CITY OF VANCOUVER

**REFERRAL REPORT**

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| Report Date: | November 22, 2022 |
| Contact: | Yardley McNeill |
| Contact No.: | 604.873.7582 |
| RTS No.: | 15414 |
| VanRIMS No.: | 08-2000-20 |
| Meeting Date: | December 6, 2022 |

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue

## *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 zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### *RECOMMENDATION FOR PUBLIC HEARING*

A. THAT the application by Provincial Health Services Authority, on behalf of British Columbia's Children's Hospital Foundation (Inc. No. S0073353), the registered owner of the lands located at 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue *[Legal Description: PID: 006-798-128 Lot 2 Block F Section 44 Town of Hastings Suburban Lands Plan 11660]* to rezone from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase building height from 10.7 m (35 ft.) to 16.5 m (54 ft.) to permit the development of a three-storey B.C. Children's Hospital complex care transition facility to support children and youth, 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 DIALOG, received January 6, 2022, provided

the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

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

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

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

## ***REPORT SUMMARY***

This report evaluates an application to rezone the site at 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue, to increase the building height to 16.5 m (54 ft.) to permit the development of a three-storey B.C. Children's Hospital complex care transition facility which will replace the former Sunny Hill Health Centre currently on site. The proposal also includes a 74-space childcare facility, expected to be retained by the owner. The CD-1 By-law will secure development rights up to those permitted under the existing RS-1 zoning (RS-1 (Residential) District), with the exception of allowing additional height to accommodate the program requirements of the complex care facility.

The application is enabled by the *Renfrew-Collingwood Community Vision* and seeks to deliver a unique complex care transition facility to support children and youth living with complex healthcare needs by providing care from multidisciplinary teams, assistance in navigating the health system, and training for caregivers and care providers. 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 in principle, subject to the Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

## *COUNCIL AUTHORITY/PREVIOUS DECISIONS*

Relevant Council policies for this site include:

- Vancouver Plan (2022)
- Renfrew-Collingwood Community Vision (2004)
- Rezoning Policy for Sustainable Large Developments (2018, 2020)
- Green Buildings Policy for Rezoning's (2010, last amended 2022)
- Childcare Design Guidelines (1993)
- Public Art Policy for Rezoned Developments (1994, last amended 2014)
- Transportation 2040 Plan (2012)
- Urban Forest Strategy (2014)
- Vancouver Food Strategy (2013)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2020)
- Vancouver Development Cost Levy By-law (2008, last amended 2022)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2022)

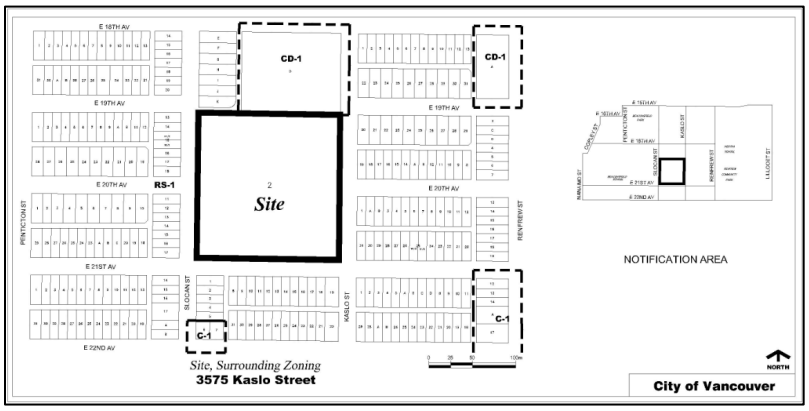
## *REPORT*

### *Background/Context*

### 1. Site and Context

The subject site sits within an RS-1 zoned area, and fronts onto Slocan Street, East 21st Avenue and Kaslo Street each with a frontage of 163 m (535 ft.). The site area is 6.7 acres (27,142.8 sq. m) and has a significant slope of approximately 6% with the highest point at East 21st Avenue. Buildings cover the southern half and northeast area of the site, the majority of these will be demolished to make way for the new development. The remaining area is occupied by 124 trees including a mature grove of trees in the northwest quadrant of the site made up of London Plane, Horsechestnut and Norway Maple trees. The site is an extension of healthcare services provided by B.C. Children's Hospital and is currently developed with institutional buildings including the Children's Speech & Hearing Centre of B.C., the Annex and Hartman buildings, and the former Sunny Hill Health Centre. To the east, south and west of the site are detached houses. Directly north of the site is a parcel zoned CD-1 (356) with institutional programs run by The Children's Foundation.

**Figure 1 — Site and Surrounding Context**




***Site History*** – This property has a long history of being home to health-care facilities for children. In 1931, the Vancouver Preventorium for Children with Tuberculosis opened here and operated until the 1950s when it became a pediatric chronic care facility. The site underwent many transformations, eventually becoming the Sunny Hill Health Centre and providing rehabilitation care and developmental assessments for children across the province. Sunny Hill's move to the BC Children's Hospital Oak Street campus in August 2020 provided an opportunity to redevelop and expand services on this site and continue the legacy of providing care for children and youth.

***Neighbourhood Amenities*** – The following amenities are within close proximity:

- Parks: Beaconsfield Park (500 m), Renfrew Community Park (500 m) and John Hendry Park (Trout Lake Park) (1.7 km).
- Cultural/Community Space: Renfrew Community Centre (500m) and Italian Cultural Centre (800m).
- Schools: Nootka Elementary School (700 m) and Vancouver Technical Secondary School (1.4 km).
- Cycling Routes: Slocan Street bikeway directly adjacent the site.

## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Renfrew-Collingwood Community Vision*. Implementation of the *Vancouver Plan* includes a review of all existing land use policies including the Visions, with the goal of expanding opportunities to address city-wide objectives.

**Renfrew-Collingwood Community Vision** –The *Renfrew Collingwood Community Vision* provides direction on a range of issues including transportation, community services, housing, neighbourhood centres, green space and parks and the environment. This Vision, approved by Council in 2004, supports the consideration of rezoning for institutional uses in which projects focus on the expansion, downsizing, or reuse of publicly owned or non-profit institutional, cultural, recreational, utility, or public authority uses.

**Rupert and Renfrew Interim Rezoning Policy** – The *Rupert and Renfrew Interim Rezoning Policy* was approved by Council on March 29, 2022 and supports consideration of rezoning

applications for the retention, expansion, downsizing, or reuse of public or non-profit institutional, cultural, recreational, utility, or public authority uses.

**Rezoning Policy for Sustainable Large Developments** – In 2018, Council approved an updated *Rezoning Policy for Sustainable Large Developments*. The policy sets out criteria that large sites, defined as those larger than 8,000.0 sq. m (86,111 sq. ft.) or proposing more than 45,000.0 sq. m (484,375 sq. ft.) of new floor area, must address as part of a rezoning application. The policy requires defined plans or studies in different subject areas to demonstrate how the proposal will achieve the City's sustainability goals. At 27,142.8 sq. m (292,163 sq. ft.), this large site is governed by the policy, and has been addressed as part of the application and staff review.

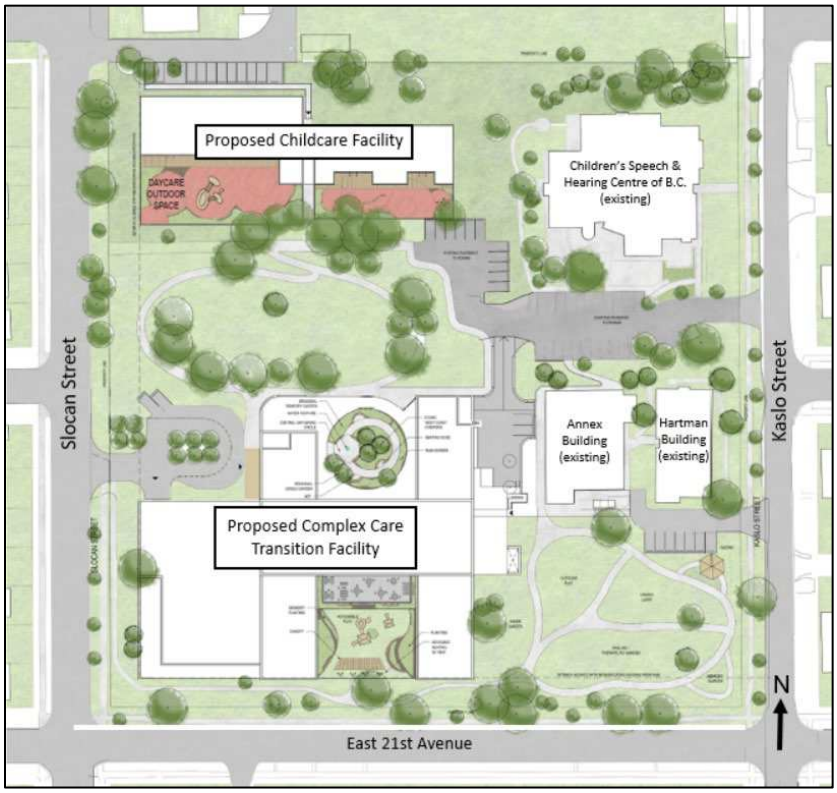
## *Strategic Analysis*

### 1. Proposal

The application proposes to rezone the site from RS-1 to CD-1 to permit the development of a three-storey B.C. Children's Hospital complex care transition facility and a 74-space childcare facility to be owned by Provincial Health Services Authority (PHSA) and run by a non-profit operator. The childcare facility will be required to comply with the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines* and be licensable as a licensed childcare facility in accordance with the *Community Care and Assisted Living Act* (British Columbia) and its Regulations.

Three existing buildings owned by PHSA, will remain on site: the Hartman Building, Annex Building and the Children's Speech & Hearing Centre of B.C. (see Figure 2).

**Figure 2 — Proposed Site Plan**




The existing density of the site is 0.39 FSR with a total floor area of 10,464.8 sq. m (112,642 sq. ft.). The application proposes to increase development up to 0.62 FSR for a total site floor area of 16,739.8 sq. m (180,186 sq. ft.). Staff recommend a density of 0.70 FSR for the total site to ensure consistency with the maximum density permitted under the prevailing RS-1 zoning in the area. This will also allow future additions to the property through the Development Permit process, up to the maximum density outlined in the proposed CD-1 By-law. An increase in building height from the RS-1 permitted height of 10.7 m (35 ft.) to 16.5 m (54 ft.) is proposed. Vehicle and bicycle parking will be located underground, accessed from Slocan Street.

The proposed buildings have been situated to maximize tree retention, in particular the mature grove of trees in the northwest quadrant. The childcare facility footprint, has been carefully positioned to retain mature trees and the vehicle access point from Slocan Street has been located to limit impact on significant on-site and street trees.

The proposed complex care transition facility will be unique to Canada and offers an opportunity to advance care for children and youth living with complex health needs. The new facility will coordinate care by a multi-disciplinary team through a single point of contact; assist families in navigating a complex system of health services; and train families, caregivers and community care providers to comprehensively support children within their home communities. The services will be provided both virtually and on-site.

## 2. Land Use

The proposed institutional use is consistent with uses supported in the *Renfrew-Collingwood Community Vision* and with the site's historical use.

**3. Form of Development, Density and Height** (refer to application drawings in Appendix E and project statistics in Appendix G)

In assessing urban design performance, staff have considered the historical use of the site and the intent of the surrounding RS-1 zoning. While the RS-1 District Schedule is focused primarily of detached dwellings, institutional uses are also permitted in these neighbourhoods. Until August of 2020, Sunny Hill Health Centre was operating on the site and as such, the proposed replacement building does not deviate from the site's previous programming. The proposed form of development responds to the context to ensure an appropriate fit, as outlined below.

***Form of Development*** – The existing zoning allows low density housing with widely varying styles. Emphasis is placed on encouraging neighbourly developments by preserving outdoor space and maintaining healthy trees and planting which reflect established streetscapes. Although the proposed development is an institutional building, the building massing is broken into smaller segments with courtyards and planting to reduce their perceived length which provides an appropriate transition to the surrounding residential context and enhances the streetscape (See Figure 3). The complex care facility is three storeys in height and stepped back significantly on the second and third floor to mitigate the bulk and mass of the building and provide a more neighbourly relationship with the adjacent houses. The childcare facility is one storey in height and has substantial outdoor space adjacent to existing mature trees which enhances views and shading for the site.

***Height*** – The proposed heights of 16.5 m (54 ft.) and 5.5 m (18 ft.) are appropriate for a three-storey complex care facility and single storey childcare facility, respectively, noting high ceilings are required for these institutional uses.

***Density*** – The maximum density permitted under the existing RS-1 zoning is 0.70 FSR. While the proposed density is 0.62 FSR, staff recommend an overall density of 0.70 FSR for the site to ensure consistency with existing zoning. The density is commensurate with the site size and the building program.

**Figure 3 — Perspective view of the site looking northeast**

***Public Realm*** – The complex care facility is positioned towards the southwest corner of the site to create more open space and preserve mature trees. The front yard provisions are consistent with existing residential fabric on East 21st Avenue and Slocan Street. Lush landscape will also improve pedestrian interest and further support the transition to the residential neighbourhood.

***Shadowing*** – The buildings do not cause unduly negative shadow impacts to the neighbouring properties due to their siting and modest scale.

***Amenity Space*** – The development offers substantial courtyards, gardens, and outdoor spaces, intended to promote health and well-being through interaction with nature.

***Urban Design Panel*** – – A UDP review was not required at the rezoning stage as the overall scale and massing of this application was considered consistent with the existing use of the site, and relatively modest in scale given the site size. Should the rezoning be approved, staff expect to see continued design improvement through the development permit stage, which includes further public consultation.

Staff conclude that the proposal is consistent with the site's historical use, commensurate with the site size, and appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

## 4. Transportation and Parking

The site is adequately served by transit. The Nanaimo Skytrain Station is 800 m to the southwest and bus service is along Nanaimo Street (500 m), Renfrew Street (350 m) and East 22nd Ave (150 m).

The application proposes one level of underground parking for the new building, accessed from Slocan Street. The main entry and pick-up/drop-off zone will also be located from Slocan Street. Loading and servicing will be provided from both Slocan Street and the existing Kaslo Street site

access point. The pick-up/drop-off zone for the childcare facility at the northwest corner of the site is located off the laneway.

Parking, loading and bicycle spaces must be provided in accordance with the requirement of the Vancouver Parking By-law. A total of 133 vehicle parking spaces are proposed and two Class B loading spaces. The proposal includes 22 Class A bicycle parking spaces which is in excess of that required under the Parking By-law, and 18 Class B bicycle parking spaces.

A number of public realm improvements are sought along Slocan Street and East 21st Avenue including widened sidewalks for pedestrian use, upgraded street lighting and new intersection lighting upgrades around the site. Detailed Engineering conditions are included in Appendix B.

## 5. Environmental Sustainability and Natural Assets

***Green Buildings*** – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in the *Vancouver Building By-law*, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

***Large Developments*** – The *Rezoning Policy for Sustainable Large Developments* requires rezoning applications to commit to strategies and outcomes in the specific 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 existing open space and mature tree canopy on the northern portion of the site is an important site amenity for the community and B.C. Children's patients, families and staff. Buildings have been situated to limit impacts on the existing trees and open space. The centre of the complex care facility includes a green courtyard and spiraling out from this central space, terraces and small nodes of gathering are linked by accessible pathways and an exterior wellness path. A healing loop also weaves through the existing mature trees and connects to the childcare facility. Landscape design will incorporate drought-resistant native species and each courtyard provides space for planting.
- Sustainable food systems: The application anticipates that the project will pursue a edible landscape and community garden on-site. Given the extensive green space on the site, an opportunity also exists to create covered outdoor dining spaces. At the development permit stage, a Sustainable Food System Plan will be required, which identifies a minimum of three food assets to be implemented on the site.
- Green mobility: The application proposes the provision of car-share spaces, additional bicycle parking, bike maintenance and end-of-trip facilities. The application will contribute to street improvements along Slocan Street and East 21st Avenue to enhance the safety and experience of pedestrians and cyclists. The site is also served by a number of bus routes (7, 16, 25) and is within a 15-minute walk to the Nanaimo Skytrain Station. The applicant has provided a preliminary Transportation Demand Management (TDM) Strategy as part of the application.

- Potable water management: The application proposes to reduce potable water use through conservation and efficiency measures including the utilization of more efficient plumbing fixtures, installation of water efficient plant species, and high efficiency water irrigation systems. Conditions will also seek feasibility studies on the implementation of rainwater harvesting and green roofs.
- 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 absorbent landscaping and detention tanks. At the development permit stage, a final Rainwater Management Plan will be required, which will contain targets for capturing and treating rainwater on the site.
- Zero waste planning: A Zero Waste Plan has been submitted outlining anticipated waste generation rates and a range of approaches to encourage zero waste. These include commitments for physical design and operations such as a target of 50% operational solid waste diversion and prioritizing overall waste reduction to decrease operational waste. Each space of the new project site will allocate sufficient space for waste diversion receptacles and where appropriate, bins for compostable organics.
- Resilience: A Resilience Worksheet was submitted as part of the application. The Worksheet assesses the local risk, hazards and identifies consideration and mitigation strategies. The project intends to meet the demand for improved resilience in building-scale design, such as building siting to retain the existing tree canopy, and providing strategies that reduce impacts and mitigate risk such as placing water reservoirs at the higher sloped end of the site.

***Natural Assets*** – The *Urban Forest 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. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are 124 on-site trees and 36 street trees on City lands adjoining the site. Seventeen of the 124 on-site trees are proposed for removal and are to be replaced with new site trees. The final number of new trees will be determined through the development permit process. The proposed buildings have been situated to maximize tree retention on site, particularly for the mature London Plane, Horsechestnut and Norway Maple trees in the northwest quadrant of the site. Landscape conditions are included in Appendix B to ensure a pedestrian friendly, vibrant and inviting frontage along the streets and throughout the site.

## 6. Childcare

The applicant intends, as part of their proposal, to deliver a childcare on the site. The application proposes a 74-space childcare facility; however, the final size of the childcare will be subject to finalizing funding arrangements. The childcare facility would be retained by the owner and is expected to be run by a non-profit childcare operator. It will be a requirement that the childcare facility comply with the *Childcare Design Guidelines* and *Childcare Technical Guidelines* and be licensable as a licensed childcare facility in accordance with the *Community Care and Assisted Living Act* (British Columbia) and its Regulations.

## 7. **Public Input** (refer to Appendix D)

***Public Notification*** – A rezoning information sign was installed on the site on February 16, 2022. Approximately 1,282 notification postcards were distributed within the neighbouring area on or about March 24, 2022. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

***Virtual Open House*** – A virtual open house was held from March 28 to April 17, 2022 on the Shape Your City platform. The 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 and a digital model were posted for online viewing.

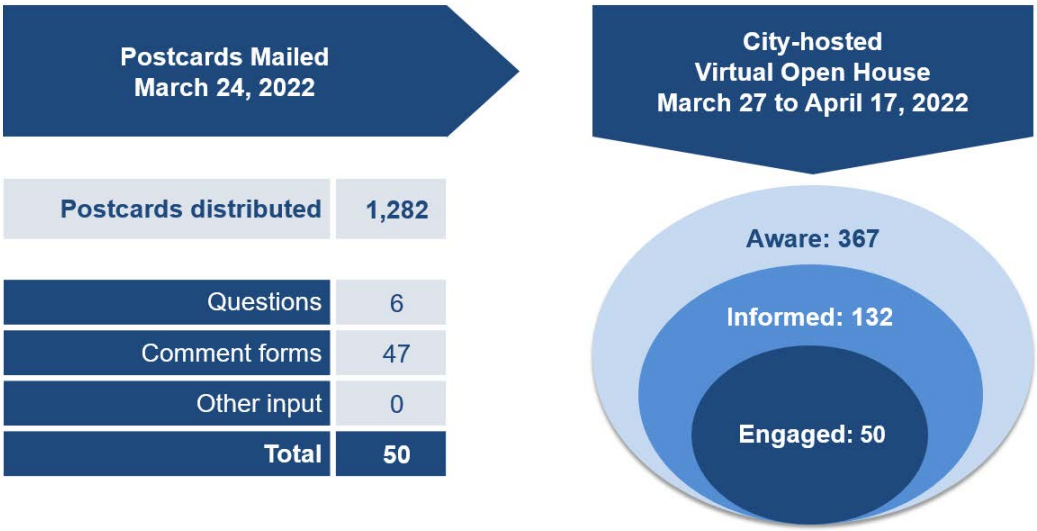
A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly. Approximately 367 people signed onto the webpage to review the proposal.

***Public Response and Comments*** – Public input was via online questions, comment forms, by email and phone. A total of 50 submissions were received.

Generally, comments of support included provision of health care services for children and youth, the addition of childcare spaces and both the retention of and addition of more green spaces.

Generally, comments of concern were in regards to parking availability when the building is operating.

**Figure 4 – Overview of Notification, Responses and Engagement**




A detailed summary of public feedback is included in Appendix D.

## 8. Public Benefits

***Community Amenity Contribution (CACs)*** – Within the context of the City's Financing Growth Policy, an offer of a community amenity contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include the provision of on-site amenities or a cash contribution based on community needs, area deficiencies and the impact on City services.

The application is subject to the CAC Target applicable to institutional developments, per the *Community Amenity Contributions Policy for Rezonings.* However, as the rezoning proposes no increase in allowable floor area, no CAC contribution is required.

***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 engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2022 and an estimated floor area of 11,520.0 sq. m (124,000 sq. ft.) for the new complex care building, total DCLs are estimated to be $3,059,617, including $20 of nominal DCLs related to the proposed childcare facility.

DCL 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.) requirement. The policy allows for the exclusion of floor area of existing buildings to remain on site substantially in "as is" condition. The public art budget is estimated to be at least $263,806 to be provided on-site, or at 80% cash-in-lieu.

A summary of the public benefits for this application is provided in Appendix F.

***FINANCIAL IMPLICATIONS***

Based on the rates in effect as of September 30, 2022, total DCLs of approximately $3,059,617 would be expected from this development.

If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of $263,806, or make a cash contribution to the City for off-site public art for 80% of that amount.

Delivery and operation of the proposed childcare facility would be subject to finalizing funding arrangements.

## *CONCLUSION*

The application proposes to expand the existing health care services for children and youth on this site and provide a significant complex care transition facility, along with a childcare facility. Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with existing land use and programming of the site.

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.

* * * * *

**3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue**
**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 (___).

**Uses**

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

   (a) Cultural and Recreational Uses;

   (b) Institutional Uses;

   (c) Manufacturing Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Utility and Communication Uses; and

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

**Conditions of Use**

4. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

   (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

   (b) farmers' market;

   (c) neighbourhood public house;

   (d) public bike share; and

   (e) restaurant,

   except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers 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**

5.1 Computation of floor area must assume that the site area is 27,142.8 $m^2$, being the site area at the time of the application for rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 0.70.

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

5.4 Computation of floor area must exclude:

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

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

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

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

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

(ii) bicycle storage, and

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

(d) all storage area below base surface.

5.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) unenclosed outdoor areas underneath the building overhangs at grade, and under canopies providing weather protection at grade and at building entrances, except that such areas must remain unenclosed for the life of the building;

(b) common amenity areas, to a maximum of 10% of the total floor area being provided;

(c) floor area for parking purposes, to a maximum total area of 3,271.8 $m^2$; and

(d) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.

**Building Height**

6.1 Building height, measured from base surface, must not exceed 16.5 m.

6.2 Despite section 6.1 of this by-law and section 10.1 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 23.2 m.

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**3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue**
**CONDITIONS OF APPROVAL**

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

## PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by DIALOG, received January 6, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

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

### Urban Design

1.1 Design development to the complex care facility and the child day care to further mitigate the perceived massing and provide a better fit and transition to the residential neighbourhood. Suggested design strategies include, but are not limited to:

(a) Improvements to the building composition to include distinct forms of maximum 100-120 ft. frontage connected by bridging elements at a lower height with a “lighter” expression and significant insets;

(b) Provisions of further vertical relief on façades to minimize the perceived building length; and

(c) Improvements to the building articulation through architectural details, materiality, and colours to reference the finer-grained scale and incremental expression of the residential neighbourhood.

1.2 Design development to enhance the open space between complex care facility and child day care to access nature, promote wellness, social interaction and facilitate connections through the site.

Note to Applicant: Strategies can include a variety of gathering spaces and a wellness loop to connect site amenities, as well as opportunities for people to directly experience nature as per the Sustainable Large Developments bulletin.

1.3 Design development to ensure high quality materials and level of detailing.

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual

interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

1.4 Design consideration to provide a green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs Administrative Bulletin.

Note to Applicant: It is noted that the principal roof is inaccessible except for maintenance. Green roofs may include additional rooftop outdoor amenity space. Architectural and landscape plans should identify the type of green roof proposed including the percentage. Refer to Landscape condition 1.10.

1.5 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird-Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information see the guidelines at: https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf

**Crime Prevention through Environmental Design (CPTED)**

1.6 Provisions for Crime Prevention Through Environmental Design (CPTED) including:

(a) Particular regard for mischief in alcoves and vandalism such as graffiti; and

(b) Encouraging natural visual surveillance.

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

1.7 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

(a) Overhead lighting and step lights at exit stairs and doors;

(b) 24 hour lights and walls painted white; and

(c) Visibility at doors, lobbies, stairs and other access route.

**Landscape Design**

1.8 Design development to maximize tree retention on site.

Note to Applicant: A complete arborist report is required to provide:
- Tree retention strategy with information on trees being retained and removed; and
- Assurance of tree viability, secure development and full growth into the future.

1.9 Design development to enhance the landscaped open spaces through the following:

(a) Expand programming to enhance and activate open spaces to be more inviting and usable by means of landscape features (e.g. protected seating, buffer planting, etc.);

(b) Provide a looped path system within open spaces with focal points of interest integrated into the design; and

Note to Applicant: Ensure main outdoor paths are wide enough and suitable for a variety of uses and abilities.

(c) Add substantially more soft landscape around all common entry areas.

Note to Applicant: Provide a complete detailed design (e.g. plans, sections and details) supporting the design rationale provided in the rezoning application. Refer to Urban Design condition 1.2.

1.10 Design consideration to provide a Green Roof and outdoor amenity space at the roof level.

Note to Applicant: Add notations to confirm percentages of intensive or extensive green roofs on proposed roof tops, to meet the green roof requirements. (Minimum 25% of the roof area for an intensive green roof or 50% for an extensive green roof). Refer to Urban Design condition 1.4.

1.11 Design consideration to provide large size replacement trees on grade.

Note to Applicant: This will ensure trees are planted with sufficient soil depth and will enhance site biomass by increasing the calliper size of some of the proposed replacement trees (minimum 8 cm caliper).

1.12 Design development to improve the sustainability strategy. Suggested design strategies include, but are not limited to:

(a) Provide high quality materials to all landscape areas for durability into the future;

(b) Add vines to any large blank wall facades, ensuring the vine support is sturdy and low maintenance (e.g. avoid high maintenance modular “green wall” systems); and

(c) Add edible plants, which can be used as ornamentals in the landscape design – in addition to the urban agriculture plots.

1.13 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) Use permeable paving;

(e) Employ treatment chain systems (gravity fed, wherever possible); and

(f) 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.

1.14 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; and

(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.

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

Note to Applicant: The plans should be at 1/8 in. : 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.

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

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

1.17 Provision of an outdoor Lighting Plan.

1.18 Confirmation of viability for adequate maintenance into the future by the following:

(a) Provision of maintenance access from common areas for all newly planted areas; and

(b) Provision of a permanent automatic high-efficiency irrigation system for all newly planted areas, confirming the irrigation and maintenance of planting into the future beyond the establishment period.

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

1.19 Provision on landscape drawings of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.)

**Childcare**

1.20 Design development of a 74-space childcare facility that is licensable by Vancouver Coastal Health's Community Care and Facilities Licensing (CCFL) and meets the intent of the City's Childcare Design Guidelines, the City's Childcare Technical Guidelines, and the City's Facilities Standard Manual, all to the satisfaction of the General Manager of Arts, Culture and Community Services and the General Manger of Real Estate and Facilities Management.

(a) The 74-space childcare facility should comprise not less than 858 sq. m (9,235 sq. ft.) of gross indoor area and not less than 955 sq. m (10,280 sq. ft.) of contiguous outdoor area, with adequate space for each program.

Note to Applicant: The applicant should plan for an additional 15% of indoor area for mechanical, electrical, and garbage rooms, stairwells, lobby and storage. Additional gross floor area may be further required to meet Passive House requirements.

(b) Applicant to refer to the *Childcare Design Guidelines* to ensure that indoor and outdoor activity spaces and support spaces meet requirements for each licensed group in childcare design.

Note to Applicant: Design development should ensure a supervised and functional indoor space that maximizes opportunities for healthy child development and a functional facility for a non-profit operator.

(c) Provide one dedicated drop-off parking stall for every eight full-time equivalent childcare spaces, as well as a minimum of two on-site parking spaces for childcare staff. Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the childcare facility elevator. Parking should avoid the need for parents and children to cross a drive aisle.

**Sustainable Food Systems**

1.21 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*. Specifically:

(a) Community gardens: Design development to include urban agriculture plots and support facilities satisfying the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* (the "Large Sites Bulletin") and the *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit. Provide the following to facilitate staff review:

(i) A scale test fit demonstrating adherence to the minimum recommended total activity area of 300 sq. m, and count of the number of garden plots, including plots with enhanced accessibility features to accommodate persons who may have mobility restrictions. Shared rather than individual plots are encouraged.

(ii) A shadow study demonstrating sufficient solar access for food production.

(iii) A viable operations plan outlining process by which plots will be made available to the public, hours of access, and a description of potential stewardship strategies being considered.

(iv) Denote community gardens on all Plans submitted in the development permit process.

Note to Applicant: Rezoning application identified two potential locations on "Food Assets Site Plan" dated December 21, 2021.

(b) Edible landscaping: Design development to include substantial landscape allocation to plants with leaves, fruits, flowers, nuts and berries suitable for human consumption, satisfying the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* design guidelines. Provide the following to facilitate staff review:

(i) Edible planting species list.

(ii) Table of areas denoting edible landscaping as a proportion of total landscaped area.

(iii) Denote edible landscaping on all Plans submitted in the development permit process.

Note to Applicant: Rezoning application indicated two potential locations for fruit-producing trees and for raised vegetable or herb beds, as well as a strategy of integrating edible, Indigenous, and locally adapted species into the site's plant palette for the site. The edible landscaping proposal will be assessed with consideration for other food asset proposals included, i.e. the scale of the plantings may need to be greater if other food asset proposals are provided at a smaller scale or with fewer features.

(c) Community food market and public space or related Sustainable Food System requirement: Design development to include a community food market (CFM) and public space (or related Sustainable Food System requirement to be discussed) satisfying the design guidelines in the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* in addition to the following requirements:

(i) Provide access to a class B loading bay to enable vehicular access.

(ii) Provide the following electrical infrastructure at the CFM site to support refrigeration, cooking, lighting, food trucks and other CFM activities:

i. 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; and

ii. A panel and kiosk within a weatherproofed and lockable enclosure.

(iii) Provide a covered, universally accessible space to support public life throughout the day and seasons, responding to the following design considerations:

i. Siting and access: To be accessible for year-round use by the general public. A shaded location will suffice if required to prioritize solar access for the community garden.

ii. Weather protection: Provide overhead cover to shield users from precipitation and sun. Permanent structure (eg. gazebo) preferred over temporary (eg. parasols).

iii. Table and seating: Provide table(s) and seating suitable for outdoor dining for 20 people (eg. 5 tables of 4, or one long table). Several seating locations/tables should accommodate users of wheelchairs and other mobility aids.

(iv) Denote the CFM and public space on all Plans submitted in the development permit process.

(d) Community kitchen: As a fourth food asset, the applicant may provide opportunities for the broader community (eg. non-profit organizations or the public) to access the health care facility's kitchen. To meet the *Rezoning Policy for Sustainable Large Developments* requirements for a community kitchen, provide documentation demonstrating the following:

(i) Kitchen layout including equipment specifications and space capacity.

(ii) A viable proposal for enabling access by the broader community, such as a Community Use Agreement including booking availability and process.

Note to Applicant: Staff are available to discuss and advise on these requirements prior to the DP submission. Please contact: foodpolicy@vancouver.ca.

**Engineering Services**

1.22 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA) (S.13). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests, Lands Natural Resource Operations and Rural Development). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

1.23 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.

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

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

design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.26 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) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis.

Note to Applicant: For more information, refer to the current TAMS Consultant Design Guidelines.

1.27 Provision of a Loading Management Plan (LMP), including the following:

(a) Management of the facility, including on-site loading manager;

(b) Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries;

(c) Specification of the routing of trucks from the arterial streets to and from the loading spaces;

(d) Clarification of the largest truck that the loading space(s) are designed to accommodate and provision of all vehicle dimensions;

(e) Turning analysis to demonstrate how occasional Class C loading deliveries will be accommodated on-site;

Note to Applicant: Engineering do not support Class C deliveries within City ROW. A dedicated on-site loading space is not required, however, on-site maneuvering for the ingress/egress of larger Class C vehicles is needed.

(f) An expected Schedule of Loading Activity table for all uses;

(g) Identification of loading bays that can be used for unscheduled loading deliveries; and

(h) Loading Management and Communications Protocol for all tenants.

Note to Applicant: This information may be provide within an updated TAMS or as a standalone document.

1.28 Provision of a finalized Large Site Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The final TDM Plan must consider measures accessible to all land uses, including the new daycare. A TDM Plan with a minimum of 30 points is required.

The proposed plan appears to achieve 32 points. Include TDM Worksheets D & E. Provide an updated TDM Plan and architectural plans with complete information on TDM measures proposed, including the following clarifications:

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

(i) Clearly identify of the number, location and type of additional Class A bicycle spaces.

Note to Applicant: Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines. A total of 8 points appear achievable for this measure.

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

(ii) Clearly identify all Class A bicycle spaces provided at grade; and

(iii) A concept design for excellent design of lighting, finishes, grades, convenience.

Note to Applicant: A total of 4 points appear achievable for this measure.

b) ACT-05 – Bicycle Maintenance Facilities:

(i) Updated architectural plans to note and dimension the location of facilities.

(ii) An operational plan detailing the following:

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.

(iii) 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 this measure.

c) ACT-06 – Improved End-of-Trip Amenities:

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

(ii) Updated architectural plans to identify the location, number and type of end-of-trip amenities being provided.

Note to Applicant: A total of 2 points appear achievable for this measure.

d) COM-01 – Car Share Spaces:

(i) Updated architectural plans to identify/note/dimension car share spaces; and

(ii) A minimum 2.9 m (9.5 ft.) is required for each space.

Note to applicant: A total of 8 points appear achievable for this measure.

e) COM-03 – Additional Pick-Up / Drop-off Spaces:

(i) Updated architectural plans to identify the number, location, design, and dimensions of additional passenger loading spaces; and

(ii) Turning analysis to demonstrate that efficient thru access is maintained while proposed pick-up/drop-off spaces are occupied.

Note to applicant: A total of 8 points appear achievable for this measure.

1.29 Subject to the acceptance of an approved TDM Plan, and as a condition of development permit issuance, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies 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-05 – Bike Maintenance Facilities;
(iv) ACT-06 – Improved End-of-Trip Facilities;
(v) COM-01 – Carshare Spaces; and
(vi) COM-03 – Additional Passenger Spaces;

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.

1.30 Design development to improve access and design of bicycle parking by performing the following:

a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle; and

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

1.31 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:

a) Design loading access such that Class B loading vehicles are not required to back-up for more than 10 m (33 ft.);

Note to Applicant: Consider widening the load court and reconfiguring/relocating the 2 Class A loading spaces to allow adequate space for Class B vehicles to perform a hammerhead maneuver for entering/exiting the ramp in a forward motion.

b) Reduce ramp grades to provide a maximum change of grade between 8% to 10%;

Note to applicant: Reference exhibit 4.1 of Bunt & Associates TAMS report dated December 16, 2021.

c) Confirmation that the slope of the loading bays does not exceed 5%; and

d) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

1.32 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 provide as part of the Services Agreement;

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

c) All types of parking, car share, passenger and loading spaces individually numbered and labelled;

d) Dimension of any/all column encroachments into parking stalls;

e) Identification of all columns in the parking layouts;

f) Dimensions for typical parking spaces;

g) Dimensions of additional setbacks for parking spaces due to columns and walls;

h) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;

i) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates;

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

j) Areas of minimum vertical clearances labelled on parking levels;

k) 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.

l) Indication of the stair-free loading route from Class B loading bays to the care facility; and

m) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

1.33 The following information is required in the refined Waste Design and Operations Plan at the development permit stage to facilitate a complete Solid Waste review:

a) Waste generation calculation for each use (e.g. office, food service). The estimated waste generation in Table 1 is lower than staff's estimation for the building's size.

b) Waste flow demonstrating where the waste from each generation point will be disposed of if there are multiple waste rooms on site prior to consolidation at the central facility.

c) Type and quantity of waste containers to be provisioned for each waste stream in each waste room.

d) Collection frequency of each waste stream.

1.34 Provision of waste receptacle in public outdoor spaces. The following design best practices are recommended to ensure collected materials are of a quality that can be recycled:

a) Provision of multi-stream waste receptacles (i.e. garbage bins placed adjacent to recycling options).

b) Incorporation of colours into the bin design to reflect the material being collected in each stream (e.g. blue for mixed containers, yellow for paper, green for organics, black for garbage). See Recycling Signage and Resources (metrovancouver.org) for more information on colours.

c) Usage of icons on bin signage to communicate accepted items and overcome language barriers.

d) Reduction of opening sizes or use of appropriate opening shapes in the recycling streams to signal accepted materials.

1.35 Applicant to identify seven zero waste initiatives to be implemented post-occupancy, per section F.3.3 of the *Rezoning Policy for Sustainable Large Developments*. The list of initiatives can be found on section 6.1.2 of the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin*. Staff acknowledges the applicant has identified four out of seven initiatives in this submission:

a) Engage a single hauler for all waste streams generated on site in order to reduce pick up vehicle trips.

b) Reduce GHG emissions related to collection. (e.g. compactor systems to reduce trip frequency)

c) Space and collection programs for recycling of three or more provincial product stewardship programs (e.g. electronics, batteries, soft plastics, foam packaging)

d) Provide leading edge on site processing of compostable organic material.

Note to Applicant: Staff recommends that the applicant consider provisioning reusable dishware in food service areas as one of the remaining three zero waste initiatives.

1.36 Applicant to identify three outreach/education initiatives to be implemented post-occupancy, per section F.3.2 of the *Rezoning Policy for Sustainable Large Developments*. The list of initiatives can be found on section 6.1.3 if the *Administrative Bulletin*. Staff acknowledges the applicant has identified one out of three initiatives in this submission:

a) Provide regular newsletters to occupants/tenants that report on successes and identify issues and challenges.

Note to Applicant: Staff recommend that the applicant expand on the waste visual audit plan in Appendix D to an annual audit to help the site achieve its waste diversion goals as one of the remaining two outreach initiatives.

1.37 Applicant to ensure that there is sufficient room for waste hauling trucks to access and service the containers, specifically the height clearance, width clearance, and turn clearance.

Note to Applicant: Per City's Garbage and Recycling Storage Amenity Design Supplement Appendix B, the recommended width clearance for truck access is 4.0m (13.1 ft.), and the proposed width clearance on Table 4 is 11 ft., which is less than the recommendation.

1.38 Applicant to provide letter from service provider outlining the waste collection plan, including the collection frequency and container staging plan. Container staging must remain on site and not on City property.

1.39 As a condition of issuance of the first development permit, arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for a Solid Waste Reporting Covenant. The Covenant will satisfy the Letter of Commitment requirement from the Rezoning Policy.

1.40 Provision of an updated Final Hydrogeological Study, to the satisfaction of the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

a) Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge;

Note to Applicant: The minimum duration for a groundwater monitoring program is 3 months of continuous monitoring.

b) Per Section 9.0 of the Preliminary Hydrogeological Study dated December 2021, include the results of the future geotechnical investigation as well as any other updated information such as refined estimates for the construction dewatering/discharge rate, permanent (post-construction) dewatering/discharge rate, and estimated seasonal variations. Estimates for the volume(s) of groundwater that will be managed via on-site infiltration, discharged to the storm sewer, or both during construction should be provided. The assumptions and detailed calculations associated with the requested estimates should be included.

Note to Applicant: The City supports the proposed long-term strategy to manage groundwater through on-site re-infiltration. The City may support the discharge of groundwater to sewer during construction, subject to sewer capacity and other factors, but does not support the long-term diversion of groundwater to the sewer system.

c) An updated Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion using the results obtained from the future geotechnical investigation.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

1.41 Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

1.42 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

a) General Requirements:

(i) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.

(ii) 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.

(iii) Provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.

(iv) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(v) Provide the updated Rainwater Management Plan report signed and sealed by the designated Professional Engineer.

b) Volume Reduction:

(i) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.

(ii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. Provided the large amount of area available for infiltration, it is unclear why the percentage of impervious surfaces managed by Tier 1 or 2 practices is only 20%. Select green infrastructure practices can treat contributing runoff generated from total impervious surface area up to 30x its own footprint. Appropriate justifications must be stated for each tier to determine if exemptions may be granted.

c) Water Quality Target:

(i) 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: If the majority of the site (>=60%) is routed to appropriately sized landscape areas 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: If a significant proportion of the site (> 80%) is comprised of or routed to adequately sized landscape features then no proprietary water quality treatment unit is required to meet the performance requirement.

d) Release Rate:

(i) Update the peak flow calculations to control the post-development 1:10 year return period to the pre-development flow rate with a minimum inlet time of 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

(ii) Provide a preliminary stage-storage-discharge table for the proposed detention tank system.

Note to Applicant: The stage-storage-discharge (SSD) table should indicate the proposed storage volume and release rate at key elevations throughout the detention tank including the proposed outlet and emergency overflow elevations. For more information and an example SSD table, please contact rainwater@vancouver.ca.

e) Infiltration/Geotechnical:

(i) Ensure best management practice and requirements are adhered to for the design of the 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.

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.

1.43 As a condition of issuance of the Development Permit, provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to be registered prior to issuance of a Development Permit.

1.44 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.45 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Note to Applicant: The City appreciates the advance preparation of the included Operations and Maintenance section within the RWMP but it was not reviewed at this time as it should be in a standalone document and it is not necessary to include a draft prior to rezoning or development permit issuance. Comments may be provided for the O&M in advance if requested and included in a subsequent submission.

1.46 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.47 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site; and

b) The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.48 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; and

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 advanced 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.

1.49 Provide landscape drawings for proposed offsite works

1.50 Show City supplied building grades on architectural and landscape plans. To minimize grade differences, interpolate a continuous grade between the elevations shown on the City supplied building grade plan.

1.51 Add notes and callouts to the plans stating that the required Green Infrastructure improvements will be as per City-issued design.

1.52 City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where necessary.

1.53 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 Services and/or your Engineering, Building Site Inspector for details."

**Sustainability**

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

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

**PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

**Sustainable Food Systems**

2.1 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

(a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.

(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.

**Engineering**

2.2 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on 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:

iv. Permit the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and

v. 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.

(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.

2.3 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 2.5, the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

(i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated Dec 02, 2021, water main upgrades are required to service the development. These upgrades shall be constructed prior to occupancy of the development:

- The water main in Kaslo Street from East 20th Avenue to East 21st Avenue needs to be upgraded; and
- A new water main in Kaslo Street from East 21st Avenue to East 22nd Avenue needs to be constructed.

Note to Applicant: The upgraded water main in Kalso Street from East 20th Avenue to East 21st Avenue, and the new water main in Kaslo Street from East 21st Avenue to East 22nd Avenue are part of the City of Vancouver Utility Development Cost Levy (UDCL) Program. The City is targeting the delivery of these upgrades prior to occupancy of the development. Should the City's timeline change and these assets are not upgraded or installed in time to meet the development's timelines, the Applicant shall be responsible for delivering these assets before occupancy of the building and the City and the Applicant will enter into a Front Ender Agreement. These upgrades are required as a condition of occupancy.

Note to Applicant: Should the development require water service connections larger than the existing main being connected to, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services in order to provide the larger service. The developer is responsible for 100% of the cost of the upgrading.

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

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

(i) Implementation of development at 3575 Kaslo Street requires the following in order to improve sewer flow conditions.

Off-site Servicing Upgrade:

- Separate 64 m of existing 200 mm COMB main to 200 mm SAN main and 300 mm STM main in Slocan Street from [MH_ __FJCTJ1] fronting 3575 Kaslo Street to [MH__FJCTJ2] within the intersection of Slocan Street and East 20th Avenue.
- Separate 79 m of existing 250 mm COMB main to 200 mm Sanitary and 375 mm Storm in Slocan Street from [MH__FJCTJ2within the intersection of Slocan Street and East 20th Avenue to [MH__FJCTJ3] fronting 2665 East 20th Avenue.
- Separate 109 m of existing 250 mm COMB main to 200 mm Sanitary and 450 mm Storm in Slocan Street from [MH__FJCTJ3] fronting 2665 East 20th Avenue to [MH__FPCZF6] within the intersection of East 20th Avenue and Penticton Street.

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

Note to Applicant: Development to be serviced to the proposed 200 mm SAN and 300 mm STM sewers in Slocan Street.

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.

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 prior to the issuance of the development permit.

Note to Applicant: The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archeological review/studies will be required prior to construction.

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

(i) 1.83 m (6.0 ft.) wide broom finish saw-cut concrete sidewalk between the driveway and the lane where no sidewalk currently exists.

Note to Applicant: Coordination with Engineering and Urban Forestry for the new sidewalk will be required and it should be designed and installed so as to retain as many of the existing street trees as possible.

(d) Provision to rebuild full width of and Slocan Street along the development site's frontage per City "Higher Zoned Street" pavement structure. Relocate existing catch basins as needed to capture surface run off.

(e) Provision of street improvements along East 21st Avenue adjacent to the site and appropriate transitions including the following:

(i) 2.1 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

(ii) Curb ramps; and

(iii) Remove existing driveways and replace with full height curb, boulevard and sidewalk.

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

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

(g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(h) Provision of intersection lighting upgrade to current City standards and IESNA recommendations at:

(i) Slocan Street and East 19th Avenue;

(ii) Slocan Street and East 20th Avenue;

(iii) Slocan Street and East 21st Avenue; and

(iv) Kaslo Street and East 21st Avenue.

(i) Provision of green rainwater infrastructure systems to be located on Slocan Street and East 21st Avenue.

Note to Applicant: Green rainwater infrastructure shall be designed to capture and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way to the greatest extent practical.

Note to Applicant: Green rainwater infrastructure will consist of either a dry well infiltration trench, or bioswales, depending on tree retention strategy and geometric design.

The City will provide the green infrastructure location and high level sizing in the geometric design for these street improvements.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(j) Provision to rebuild the laneway along the development site's frontage as per City "Higher Zoned Laneway" pavement structure specification with a centre valley cross section. Relocate existing catch basins to the lane's centerline.

(k) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on Slocan Street.

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

2.4 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) Sewer upgrades per condition 2.4(b).

Note to Applicant: The benefiting area for these works is under review.

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

2.5 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

**Public Art**

2.6 Execute a Public Art Agreement to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the additional density and to

provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

**Environmental Contamination**

2.7 If applicable:

(a) Submit a site disclosure statement 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 constructed on the site 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 Change Strategy, have been provided to the City.

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

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

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

* * * * *

**3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue**
**DRAFT CONSEQUENTIAL AMENDMENT**

## SUBDIVISION BY-LAW

### Draft Amendment to the Subdivision By-law No. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting PID: 006-798-128, Lot 2, Block F, Section 44, Town of Hastings Suburban Lands Plan 11660 from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

**3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue**
**PUBLIC CONSULTATION SUMMARY**

## 1. List of Engagement Events, Notification, and Responses

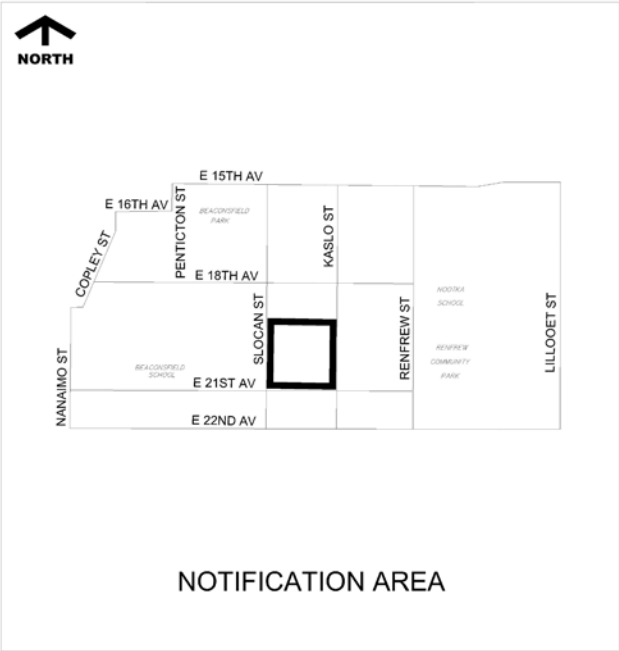
| | Date | Results |
|---|---|---|
| **Event** | | |
| Virtual open house (City-led) | March 28, 2022 – April 17, 2022 | 122 participants (aware)*<br>• 41 informed<br>• 16 engaged |
| **Public Notification** | | |
| Postcard distribution – Notice of rezoning application and virtual open house | March 24, 2022 | 1,282 notices mailed |
| **Public Responses** | | |
| Online questions | March 28, 2022 – April 17, 2022 | 6 submittals |
| Online comment forms<br>• Shape Your City platform | February, 2022 – July, 2022 | 47 submittals |
| Overall position<br>• support<br>• opposed<br>• mixed | February, 2022 – July, 2022 | 46 submittals<br>• 44 responses<br>• 2 responses<br>• 2 responses |
| Other input | February, 2022 – July, 2022 | 0 submittals |
| **Online Engagement – Shape Your City Vancouver** | | |
| Total participants during online engagement period | February, 2022 – July, 2022 | 367 participants (aware)*<br>• 132 informed<br>• 50 engaged |

*Note: All reported numbers above are approximate.*

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

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

## 2. Map of Notification Area




## 3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Services:** The proposed rezoning will help will provide the necessary space to provide health care services to additional children

- **Amenities:** The proposed childcare space included in this rezoning is supported

- **Greenspace:** In support of the retention and additional of green space proposed in this redevelopment

Generally, comments of concern fell within the following areas:

- **Parking:** There is concern from residents about the parking availability when this building is operating

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 building looks aesthetically pleasing
- In support of the proposed height, massing, and use of the development

- Appropriate location for the project and fits with the neighbourhood context
- Support for the sustainability approach to building design
- Happy with the consultation process for the proposed project
- General support for the project

*General comments of concern:*

- The height of the proposed development is focused on the western half of 21st Ave and should be moved further down to make use of the slope of the land
- The rezoning will negatively affect the bike route on Slocan St
- Concern that the project will increase traffic in neighbourhood. Would like to see traffic calming measures to keep children using the streets safe from speeding vehicles
- Old chestnut trees should be retained on site
- Creating a new CD-1 By-law for every rezoning is time consuming and makes the rezoning process too complex and difficult for citizens to understand
- There is a coyote habitat close to the proposed application

*Neutral comments/suggestions/recommendations:*

- The proposed development should include a green roof and amenity space
- Should have enough parking for staff and visitors
- Completing the sidewalk on the west side of Slocan would be ideal
- Would like to see sidewalk added to blocks without sidewalks as well as widening sidewalks to fit strollers and wheelchairs
- Green space and vegetation should be maximized as they are habitats for wildlife in the area and enjoyed by the public. Would like to see pathways through the greenspace to connect the site to bike paths and the street
- Would like to see additional services on site such as cafes, education events, and community events
- Projects such as this one should be fast tracked and not go through an extensive review process
- The building should use sustainable methods to operate given the climate crisis

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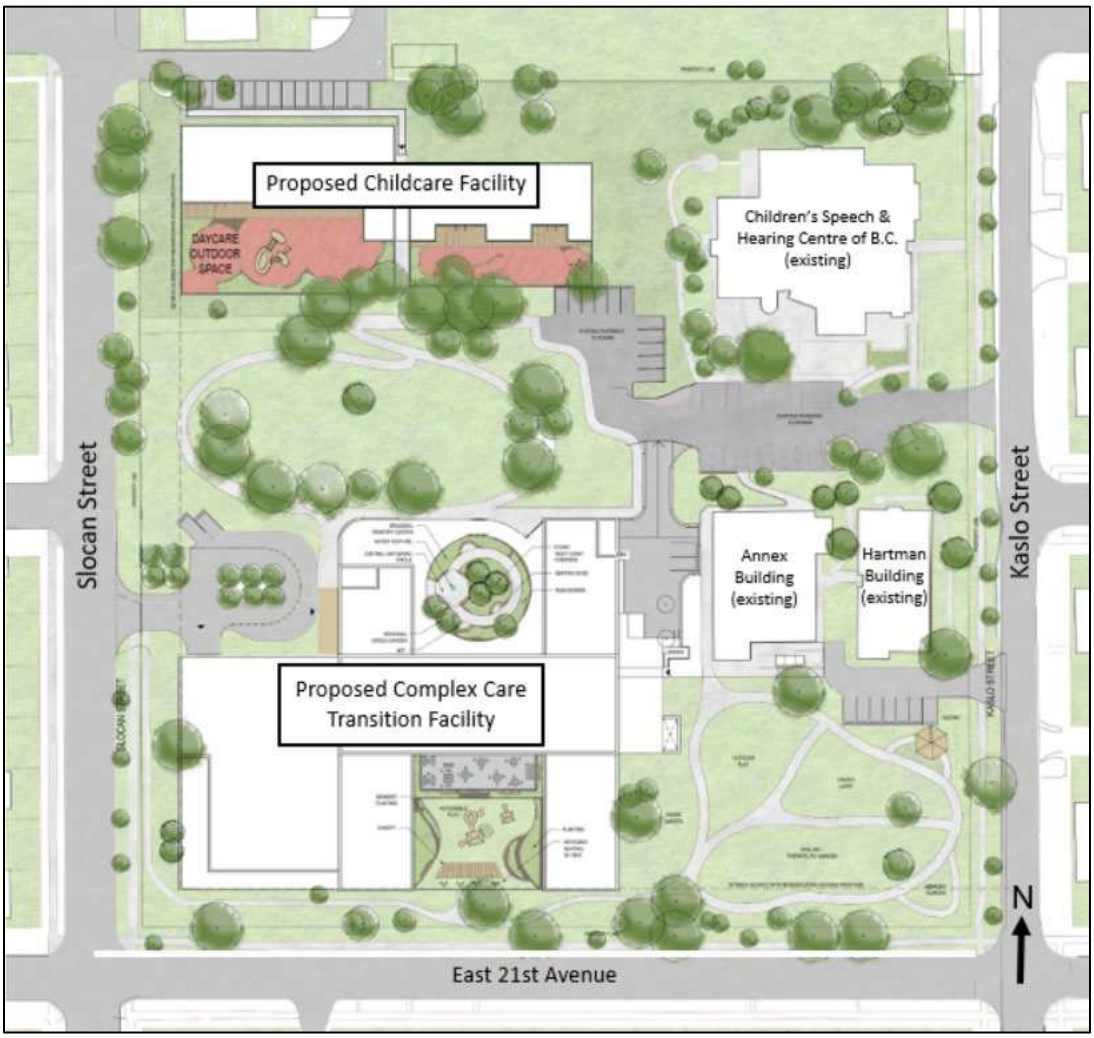
**3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue**
**FORM OF DEVELOPMENT**

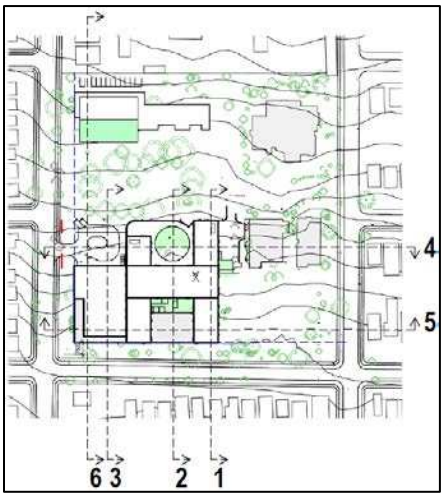
Site Plan



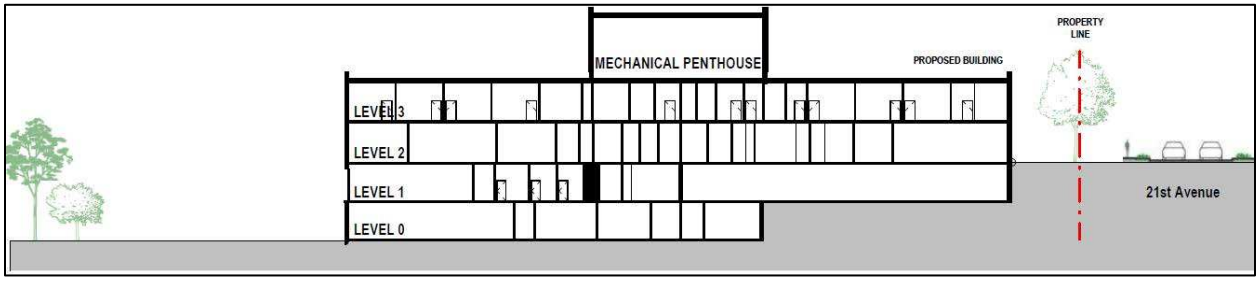
Perspective (view from Southwest to Northeast)

Perspective (view from Northeast to Southwest)

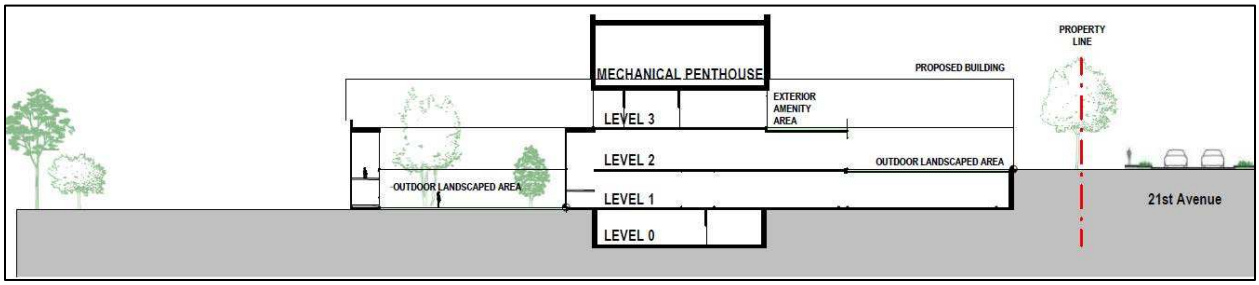
Site Sections – Key Map



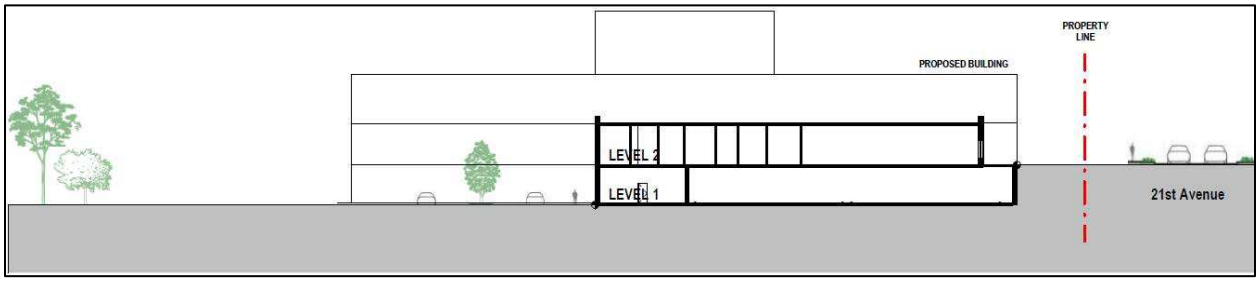

Site Section 1 (North-South)



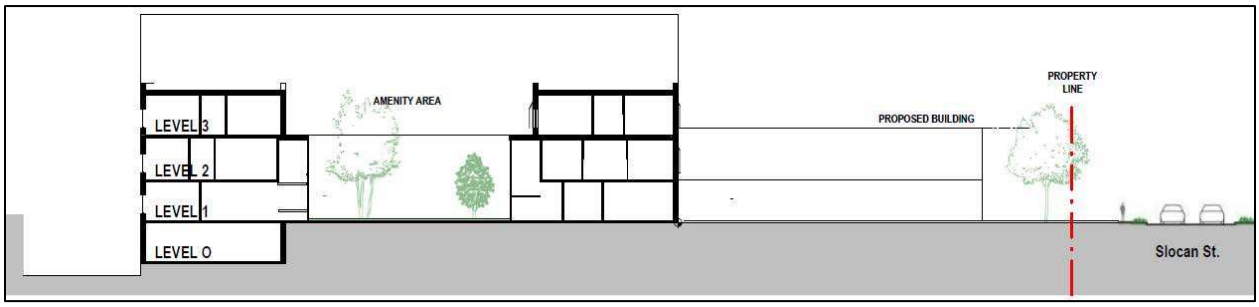

Site Section 2 (North-South)




Site Section 3 (North-South)

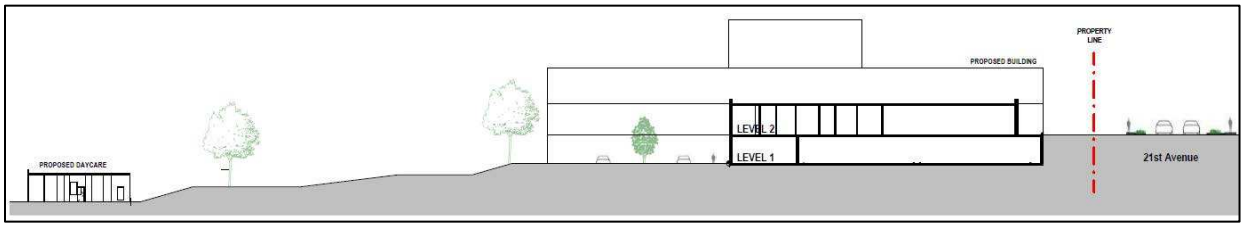


Site Section 4 (East-West)



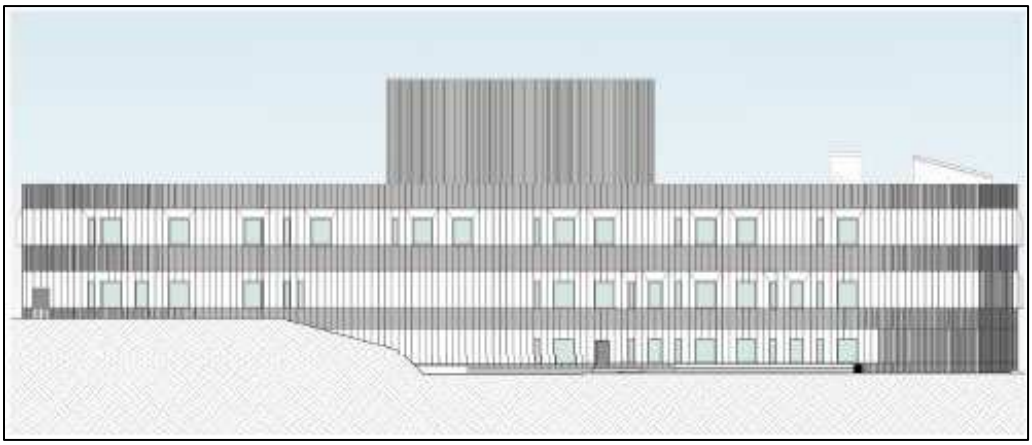

Site Section 5 (East-West)

Site Section 6 (North-South)



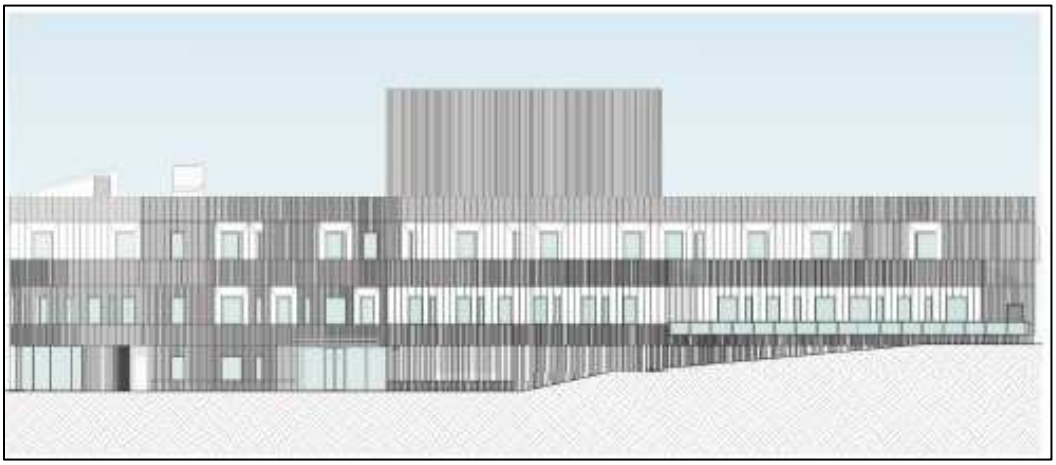

Elevations (North)

Elevations (East)



Elevations (South)

Elevations (West)



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## 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue
## PUBLIC BENEFITS SUMMARY

### Project Summary

Proposal for a three-storey B.C. Children's Hospital complex care transition facility to support children and youth. In addition, a single-storey 74-space childcare facility is also proposed.

### Public Benefit Summary

In addition to the proposed complex care facility and childcare facility, the project will also generate a DCL payment and Public Art contributions.

| | **Current Zoning** | **Proposed Zoning** |
|---|---|---|
| Zoning District | RS-1 | CD-1 |
| Floor Space Ratio<br>(Site area = 27,142.8 sq. m/ 292,163 sq. ft.) | 0.70 | 0.70 |
| Floor Area (sq. ft.) | 204,514 | 204,514 |
| Land Use | Institutional | Institutional |

### Summary of Additional Development Contributions Expected Under Proposed Zoning

| | |
|---|---|
| City-wide DCL[1] | $2,306,094 |
| Utilities DCL[1] | $753,523 |
| Public Art[2] | $263,806 |
| **TOTAL VALUE OF PUBLIC BENEFITS** | **$3,323,423** |

**Oher Benefits (non-quantified components):** N/A

[1] Based on rates in effect as of September 30, 2022; DCL 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 and the floor area proposed at the development permit stage. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for details.

[2] Based on rates in effect as of 2016; rates are subject to adjustments. See Public Art Policy and Procedures for Rezoned Developments for details.

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## 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue
## APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

**Property Information**

| Address | Property Identifier (PID) | Legal Description |
|---|---|---|
| 3575-3655 Kaslo Street, 3580-3644 Slocan Street and 2755 East 21st Avenue | 006-798-128 | Lot 2, Block F, Section 44, Town of Hastings Suburban Lands Plan 11660 |

**Applicant Information**

| | |
|---|---|
| **Architect** | DIALOG |
| **Developer** | Provincial Health Services Authority |
| **Registered Owner** | British Columbia's Children's Hospital Foundation |

**Development Statistics**

| | Permitted Under Existing | Proposed Development |
|---|---|---|
| **Zoning** | RS-1 | CD-1 |
| **Uses** | Residential, Institutional | Institutional |
| **Floor Area** | 19,000.0 sq. m (204,514 sq. ft.) | 19,000.0 sq. m (204,514 sq. ft.) |
| **Maximum Density** | 0.70 FSR | 0.70 FSR |
| **Height** | 10.7 m | 16.5 m |
| **Parking, Loading and Bicycle Spaces** | as per Parking By-law | as per Parking By-law |

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