the functional program.

1.15 Provide full sprinkler and fire alarm system as per code requirements (suitable for hard of hearing/Deaf people).

1.16 Provide barrier-free and universal washrooms, based on occupancy and code requirements;

1.17 Provide access to shared covered Class B loading with direct access to the Cultural Amenity.

1.18 Provide minimum one accessible parking stall with direct access to the Cultural Amenity.

1.19 Design development of the Cultural Amenity to include and identify on drawings:

(a) Maximum of one oversized shared elevator must be provided with direct access to the Cultural Amenity (height, width, and capacity to be confirmed at Development Permit stage) able to accommodate large equipment, materials, and artworks, providing direct access to/from Cultural Amenity.
(b) Underground associated dedicated parking, including minimum one accessible stall, located to provide direct route to shared oversized elevator.
(c) Access to the building's Car Share Vehicles.
(d) Dedicated garbage and recycling room;
(e) Dedicated service, mechanical, electrical rooms;
(f) Access to Bicycle parking in a shared Bicycle room located so as not to require dedicated bicycle elevator access; confirmation of terms of access and related considerations for the Cultural Amenity will be required through the Development Permit process.

1.20 Provide direct and barrier-free routes from shared covered Class B loading and dedicated garbage/recycling facilities to the Cultural Amenity, sufficient to accommodate large equipment, materials, supplies, and artworks, including: loading, halts and doors to provide sufficient space for movement of large supplies with minimum clearance of 48" in corridors and loading bay;
(a) Exterior doors to be oversized, painted metal and commercial grade, suited to the movement of large artworks, equipment, and supplies (double 3'-0" x 7'-0");
(b) Interior doors to be minimum 3'-0"x7'-0" painted metal and commercial grade. All door hardware to be heavy duty commercial. Door handles to be lever style.

1.21 Ensure all demising walls, ceilings, floors, and openings to meet enhanced soundproofing (STC65 minimum—to be confirmed with any applicable guidelines at time of Development Permit). Enhanced sound proofing to allow Class B uses to meet Noise Bylaw.

1.22 Engage a third party acoustic consultant that is mutually agreed to by the Owner and the City, to provide an acoustic report and guideline outlining specific performance requirements for room acoustics and reverberation control; HVAC and mechanical systems noise control within the building; internal sound isolation; external sound isolation.

1.23 Interior noise is to be controlled with appropriate acoustic surface treatment for interior finishes through:

(a) 75% of ceiling area shall be NRC (noise reduction coefficient) = 0.70 or better; or
(b) Alternately the room design shall meet an equivalent acoustical performance as determined by an acoustic consultant.

1.24 Provide security and access systems that are independent of strata residential units and other commercial, office, and retail units that conform to the City of Vancouver Security Standards, and access devices/equipment (including pass card, fobs, and related hardware/software needed to program access devices) based on the City's forthcoming detailed functional program.

1.25 Provide Class C level drawings denoting programmable area breakdowns for the Cultural Amenity, and indicate associated other areas for the exclusive and dedicated use of the City's air space parcel: vehicle parking, garbage and recycling room, janitor room, mechanical, electrical, data, security and any other utility room(s) as required.

(a) Separate mechanical and electrical systems to be provided dedicated to the City Air Space Parcel.

(b) Mechanical and control systems should be designed to be as simple as possible to reduce maintenance costs and the need for specialized maintenance expertise.

1.26 Provide interior signage clearly specifying City-approved uses in visible locations in common areas of the property to ensure that owners and occupants are aware of the approved uses.

FOOD ASSETS

1.27 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments and the Rezoning Policy for Sustainable Large Developments Administrative Bulletin (the Bulletin). Specifically, provide three on-site food assets including resident garden plots with edible landscaping, a community food market, and a third food asset to be determined prior to DP submission.

1.28 Design development to include garden plots for building residents and complementary edible landscaping of the residential outdoor amenity area. DP submission to include:

(a) Provision of plots meeting the design guideline requirements and minimum area requirements outlined in the Bulletin.
(b) A table of areas demonstrating provision of garden plots meeting or exceeding the minimum area requirements.
(c) Diagrams in plan of all garden plot areas demonstrating provision of support facilities required in the Bulletin (eg: hose bibs, storage, composting, etc.) and diagrams in section demonstrating plot design in accordance with the requirements in the Bulletin.
(d) A table of areas outlining the total edible landscape area as subtotal of total landscape area, and an edible plant species planting plan, all in accordance with the landscape plan.

1.29 Design development to include community food market meeting the Design Guidelines outlined in the Bulletin in addition to meeting the following requirements to ensure that a variety of food-based activities can be supported, such as refrigeration for markets, food trucks, etc.:

(a) Provide electrical infrastructure to support a broader range of community and food activities in the community food market location, including:
- A duplex locking receptacle (15A, 120V NEMA L5-15R), 3 prong locking receptacle (20A, 120V NEMA L14-20R), and 4 prong locking receptacle (30A, 208V NEMA L14-30R), each on a dedicated circuit;
- A panel and kiosk within a weatherproofed and lockable enclosure at the proposed market site;

(b) Consider providing access to a class B loading bay.
(c) Consider co-locating near complementary amenities such as picnic benches and covered seating.

1.30 Design development to include a third food asset, expected to be either an onsite organics management system or an onsite indoor urban farm.
Notes to applicant:

(a) An onsite organics management system accept most types organic waste and can turn materials directly into compost and/or energy. The system must have sufficient capacity to process 90% of organic waste anticipated on the site, and meet all requirements of the Bulletin.

(b) An onsite urban farm infrastructure is a secured space for a local organization to grow fresh produce for sale on-site or through other channels. The model would typically be a vertical, soilless growing system in a free-standing, self-contained unit located grade, on a rooftop, or in an underground parkade area, or could be a purpose-built space in a CRU.

(c) The third food asset is expected to be determined prior to rezoning enactment per Condition of Enactment 2.2. Please contact foodpolicy@vancouver.ca to discuss.

Crime Prevention through Environmental Design (CPTED)

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

(a) theft in the underground parking and loading areas;

(b) break and enter;

(c) mail theft;

(d) public safety risks posed by alcoves; and,

(e) intentional property damage;

Landscape

1.32 Design development to enhance the public realm interface at the Prior Street frontage, by the following:
(a) Reference neighbourhood character to the north by providing a public realm which uses similar landscape features;
(b) Provide additional/sufficient buffering from the street to allow quality of outdoor space to private patios;
(c) Provide evergreen planting for privacy to the north residential neighbourhood.

1.33 Design development to the Child Play Area as follows:
(a) Ensure and confirm it is contiguous with indoor amenity area for direct visual access;
(b) Provide opportunities for informal seating and social gathering around the play area.

1.34 Design development to improve the sustainability strategy, by the following:
- (a) Add substantially more landscape around all entry areas, to accent and soften them;
- (b) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (c) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
- (d) Add edible plants, which can be used as ornamentals as part of the landscape design,
- (e) in addition to urban agriculture plots;

1.35 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

- (a) Provide common maintenance access to all planted common areas;
- (b) Provide a high efficiency irrigation system for all planted areas.

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

1.37 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) maximize natural landscape best management practises;
- (b) minimize the necessity for hidden mechanical water storage;
- (c) increase the amount of planting to the rooftop areas, where possible;
- (d) consider linear infiltration bio-swales along property lines, at lower site areas;
- (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 (I.R.M.P), Vol.1 & 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.

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

- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

1.39 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information;

1.40 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements;

1.41 provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

1.42 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.

1.43 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.

1.44 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.

1.45 Coordination for the removal and replacement of street trees;

Note to applicant: Any City owned tree removals to be confirmed by Engineering and the Park Board. New street trees to be shown and confirmed on the development permit plans, including referenced on Plant List. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved*

root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.46 provision of an outdoor Lighting Plan;

Housing Conditions

1.47 The proposed unit mix, including , 28 studio units (10.6%), 100 one-bedroom units (38.1, 108 two-bedroom units (41.1%), and 26 three-bedroom units (9.8%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that the number of two and three-bedroom dwelling units is not less than 35% of the dwelling units and designed to be suitable for families with children.

1.48 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

(a) the outdoor amenity areas proposed to be maintained, and include areas suitable for a range of children's play activities and urban agriculture and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
(b) Design development to include the necessary supporting infrastructure to support urban agricultural activity by residents (i.e. yard waste composter, a potting bench, tool storage closet or chest, irrigation system/hose), as per the Urban Agriculture Guidelines for the Private Real;
(c) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
(d) the multi-purpose indoor amenity spaces of 2,024 sq. ft. proposed to be maintained and include a wheelchair accessible washroom and kitchenette. Maintain positioning adjacent to the children's play area to enable parental supervision and access from the amenity room (S. 3.7.3); and
(e) a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Sustainability

1.49 Show how resilience has been incorporated in the building design. Submit a refined resilience worksheet at time of Development Permit application. Refer to the Sustainable Large Developments Admin Bulletin for an up to date copy of the City's resilience worksheet.

1.50 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 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)."

Engineering Services

1.51 *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

1.52 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.

1.53 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.

1.54 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 & 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.

1.55 Provision of a signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:

(a) Complete operational analysis;

(b) Signal warrant at Malkin Ave and Road A; and

(c) any other analysis revised as needed to reflect the site plan at the time of development permit.

1.56 Provision of a finalized Large Site Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services , in their discretion, prior to Development Permit issuance.

Note to applicant: A TDM Plan with a minimum of 30 points for each site use is required. The proposed plan appears to achieve 30 points for the residential-rental use and exceed the 30 point minimum for both commercial office and retail uses. A single TDM measure may count towards multiple land uses if it is usable by each land use. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

(a) ACT-01 – Additional Class A bicycle parking:

(i) identification of the number and location of the additional Class A bicycle parking on architectural plans.

Note to Applicant**:** Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law.

Note to Applicant: A total of 2 points appear achievable for the residential-rental use for approximately 11% additional Class A bicycle spaces.

(b) ACT-02 – Improved Access to Class A bicycle Parking:

(i) provision of concept design for excellent design of lighting, finishes, grades, convenience;

Note to Applicant: A total of 2 points appear achievable for excellent design and finishes. Points for a separated bicycle ramp will not be awarded as it has not been provided. Also, the bicycle elevator is a base requirement outside of a TDM plan and will not be awarded points.

(c) ACT-03 – Enhanced Class B bicycle parking:

(i) provision of a concept design for enhanced Class B bicycle parking; and

(ii) identification of the number, location and characteristics of the enhanced Class B bicycle parking on architectural and plans.

Notes to Applicant: A wayfinding strategy is required for users and the location of directional signage shown and noted on plans. Reference Section 6.4.5 of the Parking Bylaw for additional information. A total of 2 points appear achievable for each site use. Consider providing these spaces within residential and commercial lobbies at grade for improved ease of access and visibility.

(d) ACT-05 – Bicycle Maintenance Facilities:

(i) notation and dimension location of facilities on architectural plans;

(ii) bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;

(iii) provision of an operational plan detailing the following: and

i. a description of the amenities to be provided;

ii. a means of providing access to all residents, commercial tenants, and the public (if applicable); and

iii. a plan for maintaining these amenities.

(iv) if available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: A total of 2 points appear achievable for all site uses if made accessible to them.

(e) ACT-06 – Improved End-of-Trip Amenities:

(i) provision of concept design for improved end-of-trip amenities; and

(ii) identification of the location, number and type of end-of-trip amenities being provided on architectural plans.

Note to Applicant: A total of 2 points appear achievable for the commercial uses.

(f) ACT-09 – Walking Improvements:

(i) provision of streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements.

Note to Applicant: Walking improvements are connections beyond the sites property lines. Typical site frontage improvements and other base conditions (i.e. pedestrian connections through a site) are not eligible for points toward a TDM Plan. If this TDM measure is not achievable, consider provision of additional Class A bicycle spaces under ACT-01 or Car Share Vehicles and Spaces under COM-02 for additional points. A total of 6 points appears achievable for all site uses with provision of the above noted information.

(g) COM-01 – Car Share Spaces:

Note to Applicant: A total of 8 points for the residential-rental use, 10 points for the commercial-office use and maximum 30 points for the retail use appear achievable.

(h) SUP-01 – Transportation Marketing Services:

(i) provision of a description of the services to be provided; and

(ii) if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

Note to Applicant: A total of 2 points appear achievable for each site use.

(i) SUP-02 – Real-Time Information:

(i) identification of the general locations for proposed displays on architectural plans; and

(ii) provision of description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

Note to Applicant: A total of 2 points appear achievable for each site use.

(j) SUP-03 – Multimodal Wayfinding Signage:

(i) identification of the general locations for proposed displays on architectural plans; and

(ii) provision of conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

Note to Applicant: A total of 2 points appear achievable for each site use.

(k) PKG-02 – Parking Supply:

Note to Applicant: A total of 2 points appear achievable for each site use.

1.57 Subject to the approval of a TDM Plan, if required by and on terms satisfactory to the General Manager of Engineering Services and the Director of Legal Services, in their sole discretion, enter into a Transportation Demand Management Agreement prior to Development Permit issuance, which agreement shall include the following:

(a) secures provision of funding towards long-term TDM monitoring fund in the amount of $2 per square metre of gross floor area;

(b) secures the provision of TDM measures on the site;

(i) ACT-01: Additional Class A Bicycle Parking
(ii) ACT-02: Improved Access to Class A Bicycle Parking
(iii) ACT-03: Enhanced Class B bicycle Parking
(iv) ACT-05: Bicycle Maintenance Facilities

(v) ACT-06: Improved End-of-Trip Facilities
(vi) ACT-09: Walking Improvements
(vii) COM-01: Car Share Spaces
(viii) SUP-01: Transportation Marketing Services
(ix) SUP-02: Real-Time Information
(x) SUP-03: Multimodal Wayfinding Signage
(xi) PKG-02: Parking Supply

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

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

1.58 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:

(a) provision of a dedicated bicycle elevator for all bicycle spaces located below the underground mezzanine level;

Note to Applicant: Update plans to show the internal corridors required to access the bike elevator. The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7m (5.5 ft) x 2.0m (6.7 ft) A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

(b) provision of automatic door openers for all doors providing access to Class A bicycle spaces;

(c) provision of Class A bicycle rooms to accommodate maximum 40 bicycles;

Note to applicant: This number does not include bicycle lockers. Reference Section 6.3.5 of the Parking Bylaw for additional information.

(d) remove all conflicts between columns and Class A bicycle spaces;

(e) design development to provide commercial and residential Class A bicycle spaces within separate bicycle storage rooms.

1.59 Design development to improve access and design of loading and passenger loading spaces, and demonstrate compliance with the Parking and Loading Design Supplement, and Parking By-law by performing the following:

(a) provision of convenient, internal, stair-free loading access to/from all site uses;

Note to applicant: Update plans to show access corridors and any required lifts.

(b) confirmation that the slope of the loading bays does not exceed 5%;

(c) design development to mitigate conflicts between access to/from the load court by Class B trucks and passenger vehicles;

(d) design development to provide a maximum slope of 10% on all ramps required to accommodate loading access; and

(e) Provision of minimum 4.0 m (13.1 ft) width for the first Class A passenger space and minimum 2.9 m (9.5 ft) width for each subsequent passenger space with minimum 5.5 m (18 ft) depth

1.60 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

(a) design development to relocate the parking & loading access from Malkin Ave to Road A;

Note to Applicant: Explore relocating the access to the head of the T-intersection at the New Local Rd & Road A

(b) confirmation of grades on the main parking ramp and in parking areas to ensure the following:

(i) ramp slopes must not exceed 10% for the first 6.1 m (20 ft) from the back of sidewalk;

(ii) ramp slopes must not exceed 12.5% after the first 6.1 m (20 ft) from the back of sidewalk; and

Note to Applicant: 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4.0 m (13.1 ft) in length. This does not apply to ramps required to accommodate loading access. Loading ramps are to be provided at a maximum slope of 10%.

(iii) ramps which have a 15% slope and are exposed to the weather must be heated;

Note to applicant: This does not apply to ramps require to accommodate loading access. Loading ramps are to be provided at a maximum slope of 10%.

Notes to Applicant: Reference the Parking and Loading Design Supplement for additional information (https://bylaws.vancouver.ca/Bulletin/parking-loading-design-supplement-bulletin.pdf).

(c) provision of parking curbs for all parking spaces facing another parking space or pedestrian circulation routes;

(d) confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement; and

Note to Applicant: 2.3 m (7.5 ft) of vertical clearance is required for access and maneuvering to all disability spaces.

(e) confirmation that vertical clearance of overhead projections into vehicle parking spaces are not less than 1.2 m (4.0 ft) and projection into the space is not more than 1.2 m (4.0 ft).

Note to Applicant: Overhead projections into disability spaces are not permitted.

1.61 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) landscape and site plans that reflect the improvements to be provided as part of the Services Agreement;

(b) a complete tech table is required showing the calculations for the minimum required parking, loading, passenger, bicycle spaces and end-of-trip facilities and the number of spaces being provided;

Note to applicant: Current technical table does not include end-of-trip facilities.

(c) all types of parking, loading and bicycle spaces individually numbered and labelled;

(d) dimension of all column encroachments into parking stalls;

(e) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;

(f) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

(g) additional partial section plan of both the entire length of the main parking ramp and all Class B loading bays;

(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;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

(j) indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Note use of a dedicated bicycle elevator if required.

1.62 Provision of a draft final Rainwater Management Plan (RWMP) to the satisfaction of the General Manager of Engineering Services, in their discretion, to be submitted prior to Development Permit issuance in accordance with the following: which includes the following:

(a) General Requirements

(i) Provision of post-development site plan(s) that includes the following:

- building location/footprint;
- underground parking extent;
- proposed service connections to the municipal sewer system;
- location and labels for all proposed rainwater management practices;
- area measurements for all the different land use surface types within the site limits; and
- delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

(ii) Provide detailed drawings (including landscape detailed drawings) of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.

Note to Applicant**:** Detailed drawings for rainwater management systems located within the building footprint that may be subject to Mechanical Engineer design at a later stage, can be deferred to BP Stage submission. Detailed drawings for rainwater management systems located outside of the building must be provided at DP stage.

(iii) Provide a summary of all catchment areas in a tabular form that includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the draft Final Rainwater Management Report.

(iv) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements.

Note to Applicant**:** Include supporting product information in an appendix of the draft Final RWMP report for any rainwater management systems such as green roof, Water Quality unit, Permavoid, permeable pavers or other proprietary systems.

(v) Confirm that access to various components of the rainwater management system for maintenance purposes is considered the overall design.

Note to Applicant: Indicate in the updated RWMP report how access to each of the proposed rainwater management systems will be completed.

(b) Volume Reduction

(i) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant #1: Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.

Note to Applicant #2**:** Provide Volume Capture specifics for each additional rainwater practices proposed (rainwater harvesting, infiltration, Permavoid, etc.) in the draft final RWMP report along with appropriate justifications for any Tier 1 and Tier 2 practices that are not feasible on the site. Based on the proposed site concepts and the type of development, it appears that there is significant potential for Tier 1 & 2 capture on this site.

(ii) Provision of a grading plan to support any proposed grading of hardscapes into adjacent landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

Note to Applicant: Excess Volume Reduction capture provided in one rainwater management practice should not be counted towards the required volume unless appropriate routing is provided to utilize this storage.

(iii) Ensure best management practice and requirements are adhered to for the design of any proposed infiltration facility:

- Minimum horizontal setback of 5 m from any edge of building foundation and 3 m offset from watermains. Relevant dimensions should be indicated on plans and drawings.
- Specify the proposed design infiltration rate for drawdown time calculations.
- Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate.
- Infiltration facility must be able to accommodate the expected loading imposed at grade.

- Minimum 0.60m vertical separation from the proposed bottom of the facility and seasonally high groundwater table.
- Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: See Bulletin 2019-008-PL Siting Requirements for On-Site Infiltration Systems for further information.

(iv) If onsite infiltration is proposed as part of the draft Final RWMP, provide a final Infiltration Study that includes the following:

- A final evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination;
- Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
- Soil stratigraphy; and
- Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

(v) If a Permavoid or similar passive irrigation system is proposed as mentioned in the preliminary RWMP report, demonstrate how the system storage volume will be utilized on an average annual basis through supporting calculations such as a breakdown of the irrigation demands vs. rainwater supply for the landscaping that will be passively irrigated from the Permavoid System.

Note to Applicant #1: Permavoid may only be considered a Tier 2 practice if the proposed storage volume is fully utilized (drawn down to empty) on an average annual basis. Storage volume should be sized for up to the first 24 mm rainfall captured from contributing surfaces. Excess storage may be provided but will not contribute to the Volume Reduction requirement. Coordination with the Landscape Architect is encouraged to select appropriate species for the system.

(vi) If rainwater harvesting and re-use is proposed as mentioned in the preliminary RWMP report, ensure all requirements described in the *Vancouver Building Bylaw, Part 2 – Plumbing Systems, Section 2.7. Non-Potable Water Systems* are met for the proposed reuse of rainwater on-site.

Note to Applicant #1: Rainwater reuse for non-potable uses is highly encouraged by the City of Vancouver. Additional resources such as rainfall data and design guidance may be provided prior to resubmission. Full drawdown within a specified period of time is not required but feasible reuse of 70% of the average annual rainfall volume must be demonstrated from contributing surfaces through estimates of average monthly and/or annual demand for proposed non-potable uses as part of the RWMP.

Note to Applicant #2**:** If a substantial proportion of the site (>=60%) can capture precipitation for rainwater reuse purposes or through other Tier 1 &2 methods such as green roofs, then a treatment system for runoff discharged offsite may not be necessary or a “pretreatment” unit as categorized and certified by Washington State’s TAPE program may be permitted.

Note to Applicant #3**:** Appropriately sized green roof or rainwater harvesting & reuses system alone would be able to meet the volume reduction and water quality control requirements for the roof area. It is not necessary to have both systems proposed simultaneously. Applicant may choose to prioritize either the expansion of green roof surface or use of rainwater harvesting & reuse system to capture and clean roof runoff.

(c) Release Rate

(i) Peak flow calculations to use 1:10 year return period or other appropriate release rate criteria determined by Sewer Design staff. Minimum inlet time of 5 minutes (travel time may be estimated by the applicant for this large development site). Ensure that the pre-development calculations uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant**:** Applicant may calculate the time of concentration for pre-development conditions when completing the Modified Rational Method storage sizing calculations. Accepted methodologies for completing these calculations are included in Section 5.2.2.4 of the City of Vancouver Engineering Design Manual.

(ii) Include a pre-development drainage area plan and ensure that only the pre-development drainage area to the proposed drainage outlet location is reflected in the pre-development release rate target. Parts of the pre-development site draining to other outlets should not be counted in the pre-development flow target.

(iii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant**:** Drawing SWMP1 in Appendix A indicates different runoff coefficients for each land cover from the calculations in Appendix D. Ensure consistency between these locations in the RWMP report.

(iv) Please revise the storage sizing calculations to use the Modified Rational Method equation accepted by the City as follows for determining the required storage volume to meet the release rate control requirement:

$$V = Q_p D - Q_0 \left(\frac{D + T_c}{2} \right), \tag{A.4}$$

where D is the duration of rainfall, Q_p is the peak runoff rate for D duration, and Q_0 is the maximum allowable discharge. To determine the volume, an iterative process of changing the rainfall duration is required.

(d) Water Quality Target

(vii) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
- Location of device in drawing or figure in the report.

Note to Applicant #1**:** Provide Water Quality unit specifications and supporting sizing details with the DP submission.

Note to Applicant #2: If the majority of the site (>=60%) is routed to appropriately sized landscape areas or other Tier 1 & 2 practices prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

Note to Applicant #3**:** As per the Rainwater Management Bulletin, a minimum absorbent landscaping soil depth of 450mm is required to meet water quality requirements for infiltration or filtration through landscaping.

Note to Applicant**:** As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.
Subject to the approval of a Rainwater Management Plan, if required by and on terms satisfactory to the General Manager of Engineering Services and the Director of Legal Services, in their discretion, enter into a Rainwater Management Agreement prior to Development Permit issuance, which

agreement shall include provision for the construction or modification of a rainwater management system.

1.63 Subject to approval of a Rainwater Management Plan, if required by and on terms satisfactory to the General Manager of Engineering Services and the Director of Legal Services, in their discretion, enter into a Rainwater Management Agreement prior to Development Permit issuance, which agreement shall include provision for the construction or modification of a rainwater management system.

1.64 Provision of a final RWMP for each parcel, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

1.65 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system for each parcel to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

1.66 All public realm treatments to the approval of the General Manager of Engineering Services. Provision of the detailed Landscape Plan to the satisfaction of the General Manager of Engineering Services.

1.67 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

a) 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/engineering-design-manual.PDF;

b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advance of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.68 Provision of a Hydrogeological Study according to Groundwater Bulletin to the satisfaction of General Manager of Engineering Services

1.69 When submitting Landscape plans, 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 and Major Projects and/or your Engineering, Building Site Inspector for details.

1.70 Provision of final Building Grades prior to issuance of Development Permit.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the Applicant shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the Applicant, make arrangements for the following:

Engineering Services

2.1 The Applicant must acquire registered fee simple ownership of those lands located at 496 Prior Street, having legal descriptions of Lots 26, Block 105, District Lot 196, Plan 196, and Lot 27, Block 105, District Lot 196, Plan 196.

2.2 The Applicant must acquire registered fee simple ownership of those lands located at 1002 Station Street, having a legal description of Lot 4 District Lot 2037 Group 1 Plan EPP105034.

2.3 Make arrangements for the consolidation of:
Lot B, Blocks 2 to 7, 9 and 20, District Lots 181, 196 and 2037, Plan 7989; Lots 26, Block 105, District Lot 196, Plan 196; Lots 27, Block 105, District Lot 196, Plan 196; and Lot 4, District Lot 2037, Group 1-Plan EPP105034, all to create a single parcel and subdivision of that site to result in the dedication of the areas shown on the Proposed Subdivision plan (EPP113139) for road purposes.

Note to applicant: 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

2.4 Make Arrangements for the dedication of the northerly 10.593 metres of Lot A Blocks 2 to 7, 9 and 20 District Lots 181, 196 AND 2037 Plan 7989.

Note to Applicant: 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

2.5 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, at the corner of Prior Street and Malkin Avenue, as required to accommodate the future road design at this corner.

Note to Applicant: The size of this SRW will be determined by Engineering Services prior to rezoning enactment based on the road design requirements at this corner. The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement. The boundary for the maximum extent of SRW that may be required will be at a line that extends from a point that is 6.5 m along the new property line on Prior Street (measured from the intersection of the new property line on Prior

Street and the new property line on Malkin Avenue) to a point along the new property line on Malkin Avenue that is determined by offsetting the new property line on Prior Street by 42.5 m and extending it to the new property line on Malkin Avenue to determine the point where they intersect.

2.6 Make arrangements for release of Easement & Indemnity Agreement 301095M (commercial crossing) 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 for zoning enactment.

2.7 Make arrangements for release of Easement & Indemnity Agreements GC64088 and BG466224, Extension of GC64088, (commercial crossings) prior to enactment of this rezoning application.

2.8 Portions of the existing buildings encroach into the road dedication area. Removal of all encroaching buildings, structure and improvements from the new road dedication area is required prior to the registration of the subdivision plan.

2.9 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along “Road A” and the extension of Dunlevy Ave to achieve the following distances for widened sidewalks:

- a 1.2 m offset measured from the new property lines;
- an additional area the boundary of which should be determined by drawing a line connecting two points each 1.5 m along the 1.2 m offset SRW lines along “Road A” and Dunlevy Ave from the intersection of these two SRW lines.

Note to applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade.

2.10 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services prohibiting the issuance of any Development Permit for the Rezoning Site, and such agreement shall include, without limitation, the following provisions:

(a) That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:

(i) Provision of a detailed Transportation Demand Management (TDM) Plan for each development permit, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin, for the approval of the General Manager of Engineering Services;

(ii) Provision of further legal agreements, including without limitation a TDM Agreement, to ensure that the owner of the lands will construct, install,

operate and continuously maintain the TDM measures set out in the approved TDM Plan. Such agreement(s) will:

(a) permit the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and

(b) require the owner of the lands to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

Note to Applicant: These agreements would include but not be limited to a Section 219 Covenant and Statutory Right-of-Way, subject to additional details being formalized through detailed design;

(iii) Provision of financial security in the form of Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services to secure the obligations set out in the TDM Agreement; and

(iv) Provision of funding towards long-term TDM monitoring fund in the amount of $2 per square metre of gross floor area; and

(b) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in their sole discretion require

2.11 Provision of a watercourse covenant based on the presence of an old stream(s).

2.12 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law;

2.13 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called “the Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.14) the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of improvements at the intersection of Malkin Avenue and Prior Street at all 4 corners including modifications to the existing traffic signal to accommodate the proposed geometric changes and upgrades including, accessible pedestrian signals (APS), curb and gutter, including and necessary road reconstruction to current standards; sidewalks, raised protected bike lanes,

protected intersection corners, curb ramps, street lighting, green infrastructure, adjustment and/or replacement of existing infrastructure as required.

(b) Provision of improvements at the intersection of Malkin Avenue and Road A including design and installation of a new traffic signal and street lighting to current City standards.

(c) Provision of street improvements to the full width of the road right-of-way on Malkin Ave between the east and west property lines and the intersections of Malkin Ave & Prior St to Malkin Ave & Road A to achieve the future approved design, including but not limited to : curb and gutter, including and necessary road reconstruction to current standards; sidewalks, raised protected bike lanes, protected intersection corners, curb ramps, street lighting, green infrastructure, adjustment and/or replacement of existing infrastructure as required.

(d) Provision of street improvements to achieve the future approved design of all 4 corners of the intersection of Malkin Ave and Road A, including but not limited to curb and gutter, including and necessary road reconstruction to current standards; sidewalks, raised protected bike lanes, protected intersection corners, curb ramps, street lighting, green infrastructure, adjustment and/or replacement of existing infrastructure as required.

(e) Provision of street improvements along Prior St adjacent to the site to the centerline of the street to achieve the future approved design, including but not limited to curb and gutter, including and necessary road reconstruction to current standards; sidewalks, raised protected bike lanes, protected intersection corners, curb ramps, street lighting, green infrastructure, adjustment and/or replacement of existing infrastructure as required.

(f) Provision of a new road, Road A, adjacent to the site to the centerline of the street to achieve the future approved design, including but not limited t curb and gutter, including and necessary road reconstruction to current standards; sidewalks, raised protected bike lanes, protected intersection corners, curb ramps, street lighting, green infrastructure, adjustment and/or replacement of existing infrastructure as required.

(g) Provision of Street Infrastructure improvements, includes the following, but not limited to:

(i) Any utility cuts on the roadway should be remediated by matching the pavement structure that existed prior to the utility cuts. Some roads around this development site will be built to a post disaster resilient roadway standard. Any damages or utility cuts in the resilient roadway should be remediated to ensure the resilient performance of the roadway is maintained.

(ii) Remove any existing retaining walls, steps and other structures from City of Vancouver boulevard.

(iii) Full depth reconstruction of Prior Street road pavement from centreline to south curb along the frontage of the development site. Submit a pavement design for Prior Street to the City for review and acceptance.

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

(i) Provision of upgraded and/or new street lighting (roadway, sidewalk and bikeway) adjacent to the site, including Malkin/Prior and Malkin/Road A entire intersections, to current City standards and IESNA recommendations.

(j) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

(k) 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.

(l) Provision of 420 m of new water main and associated appurtenances on Dunlevy Avenue, from Prior St. to Road A, and Road A from Dunlevy Avenue to Malkin Avenue. The new water mains shall meet the City of Vancouver Engineering Design Manual's Seismic Design Standards. Applicant is required to install an adequate number of fire hydrants fronting the development to meet VBBL and City of Vancouver Engineering requirements.

Note to Applicant: Analysis was completed based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F.Binnie & Associates Ltd. dated May 28, 2021. 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.

(m) Upsizing of approximately 160 m of existing 300 mm SAN to 500 mm SAN on Prior St from MH__FJCZOQ at the intersection of Gore Ave and Prior St to MH__FJCZJ1 at the intersection of Station St and Prior St.

(n) Upsizing of approximately 185 m of existing 375 mm SAN to 750 mm SAN on Station St from existing MH__FJCYQ9 (National Ave) to proposed SAN MH just upstream to the Thornton Pump Station. This includes the tie-in from proposed SAN MH to Thornton Pump Station. The tie-in work scope includes all pipe sections and appurtenances from the proposed SAN MH to the existing Pump Station building, stubs for future bypass mains, bypass chamber, valves, abandoning existing SAN sewers fronting the pump station and restoring road surface to pre-construction condition.

Note to Applicant (m & n): The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer. Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: Development to be serviced to the existing 500 mm SAN and 750 mm STM sewers in Prior St.

(o) 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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings.

(p) Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site

(q) Make arrangements for the removal and relocation of the storm sewer line traversing the site (within unregistered easement 15517M).

2.14 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) Provision of improvements at the intersection of Malkin Avenue and Prior Street at all 4 corners per condition 2.13 (a).

(b) Provision of improvements at the intersection of Malkin Avenue and Road A per condition 2.13(b).

(c) Provision of street improvements to the full width of the road right-of-way on Malkin Ave between the east and west property lines and the intersections of Malkin Ave & Prior St to Malkin Ave & Road A to achieve the future approved design per condition 2.13(c).

(d) Provision of street improvements to achieve the future approved design of all 4 corners of the intersection of Malkin Ave and Road A per condition 2.13(d).

(e) Provision of 420m of new water main and associated appurtenances on Dunlevy Avenue, from Prior St. to Road A, and Road A from Dunlevy Avenue to Malkin Avenue per condition 2.13(l).

(f) Upsizing of approximately 160 m of existing 300 mm SAN to 500 mm SAN on Prior St from MH__FJCZOQ at the intersection of Gore Ave and Prior St to MH__FJCZJ1 at the intersection of Station St and Prior St. per condition 2.13 (m)

(g) Upsizing of approximately 185 m of existing 375 mm SAN to 750 mm SAN on Station St from existing MH__FJCYQ9 (Nation Ave) to proposed SAN MH just upstream to the Thornton Pump Station per condition 2.13(n).

Note to Applicant: The benefitting areas for each of the contemplated works is under review. An administrative recovery charge will be required from the applicant in order to settle each of the latecomer agreement(s). The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement(s).

2.15 Provision of all utility services (BC Hydro, Telus and Shaw) to be underground for this development and is to include the following:

a) Letters of confirmation that all utility services (BC Hydro, Shaw and Telus) have been contacted;

Note to Applicant: 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.

b) Submission of a written confirmation from BC Hydro that all required electrical plant is provided on the development property.

Note to Applicant: BC Hydro service to the site shall be primary. All BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property.

Arts, Culture and Community Services

2.16 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture, and Community Services, for the provision, at no cost to the City, of a turn-key Cultural Amenity, all within a fee-simple air space parcel, which meets the City's specifications and programming requirements for cultural use. To secure this condition, the applicant will enter into one or more agreements which may include a Construction and Transfer Agreement with the City, which will include, but may not be limited to, the following requirements:

(a) Design, construction, and delivery of a turn-key and fully fit, finished and equipped Cultural Amenity which meets the City's *Arts and Culture Studios Technical Guidelines* and forthcoming detailed functional program requirements to be provided by the City, and all requirements of relevant by-laws including Noise, Building and Fire By-laws for Artist Studio Class B use, and any applicable technical guidelines at time of Development Permit, all to be contained within a separate air space parcel.

(b) The Cultural Amenity will have an indoor total area of not less than 6,500sf net floor area. GFA floor-to-floor height to be minimum clear ceiling height of 3.66m (12'0") to allow sufficient space for mechanical and electrical equipment and maintain minimum 3m (10'0") clear ceiling heights for any localized ceiling drops throughout the facility;

(c) The Cultural Amenity is to be designed to provide flexibility for Artist Studio Class B uses, and to include spaces such as shared kitchen and ancillary support spaces. The Cultural Amenity is to be designed and built on a contiguous floor to maximize uses and facilities, with strong street level presence and visibility. Design to maximize clear span space, ample daylight access, be universally accessible for peoples with disabilities, and allow for various cultural uses such as Indigenous cultural practices of brushing off and smudging; NOTE TO APPLICANT: Design development of the Cultural Amenity will be required through the Development Permit process.

(d) Transfer to the City at no cost an air space parcel in fee simple containing the Cultural Amenity, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

(e) Contain assurances, including those in a form of Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: **https://policy.vancouver.ca/ADMIN032.pdf**;

(f) The applicant will grant to the City an option to purchase, for a nominal purchase price, for the Cultural Amenity, exercisable upon completion of the Cultural Amenity and registration of the related air space subdivision;

(g) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the Cultural Amenity and satisfactory acceptance of the Cultural Amenity by the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services and transfer to the City;

(h) Agreement to grant a perpetual right in favour of the City and the users of the Cultural Amenity in the form of an easement, for uninterrupted 24/7 access to and use of any required shared elevator, required shared loading, dedicated vehicle parking, shared bicycle storage room with bicycle parking and end-of-trip facilities and lockers, dedicated garbage and recycling room, dedicated mechanical, electrical, data, security and similar utility room(s), dedicated janitor room and any other similar utility spaces or rooms that may be required;

(i) Eliminate or minimize the obligations of the Cultural Amenity towards contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the Cultural Amenity or which are related to any part of the development for which the users or invitees of the facilities may (from time to time) have the use of and/or access to;

(j) Eliminate or minimize the interface and sharing (e.g. physical properties, access, building systems) between the air space parcel and the rest of the development so as to limit the obligations of the air space parcel to costs directly attributable to the air space parcel or which are related to any part of the development used or accessed by users or invitees of the Cultural Amenity situated within the air space parcel;

(k) Arrangements for notices in rental agreements, inclusion in marketing and disclosure documents and signage on buildings, to notify residents that their dwelling unit is located in a building with a Cultural Amenity that will include Artist Studio Class B uses, and;

(l) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in their sole discretion require.

NOTE TO APPLICANT: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project by the Real Estate and Facilities management and the Arts, Culture and Community Services, related to their satisfaction with the design of the Cultural Amenity.

Food Assets

2.17 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the ″and the Rezoning Policy for Sustainable Large Developments Administrative Bulletin (the “Bulletin”), as outlined in Form of Development Condition 1.32. Specifically, provide resident garden plots with edible landscaping, a community food market, and a third food asset to be determined prior to enactment. To secure this condition, the applicant may be required to enter into one or more agreements with the City which include, but may not be limited to, the following requirements:

(a) Permit holds subject to the completion of the design, construction, and satisfactory acceptance of the food assets if required.
(b) A legal agreement outlining terms for the provision and operation (programming and maintenance) of the food assets.
(c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Community Benefit Agreement

2.18 Entry into a Community Benefits Agreement should the floor area exceed 45,000 sq. m, as per the City of Vancouver’s Community Benefits Agreement Policy on terms and conditions satisfactory to the General Manager of Arts, Culture and Community Services and the Director of Legal Services, including the provision of one or more section 219 covenants, which will require the Applicant and its development partners to:

(a) Participate in a First Source Hiring program, in consultation and partnership with community stakeholder groups and the City, making new jobs available to equity seeking community members in Vancouver first and striving for an overall target of 10% of labour (including that for contractors, sub-contractors and other possible vendors) sourced from low-income communities and equity seeking groups across the city, including women in trades, Indigenous people, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization;

(b) Demonstrate best efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This includes, where applicable, post-occupancy and ongoing service needs;

(c) Demonstrate best efforts to attain 10% procurement of materials, good and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking third party certified businesses as defined in the policy;

(d) Retain the services of an independent third party to the satisfaction of the City in order to assist in monitoring and reporting on the progress towards reaching these goals on an agreed upon timeline with the City of Vancouver during and upon completion of the projects and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and

(e) And without limitation:

(i) Participate in the city-wide CBA working group community of practice,

(ii) Retain the services of an independent third party to assist with achieving the targets established in the policy and monitoring and reporting on them and by doing so, and

(iii) Demonstrate Best Efforts to achieve the targets in the CBA Policy to the satisfaction of the General Manager of Arts, Culture and Community Services.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations."

CD-1 (761) Amendment

2.19 That CD-1 (761) is amended by striking out the map in Schedule A and replacing it with a new map that removes a portion of the site to be included in the subject site, and that

this amendment is enacted prior to enactment of the CD-1 By-law for the subject site, as per Recommendation A of this report.

Housing

2.20 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 262 residential units as secured market rental housing units, and excluding Seniors Supportive or Assisted Housing, pursuant to the City's False Creek Flats Area Plan, for a term equal to the longer of 60 years or the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Sustainability

2.21 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

2.22 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact Karen.Henry@vancouver.ca, Public Art Planner, 604.673.8282, to discuss your application.

Community Amenity Contribution (CAC)

2.23 The construction and turn-key delivery of an in-kind 6,500 sq. ft. Class B Artistic studio amenity space located on the ground floor (as indicated on page 52 of the Rezoning Booklet submitted by the Applicant dated July 22, 2021) As more particularly provided for in Condition of Bylaw Enactment 2.17. The CAC has been calculated based on the Rezoning Lands and conditions contained herein.

The construction and delivery of the amenity space is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior-to rezoning enactment; all LC's must be

in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02: https://policy.vancouver.ca/AF00202.pdf

Should the Applicant in the future choose to apply for a DCL waiver, the application may be subject to further pro forma review to determine if an additional land lift is generated. If the revised pro forma results in an increase to the CAC such that a CAC is payable, the application will return to Council through a subsequent Public Hearing to amend the CAC rezoning enactment condition. All other rezoning conditions will be at the sole cost and expense of the applicant/owner/developer as applicable.

Note to Applicant: The Applicant will not receive final occupancy for any portion of the development until the Artistic Production Amenity Space has been constructed and transferred to the City, all to the satisfaction of the City.

Note to Applicant: This CAC offering is subject to:

(a) City Council approval of the amount, terms and conditions of this CAC offering at public hearing;
(b) City Council's approval of the enactment of the rezoning by-law; and
(c) Director of Legal Services being satisfied with the security provided for the City's benefit with respect to the CAC package and Applicant's obligations noted above.

Environmental Contamination

2.24 If applicable:

(a) Submit a site profile to Environmental Services (Environmental Protection);

(b) 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, and

(c) If required by the Manager of Environmental Services 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 Services, the General Manager of Engineering Services 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Chance Strategy, have been provided to the City.

Agreements

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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

* * * * *

1002 Station and 250-310 Prior Street
DRAFT AMENDMENTS FOR CD-1 (761) By-law No. 12883

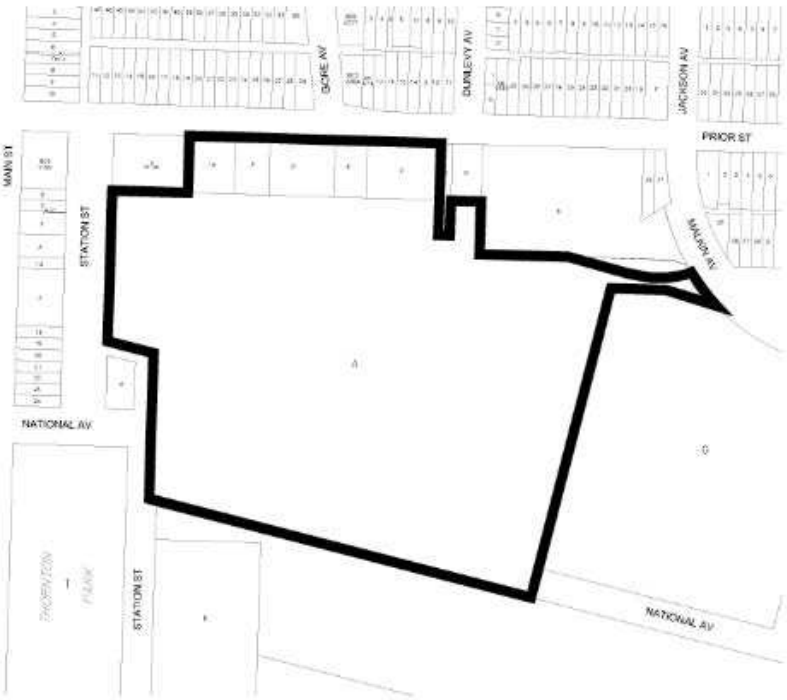
1. This By-law amends the indicated provisions of By-law No. 12883.

2. Council strikes out section 1 and substitutes the following:

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

3. Council strikes out Schedule A and substitutes the map attached to this By-law as Schedule A.

Schedule A



The properties outlined in black ( ) are rezoned:
From **I-2 & I-3** to **CD-1**

Z-759 (a)

RZ - 1002 Station Street & 250-310 Prior Street	map: 1 of 1 scale: NTS	↑
City of Vancouver	date: 2019-07-29	

450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street
CONSEQUENTIAL BY-LAW AMENDMENTS

SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street [CD-1 #] [By-law #] C-2"

NOISE CONTROL BY-LAW No. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1#] [By-law #] 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street"

450-496 Prior Street, 550 Malkin Ave. and 1002 Station Street
ADDITIONAL INFORMATION

1. Urban Design Panel

Urban Design Panel Minutes **Date:** October 27, 2021

BUSINESS MEETING Chair, MR. HENDERSON, called the meeting to order at 3:00 p.m. and noted the presence of a quorum.

1.	**Address:**	**456 & 496 Prior Street**
	Permit No.:	**RZ-2021-00045**
	Description:	**To develop two 19-storey residential towers with a 5-storey office podium, including 262 secured market rental units with rooftop amenity space, commercial retail space at grade, office space with rooftop amenity access, and cultural amenity space; all over three levels of underground parking, including 516 vehicle parking spaces and 748 bicycle parking spaces. The floor space ratio (FSR) is 4.68, the total floor area is 45,483 sq. m (489,574 sq. ft.), and the maximum building height is 64 m (210 ft.). This application is being considered under the False Creek Flats Plan.**
	Zoning:	**I-3 to CD-1**
	Application Status:	**Rezoning**
	Review:	**First**
	Architect:	**Francl Architecture Inc.**
	Delegation:	**Walter Francl, Francl Architecture Inc.** **Alain Prince, Francl Architecture Inc.** **Daryl Tyacla, eta** **Cameron Thorn, Strand** **Eoghan Hayes, Edge Consultants**
	Staff:	**Kevin Spaans, Development Planner & Leifka Vissers, Rezoning Planner**

EVALUATION: Support with recommendations (5/1)

Planner's Introduction:

Rezoning Planner, Leifka Vissers, began by noting this is a rezoning application located on the south side of Prior Street, west of Malkin Avenue and is currently a one-storey building occupied by artist space and a two-storey warehouse.

The site, 456 & 496 Prior Street is located within the False Creek Flats Area Plan and falls within the sub-area designated the "Health Hub" which was envisioned to be anchored by the St. Paul's hospital and health campus, connected by Station Street linking the Pacific Central station through the new health campus to the DTES on Gore Avenue. Significant intensification of employment is anticipated across the area, with the Health campus including laboratories, research centres, creative products manufacturing, high tech, general office and health care offices.

The development site is currently zoned I-3 (Industrial) and I2. The surrounding properties to the south are zoned CD-1 (59) for the hospital and supportive medical and office facilities. This site is in close proximity to I-2 zoned properties to south-east and northwest. To the north are RT-3 zoned residential houses.

This site was identified in the plan as requiring at least 1.0 FSR employment generating uses, as well as for a cultural amenity to replace some of the artist space lost due to redevelopment in the area.

The proposed height of 64m is greater than the 30.5m height allowable under the plan, and the density of 4.68 is greater than the 3.0 envisioned under the False Creek Flats Area Plan.

Under the False Creek Flats Area Plan, Malkin was meant to be an arterial, separating the proposed site from the new St Paul's complex.

In 2019, Council instead designated Prior St. the east-west arterial. Under this new context, with Prior the arterial separating the new St. Paul's complex from the neighboring residential area.

Kevin Spaans, Senior Development Planner, then began by reiterating that there are three critical urban adjacencies: the existing Strathcona neighbourhood, which is not anticipated to undergo significant change in the future; the upcoming New St. Paul's Health Campus; and, Trillium Park. Mr. Spaans noted that the relationship of the proposal to each of these contexts is a critical consideration, given the dramatic change of scale and use between the three. Narrowing in on the interface between the proposal and the residential RT-3 context of Strathcona, Mr. Spaans noted that the current context of older detached homes and duplexes may change to townhouse form over time, but is unlikely to have a measurable change from existing. Therefore, the applicant is challenged to present an architectural expression at this façade that anticipates sensitivity to a lower scale. From this, this site must scale up to appropriately and cohesively marry Strathcona to the New St. Paul's Health Campus. To that end, Mr. Spaans noted that the applicant is locating two towers toward the south end of the site matching the height of the main hospital building. As for the relationship between Trillium Park and the subject site, Mr. Spaans noted that due to its orientation, there are no commensurate shadow impacts to the Park resulting from this proposal. Therefore, the building is best reviewed in terms of its performance of as a backdrop from this important urban park.

Mr. Spaans then presented the proposed site and landscape design, and the programmatic layout of the first floor, reiterating that uses at grade include retail, residential lobby, commercial, and, most significantly, the cultural space. Understanding that this site represents an urban intervention in a site currently designated for non-pedestrian oriented development, Mr. Spaans noted that the performance of this space hinges on its ability to attract and maintain pedestrian activity through the day, requesting that the Panel focus their attention in part to consideration of the success of the design of this space.

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

1. Does the proposed height, massing, and density appropriately serve to blend the low-scale Strathcona neighbourhood to the higher-density NSPHC?

2. Please comment on the interface of the proposed building with the low-scale residential buildings on Prior St, and with Trillium Park to the southeast.

3. Please comment on the proposed landscape and site design, and the programmatic layout of the first level, with particular consideration given to their contribution to an engaging, safe, and accessible public realm.

Applicant's Introductory Comments:

Project is a 2 acre site located on the south is the St. Paul Hospital. Density on the adjoining site is 7.9 FSR. It will be the St Paul health campus and will be a significant central hub for activities surrounding the hospital.

The program on the podium will have retail, cultural and medical office spaces as well as on the floors above. These are all meant to support the hospital and the Strathcona neighbourhood.

There will be 262 secured market rental units in the two buildings shown on the site.

The passage through the site, to the north is new Prior St connector, to the west is the extension of Dunlevy, to the south is the emergency access for the hospital, to the east is Malkan Ave connector.

In terms of massing, 5 storey podium stepped back on 5th floor. Street frontages along Prior St. will have the retail, cultural, and commercial spaces.

The diagonal passage through the site provides visual connections and opens up out to Trillium Park creating intimate and semi-public open space contained in the court yard. There will be an acre of landscape open space at ground level, there will rain protection around the perimeter of the building and through the court yard, the roof will be landscaped and there will be amenity for the office and residential.

There will be 2 residential buildings on the site, massed in an angular form to respond to the configuration of the site itself. The massing is an appropriate stepping down of the future St. Paul site down to the residential on Prior St.

Considering continuous retail on the ground plane. There are 2 lobby entrances for the offices, one on the north of Prior St. and one on the south of Heatly St adjacent to the emergency entry to St. Paul's and an asymmetrical court yard linking Prior St through to St. Paul's to Trillium Park.

Parkade access is off Malkan Ave, keeping it away from St Paul's or Prior St and all loading and deliveries, waste and recycling is below grade.

Currently there is White Monkey Studio on Prior St. There is a strong commitment to keep that as an amenity for the neighbourhood and community. T[here is 4400 sq. ft. of community space allotted There are negotiations in progress for up to 10,000 square feet subject to funding availability. This will all contribute to the cultural sustainability of the flats. There will also be artist studio spaces on the residential level.

The site plan shows the bridge over the connector that cuts across the site through the courtyard. The concept is the mud flats conceive as islands with plantings. There are a lot of seeding opportunities, native and shade plantings through Trillium Park to Strathcona.
The surrounding site suggests a robust street trees scheme as well as trees on site with a canopy feel around the site and also a bike lane. The southeast corner has a rain garden and currently working with the City of Vancouver to get an offsite rain garden. To meet the green space requirements, there is a proposal for a large planting area at the southeast corner with access through it.

The podium is generous, it's an extensive area that connects the two towers across the bridge with covered walk ways connecting the buildings allowing for engagement with the landscape.

The west tower has a children's play area for lower activity area, whereas on the east side, it will be for higher activity area which the office community has access to. There is an indoor amenity space that spills out onto the road and the podium. The connection to the play area at the northeast corner at the office complex is shared by residential and offices.

The project has sustainability requirements have been met.
The initial design concept indicates the greenest city target by City of Vancouver will be met. That is done by using a combination of air source heat pump VRF technologies, good envelope and good ventilation performance.
.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **MR. DAVIES** and seconded by **MS. KOEHN and** was the decision of the Urban Design Panel:

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

1. Design development to the massing to maximize sun exposure across Prior St.
2. Design development to massing of south building to maximize exposure in the court yard.
3. Consider planting species to increase privacy to residential neighbourhood to the north.
4. Design development to Prior St architectural expression to improve its response to Strathcona residential character.

Panel Commentary

Panel noted overall appreciation for thoughtful consideration to a difficult site

General support from Panel on the height, massing and density.

One Panelist noted concerns with the height and density of this project, noting this development competes with St. Paul's as a prominent building.

Some Panel members noted successful transitioning from St. Paul towards Strathcona. Other Panel members noted further exploration of the quality of the streetscape on Prior St and its connection with the public courtyard. There were some suggestions to further develop the materiality and expression along Prior St towards Strathcona.

Overall support from Panel for the interior breezeway at the court yard.

Overall support from Panel to increase sunlight into the court yard. Panel suggest further massing adjustments to increase the sunlight across Prior St by sculpting or carving portions of the tower to increase sun exposure, sculpting the massing of the podium and southwest building,

There were mixed reviews on the bridge portion. Some Panelists noted it would allow more sunlight in by further shaping of breezeway. One Panelist noted the bridge feels private and not an open public space.

Panel suggests fifth floor step back.

Panel noted appreciation for the residential plaza and open rooftop space.

Panel noted appreciation for the landscape design and roof garden.

Panel noted appreciation for the flat, open space of the landscape at the court yard and the different scale of small tree canopy.

Panel noted the community engagement opportunities are a huge improvement over the current situation.

Some Panel members suggest looking into evergreen plant species to give the residential some privacy.

One Panel member encourage high efficient HRV and waste water recovery systems.

Applicant's Response: The applicant team thanked the panel for their comments.

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

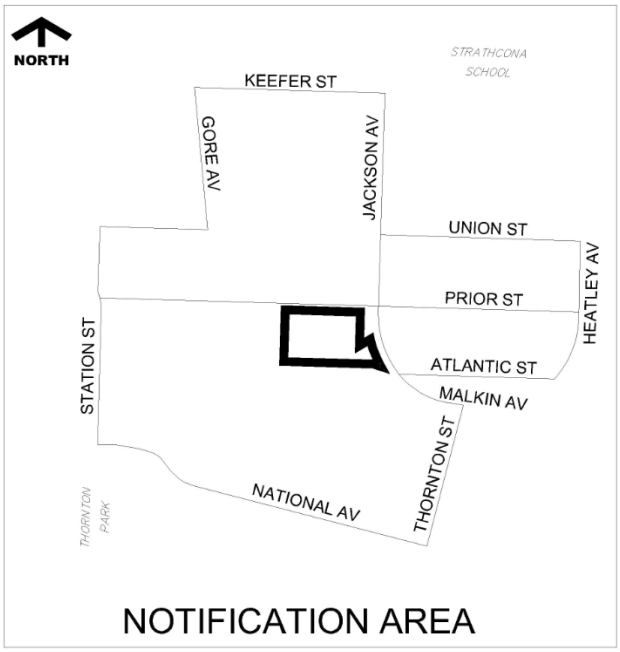
	Date	Results
Event		
Virtual open house (City-led)	September 17 to October 27, 2021	260 participants (aware)* • 97 informed • 67 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	September 28, 2021	362 notices mailed
Public Responses		
Online questions	September 17 to October 27, 2021	13 submittals
Online comment forms • Shape Your City platform	September – December, 2021	74 submittals
Overall position • support • opposed • mixed	September – December, 2021	74 submittals • 31 responses • 14 responses • 29 responses
Other input	September – December, 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September – December, 2021	462 participants (aware)* • 183 informed • 81 engaged

Note: All reported numbers above are approximate.

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

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

1. Map of Notification Area



2. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The project will be a great addition to the surrounding area especially for the local businesses and will compliment the future Saint Paul's hospital. This kind of density and height is appropriate due to being in close proximity to the Main Street Skytrain Station.

- **Rental housing:** Additional rental housing units are much needed in the Strathcona neighbourhood and will benefit the workers of the new Saint Paul's Hospital.

- **Retail space:** The inclusion of commercial space is a welcome addition as there is a lack of adequate commercial retail services in this area.

- **Arts and cultural space**: The retention and replacement of existing artist space is important for this community and neighbourhood.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The overall density height is jarring as there is no proper transition from the taller buildings to the surrounding single-family homes in the area, which will cause inevitable shadowing issues to neighbouring homes and damage the existing view cones.

- **Community amenities:** There is a lack of adequate social/community and recreational facilities/spaces in the neighbourhood as the current Strathcona community center is very small and is in need of upgrades. There is also a lack of childcare options within the general vicinity.

- **Building design:** The building design does not compliment the surrounding Strathcona neighbourhood aesthetically and does not acknowledge the history/heritage of Strathcona in the design.

- **Affordable housing:** The market rental units will still be out of reach for many individuals especially those living in the Downtown eastside

- **School capacity:** Lord Strathcona Elementary is at capacity and is not able to support increased enrollment.

- **Arts and cultural space**: The proposed replacement arts and cultural space is inadequate in terms of allocated space and is poorly designed.

- **Retail space:** Lack of retail options in the area are a concern as there are no grocery stores or retailers for basic necessities within general walking distance.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The common amenity space as well as the green rooftops are well-designed features of this building.
- The inclusion of trees and other greenery in the courtyard make the space feel more warm and welcoming.
- Each tower having its own children's play area is a welcome addition.
- Office spaces outside the downtown core is greatly needed.

General comments of concern:

- Not enough family oriented 2-3 bedroom units proposed at this building.
- There is too much parking proposed.
- Concerns over spillage of parking onto side streets are a concern for neighbouring residents.
- Issues of security are a concern regarding the location of the bicycle parking which would welcome thieves entering through the parkade and breaking into the bike storage.
- Increased traffic is a concern for residents in the neighbouring area as the smaller side streets are not designed to handle heavy traffic flows.
- The number of artist studios is insufficient.
- Concern over whether artists will be able to afford moving back to these replacement artist spaces.
- The continued loss of valuable and affordable artists space is a displacing the artists within this community.
- Not enough infrastructure to support a higher density building in a predominantly single family home oriented neighbourhood.
- Prior Street currently has narrow, dangerous sidewalks that is in need of repairs.

- The green space provided is not accessible for all in the community and is on inclusive for those living in this building.

Neutral comments/suggestions/recommendations:

- There should be increased density in this part of Strathcona as it is in such close proximity to the new Saint Paul's hospital.
- Restoration and recognition of Hogan's Alley should be considered as part of the development.
- The project should only be 10 storeys with row houses on the street level for families.
- A rooftop amenity space could have been incorporated into this project.
- There should be some allowance of moderate income, social and co-op housing within this project
- The parking should be reduced due to close proximity to transit and reallocate some funds to increase affordable housing options for low-income Strathcona residents.
- More space should be allocated for ride sharing opportunities.
- E-bike charging stations should be considered as a way to encourage bicycle usage.
- The City should focus on transforming small streets like Prior Street into something that is more pedestrian friendly that enables alternative modes of transportation.

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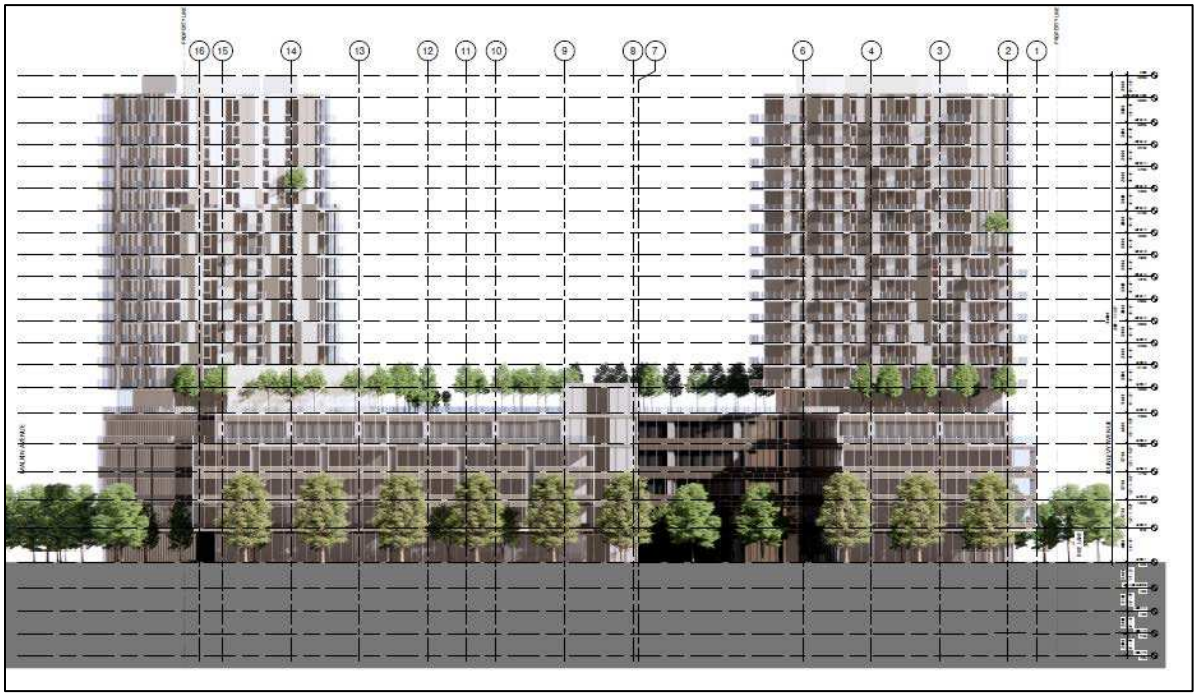
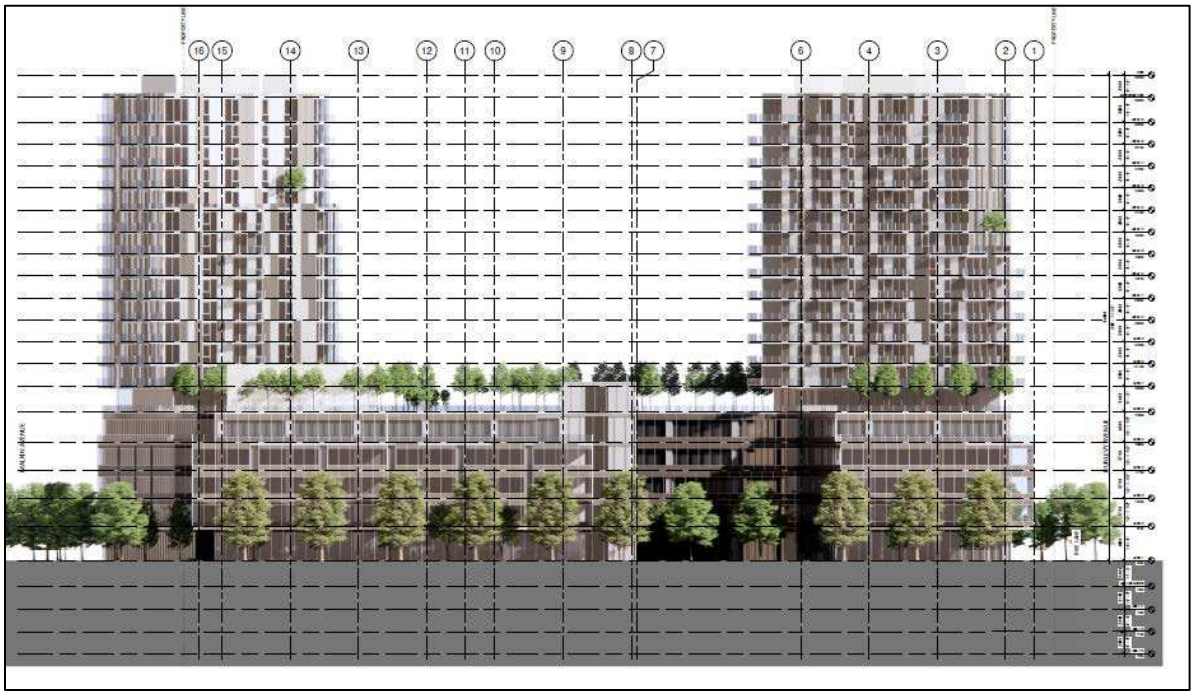
450496 Prior Street, 550 Malkin Avenue and 1002 Station Street
FORM OF DEVELOPMENT

Site Plan

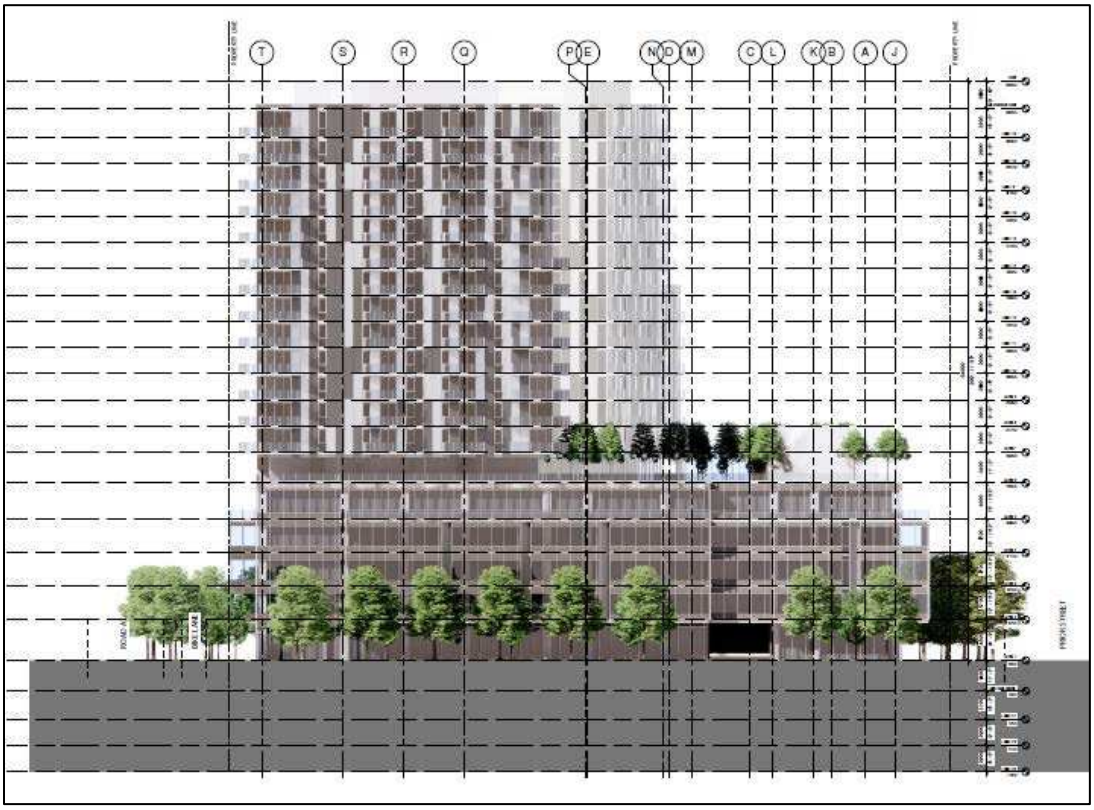
Proposed North Elevation



Proposed South Elevation



Proposed East Elevation



Proposed West Elevation

Rendering Looking South

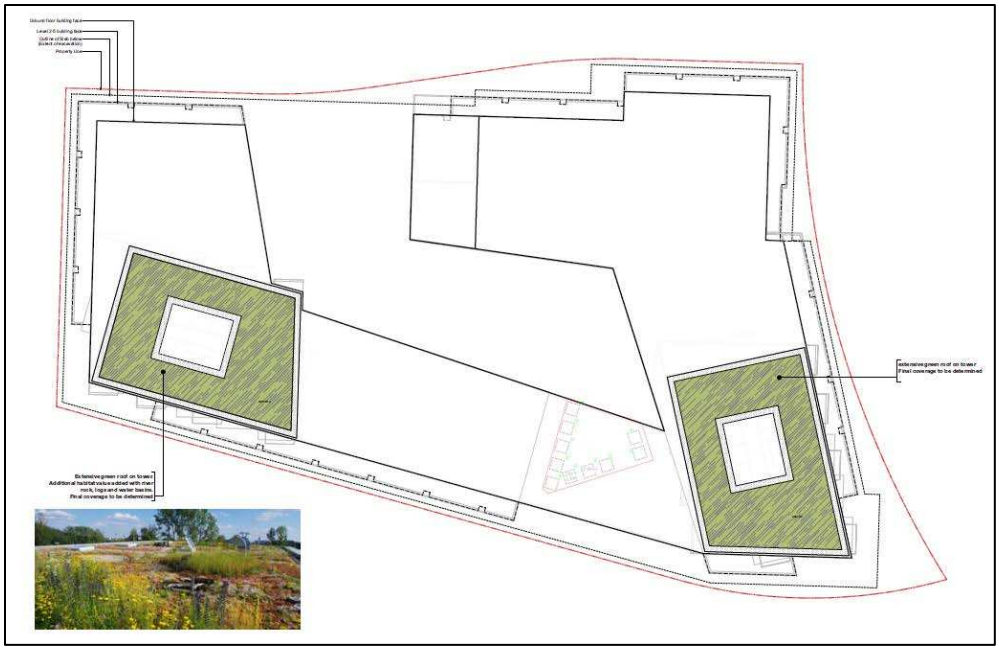
Rendering Looking West

Landscape Plan

Landscape Plan- At Grade only

Landscape Plan – Podium Level

Landscape Plan – Roof of Towers

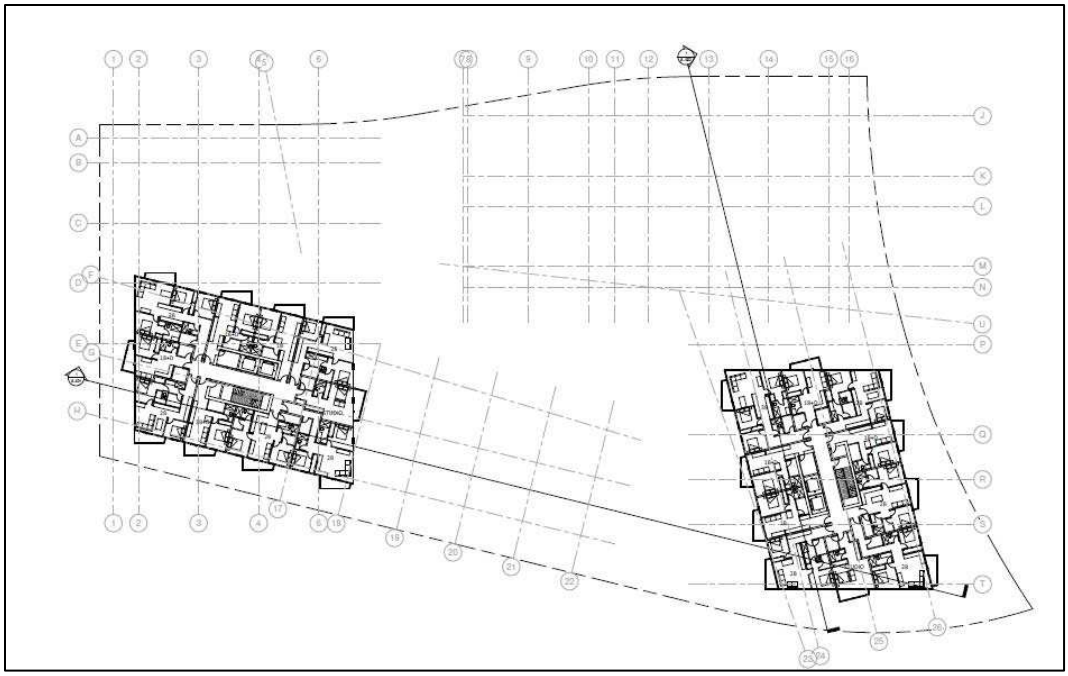


Aerial Rendering

Courtyard Rendering

Floorplan – Ground Floor

Floorplan Level 7 - Typical Residential Floorplan



450-496 Prior Street, 550 Malkin Avenue, and 1002 Station Street
PUBLIC BENEFITS SUMMARY

Project Summary

The rezoning application proposes two 19-storey mixed-use buildings over a five storey podium, containing 23,995 sq. m (258,280 sq. ft.) of commercial space, 262 secured market rental residential units and 604 sq. m (6,500 sq. ft.) of artist production space. The proposal includes the acquisition of a portion of City land at 496 Prior Street.

Public Benefit Summary:

The project would deliver a DCL payment, public art contribution and a 6,500 sq. ft. cultural space delivered turn-key to the City.

	Current Zoning	Proposed Zoning
Zoning District	I-2, I-3, CD-1 (761)	CD-1
FSR (site area = 9,629 sq. m / 103,649 sq. ft.)	3.0	4.68
Floor Area (sq. ft.)	310,947 sq. ft.	485,397
Land Use	Commercial Light Industrial	Commercial Multiple Dwelling Residential

Summary of development contributions expected under proposed zoning

City-wide DCL[1,2]	$7,998,993
Utilities DCL[1]	$3,608,910
False Creek Flats DCL[1]	$3,122,419
Public Art[3]	$961,086
Community amenity contribution (in-kind Cultural space)	$5,000,000
TOTAL	**$20,691,408**

Other benefits (not quantified):
262 market rental units secured for the longer of 60 years and the life of the building

[1] Based on DCL by-laws in effect as of September 30, 2021; by-laws 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] The applicant is not requesting a waiver of City-wide DCL for the residential portion of the building. As the project is not exempt from CACs, should the applicant choose to pursue the DCL waiver at a later stage, the application may be subject to further pro forma review to determine if land lift is generated. If the revised pro forma results in an increase to the land lift such that a CAC is payable or additional or deeper levels of affordability could be provided, the application may be required to return to Council through a subsequent Public Hearing to amend the rezoning enactment conditions to secure the additional contributions. The estimated value of a waiver of City-wide DCLs would be approximately $4,024,054.

[3] Based on 2016 rates; rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

* * * * *

450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
456 Prior Street	010-292-209	Lot B Blocks 2 to 7, 9 and 20 District Lots 181, 196 and 2037 Plan 7989
496 Prior Street	015-555-135	Lot 26 of Block 105 District Lot 196 Plan 196
496 Prior Street	015-555-151	Lot 27 Block 105 District Lot 196 Plan 196
1002 Station Street	031-226-967	Lot 4 District Lot 2037 Group 1 Plan EPP105034

Applicant Information

Architect	Francl Architecture
Registered Property Owner	496 Prior Street Holdings Ltd. City of Vancouver Providence Health Care Society

Development Statistics

	Permitted Under Existing Zoning	Proposed Development	Recommended
Zoning	I-2, I-3, CD-1 (761)	CD-1	
Site Area	9,629 sq. m (103,649 sq. ft.)	9,629 sq. m (103,649 sq. ft.)	
Uses	Commercial Light Industrial	Commercial Residential Cultural Facility	
Floor Area	28,887 sq. m (310,937 sq. ft.)	45,095 sq. m (485,397 sq. ft.)	
Floor Space Ratio (FSR)	3.0	4.68	
Height I-2 and I-3	18.3m (60 ft.)	64 m (209.97 ft.)	
Height CD-1 (	61 m (200 ft)	64 m (209.97 ft.)	
Unit Mix		**Total units: 262** Studio units: 18 (11%) One-bedroom units: 100 (38%) Two-bedroom units: 108 (41%) Three-bedroom units: 26 (10%)	
Parking, Loading and Bicycle Spaces	as per Parking By-law	523 parking spaces 722 Class A bicycle spaces 26 Class B bicycle spaces 4 Class A Loading Space 6 Class B Loading Space 5 Class A Passenger Space	As per parking By-Law
Natural Assets	0 on-site by-law trees 7 city trees	85 on-site trees 38 City trees To be confirmed at the development permit stage	

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